



ONLINE LAND MARKET

LAND DATA	
QUESTION/S	DATA
APN / Parcel #:	1 32 44 36 A00 0191.0100
Ownership?	No
Lot Count:	1
Account # or GEO #:	1364432-A0001910100
Property Address:	850 S Kennel St, Clewiston, FL 33440
If No Address or 0 address: Closest Property with Numbered Address	N/A
County:	HENDRY
State:	FL
Lot Number:	N/A
Legal Description:	N 1/2 OF NE 1/4 OF SE 1/4 OF SE 1/4 OF SW 1/4 1.25 AC TRACT 4085
Parcel Size:	1.25 acres
Subdivision:	Not in a subdivision
Approximate Dimensions:	332.3 North 166.7 East 332.3 South 166.7 West
GPS Center Coordinates (Approximate):	26.608959, -81.087227
GPS Corner Coordinates (Approximate):	26.609200, -81.086769 26.608745, -81.086759 26.608728, -81.087732 26.609186, -81.087743
Google map link:	https://maps.app.goo.gl/knSa7rgcczo4MDTC7
Elevation:	23.0 feet
Market Value:	\$36,000
Access to the property? (Dirt/ Paved/ Plated but not Built/ No Roads (Land Lock) or Other)	The dirt road of S Kennel St - https://drive.google.com/file/d/1t3KkGCx8VtA8Kl0mdbJvxVObods8ypYg/view?usp=sharing

If others, please specify:	None
Is there a Structure (Yes or No (If Yes: Explain)	None
Property miscellaneous images	
YouTube Link:	
ADDITIONAL LAND INFO	
QUESTION/S	
Closest major city:	Fort Myers, Florida - 1 hr 13 min (60.0 miles)
Closest small town:	Clewiston, Florida - 26 min (19.5 miles)
Nearby attractions:	Clewiston Museum - 27 min (19.7 miles) Sugar Express - 28 min (20.1 miles) Southern Gardens Citrus - 18 min (12.0 miles) Moore Haven Park - 27 min (19.3 miles) Okaloacoochee Slough State Forest - 20 min (15.7 miles)
COUNTY DATA	
QUESTION/S	
Assessor Website	Link
Assessor Contact	863-675-5270
Treasurer Website	Link
Treasurer Contact	(863) 983-1460
Recorder/Clerk Website	Link
Recorder/Clerk Contact	(863)-983-1464
Zoning or Planning Department Website	Link
Zoning or Planning Department Contact	(863) 675-5240
County Environmental Health Department Website	Link
County Environmental Health Department Contact	(863) 674-4041
GIS Website	Link
CAD Website	Link
TAX DATA	
QUESTION/S	
Are the taxes of this property current or delinquent? (If Current, then means no back taxes), (If Delinquent, just put delinquent and ask the next question below.)	Current
Are there any back taxes for this property? If yes, how much is the amount owed? (From what year to what year)	None

How much is the annual property tax? (Current Year if available, if not get the previous year)	\$868.40
Are there any tax liens for this property? If yes, how much is the amount owed? (From what year to what year? Note: Most of the time the county does not have access to this data because they don't know if there are any mortgages or any kinds of liens.	N/A
Is the property part of an HOA (Homeowners Association) or any community? (Yes/No)	No
How much is the annual HOA due?	None
Are there any HOA dues? If yes, how much is the total amount owed?	None
County Operator Details who Confirmed the Information:	Property Tax Information Online
ZONING DATA	
QUESTION/S	
What is the zoning of the property? (Residential/Commercial/Agricultural/etc)	RRF - Rural Residential Farm
Terrain type? (Is it flat /slope/etc)	Level
Property use code?	VACANT RESIDENTIAL
Is the land cleared? (Yes/No)	Not cleared
Is the property buildable? (Yes/ No/Maybe/ etc.. write whatever the county has to say)	Not as of now, would have to get a wetland delineation letter before doing any construction or anything on the property or even clearing the property.
What can be built on the property? (Different types of homes that we can build on the lots.)	Single-family dwelling Manufactured homes
Can we camp on the property? (If we buy this property can the owner camp there?) Yes/No	No
Notes on Camping (please take note of the allowed time for camping or whatever the county has to say)	Camping is not allowed
Are RV's allowed on the property? (Please ask if there are any restrictions.) Yes/ No	No
Notes on RV's (jot down notes about whatever the county has to say)	Cannot park and live in the RV minimum requirements to park and RV is 8 acres
Are Mobile homes allowed on the property? (Please ask if there are restrictions.) Yes/No	Yes

Notes on mobile homes (jot down notes whatever the county has to say)	Mobile home is allowed
Are tiny houses or small cabins allowed on the property? Yes/ No (Please ask if there are restrictions.) Yes/No	Yes
Is there a total size restriction for any structures on the lot? Yes/ No (Please jot down the notes from the county)	None
Are there any building height restrictions? (Yes/ No) How many feet... please take down notes from the county	35ft
What are the setbacks of the lot?	40ft front 15t side 25ft Rear
What is the minimum lot size to build on the property?	1.10 acres
Is there any time limit to build?	building permit is good for a year
Is there a County or City Impact fee required to build and if so how much does this cost?	No fees
Is the property in a flood zone and if so what needs to be done to the lot to build?	Not in a flood zone area
Any other restrictions?	Code of Ordinances
Is the property in a flood zone? (if yes add a link to FEMA Website)	Zone X - Minimum floodzone hazzard
Link to FEMA website	See image below
Is property wetland?	Yes, 80% of the property is in wetlands - Freshwater emergent wetland
Link to Wetland website	See image below
County Operator Details who Confirmed the Information:	
UTILITIES DATA	
QUESTION/S	DATA
Is the property located inside or outside the city limit? Notes: If Inside City: It means water and sewer is provided by the city (You need to confirm it) IF Outside City: It is considered under County, which means water can be built through a deep well (You need to confirm it)	County

Does the property have water connected? (Yes, No, Waterline on the street/road or Do Not Know)	Not available in the area
If YES... (Put the company name and the phone number of the provider)	Crumb's Well Drilling - 863-983-9783
If it's in the area (Put the street name where the main water line is located.)	N/A
If NO: (Ask if we do we have to dig a well, or, if is there any utility company that provides water in the area where the property is located.)	Would need to dig a well
Does the property currently have a sewer or septic? (Confirm If Sewer or Septic is on Site: Select either; Sewer, Septic, or None)	Septic is needed
If YES (confirm if it's a SEWER or SEPTIC: Is it provided by the county/city or private company?)	Private company
Please ask for the details of the Company Name & the Contact information (Call and Confirm if it's the right company)	Southern Sanitation Inc - +12393522600
If NO: Do we need to install a septic? (YES/NO) or a septic system is already installed on the property?	Would need to install a septic system
If the septic system has to be installed, (Ask if do we need to percolate the soil?)	N/A
Does the property currently have electricity connected? (Yes, No, or Do Not Know)	Available in the area
What is the electric company name (Confirm If there is an electric company Service in the area - Select either City, Community, None, etc.)	LCEC - +12396562300
What type of gas does this area service? (Propane gas/Natural gas/ tank gas/etc)	Propane gas
For waste.... Will the county or city pick up the trash?	Private company
If YES... Get the details of the company name and contact information of that service in the area... NOTE: If NO, (Ask if it's the responsibility of the property owner.)	Clean Earth - +19417232700
County Operator who Confirmed the Information:	
GENERAL DD NOTES FROM THE OLM TEAM:	
DISCLAIMER	

All information provided is based on preliminary research conducted by the Online Land Market team. The buyer is responsible for verifying all information with the County regarding what can and cannot be done with the property. The buyer will need to work with the County to obtain the proper permits if needed. The buyer will also need to confirm the availability of any utilities needed or services on the property. The seller makes no warranties or representations about the land, its condition, or what can be built on the property.