



INVERNESS WATERFRONT ACREAGE

3051 OLD FLORAL CITY RD.
INVERNESS, FL 34450

Eric Hoyer, CF, CA, RCA
O: 863.648.1528
eric.hoyer@svn.com

John Holzaepfel, ACF, CF, CA
O: 352.505.9346
john.holz@svn.com

Property Overview



Sale Price **\$3,779,055**

OFFERING SUMMARY

Acreage: 280 Acres
Price / Acre: \$13,497
City: Inverness
County: Citrus
Property Type: Timber & Recreation

PROPERTY OVERVIEW

Inverness Waterfront Acreage is a 280-acre heavily wooded hunting and recreation tract with the potential for low-density residential development. This acreage tract features timber investment opportunities of slash pine with mixed hardwoods 35 to 40 years old. The property has paved road access along Old Floral City Road and Moccasin Slough Rd.

This tract is located in Inverness, Florida, near recreational amenities, including Ft. Cooper State Park and Withlacoochee Trail. Inverness Waterfront Acreage has direct access to the Lake Tsala-Apopka chain of lakes and offers excellent hunting, 4-wheeling, horseback riding, and timber.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Residential Development • Timberland • Waterfront 	Age of Stages of Timber:	35 to 40 years old
Uplands / Wetlands:	250.5 ± Upland Acres / 29.5 ± Wetlands Acres	Current Management Information:	No current forest management plan; new gate on Old Floral City Rd; cleared access to waterfront
Soil Types:	Adamsville fine sand; Basinger fine sand; Basinger fine sand depressional; Myakka fine sand; Terra-Ceia-Okeelanta association freq flooded; Kanapha fine sand; Orsino fine sand		
Taxes & Tax Year:	\$773 for 2022		
Zoning / FLU:	Low Intensity Coastal and Lakes		
Lake Frontage / Water Features:	Direct access to Tsala-Apopka Chain of Lakes		
Road Frontage:	5700 FT along Old Floral City Rd and Moccasin Slough Rd		
Nearest Point of Interest:	Fort Cooper State Park is across the road. Lake Tsala-Apopka along the east boundary. Withlacoochee bike trail is 3/4 mile away. Downtown Inverness is 2 miles.		
Current Use:	Timber & Recreation		
Potential Recreational / Alt Uses:	Hunting, 4-wheeling, horseback riding, timber & cattle		
Land Cover:	Pine & Hardwoods		
Species:	Slash pine with mixed hardwoods		
Timber Cruise:	Timber thinned years ago		

Location



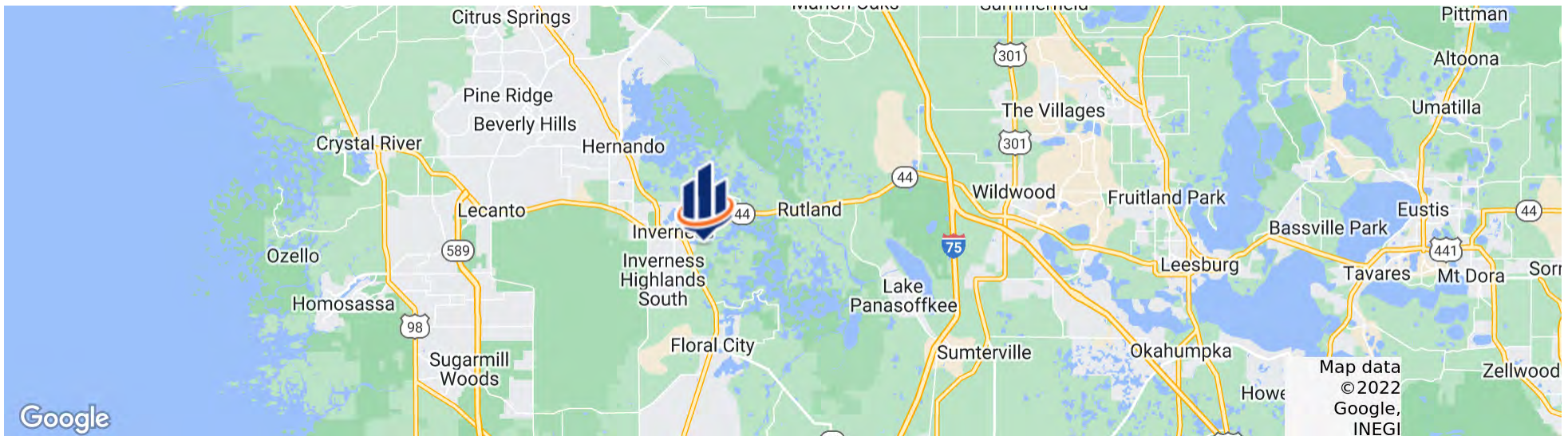
LOCATION & DRIVING DIRECTIONS

Parcel: 2390875; 1763355

GPS: 28.8233843, -82.3025771

Driving Directions: From Inverness proceed south on US 41 for 1.5 ± miles; Turn west on Eden Drive and proceed east to the gate on the north boundary or proceed south on Old Floral City Road 1/2 ± mile to the gate on left

Showing Instructions: Contact Listing Agents





Additional Photos











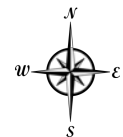
Additional Photos



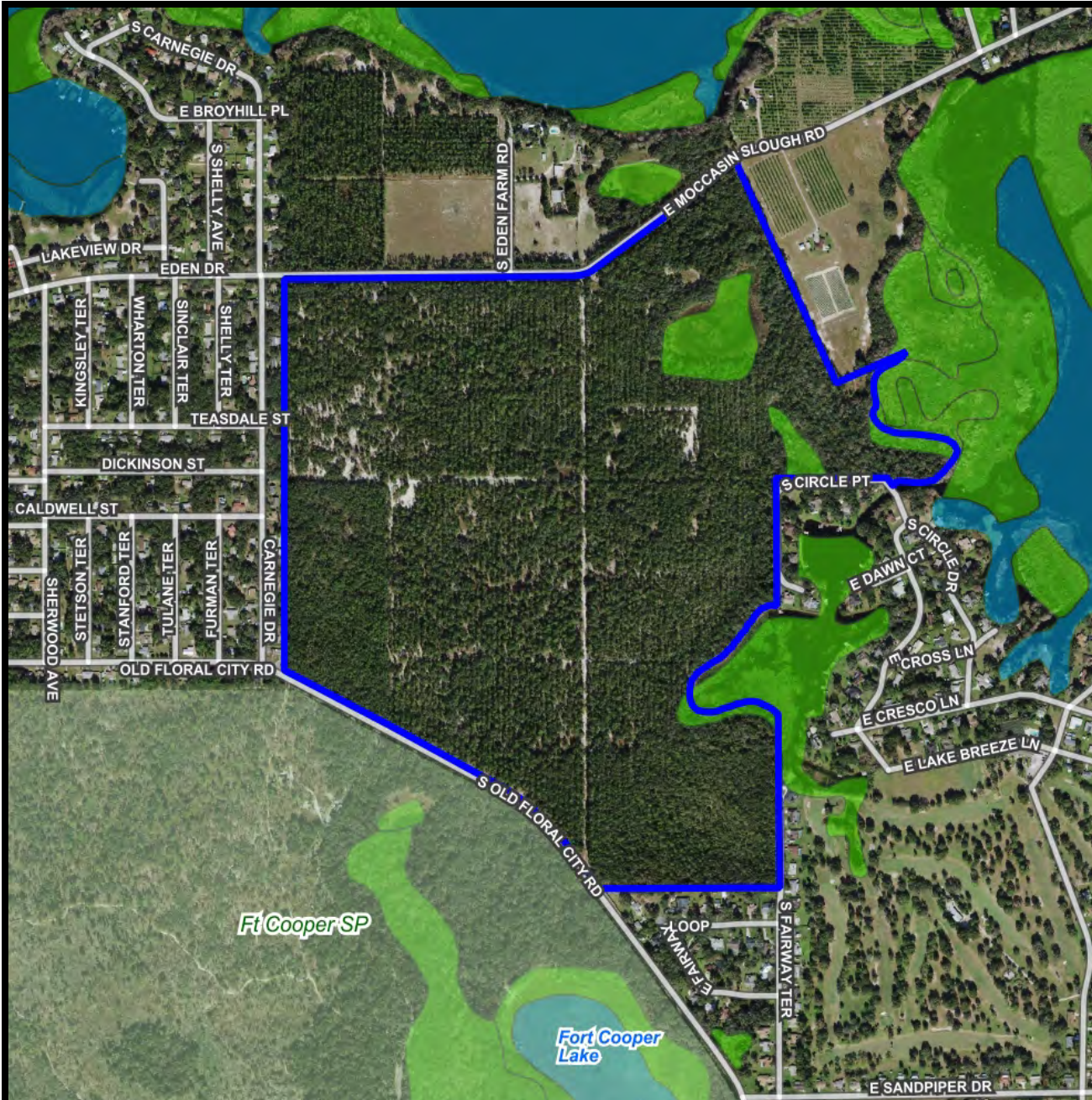


Aerial
















-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels

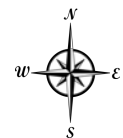


© 2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

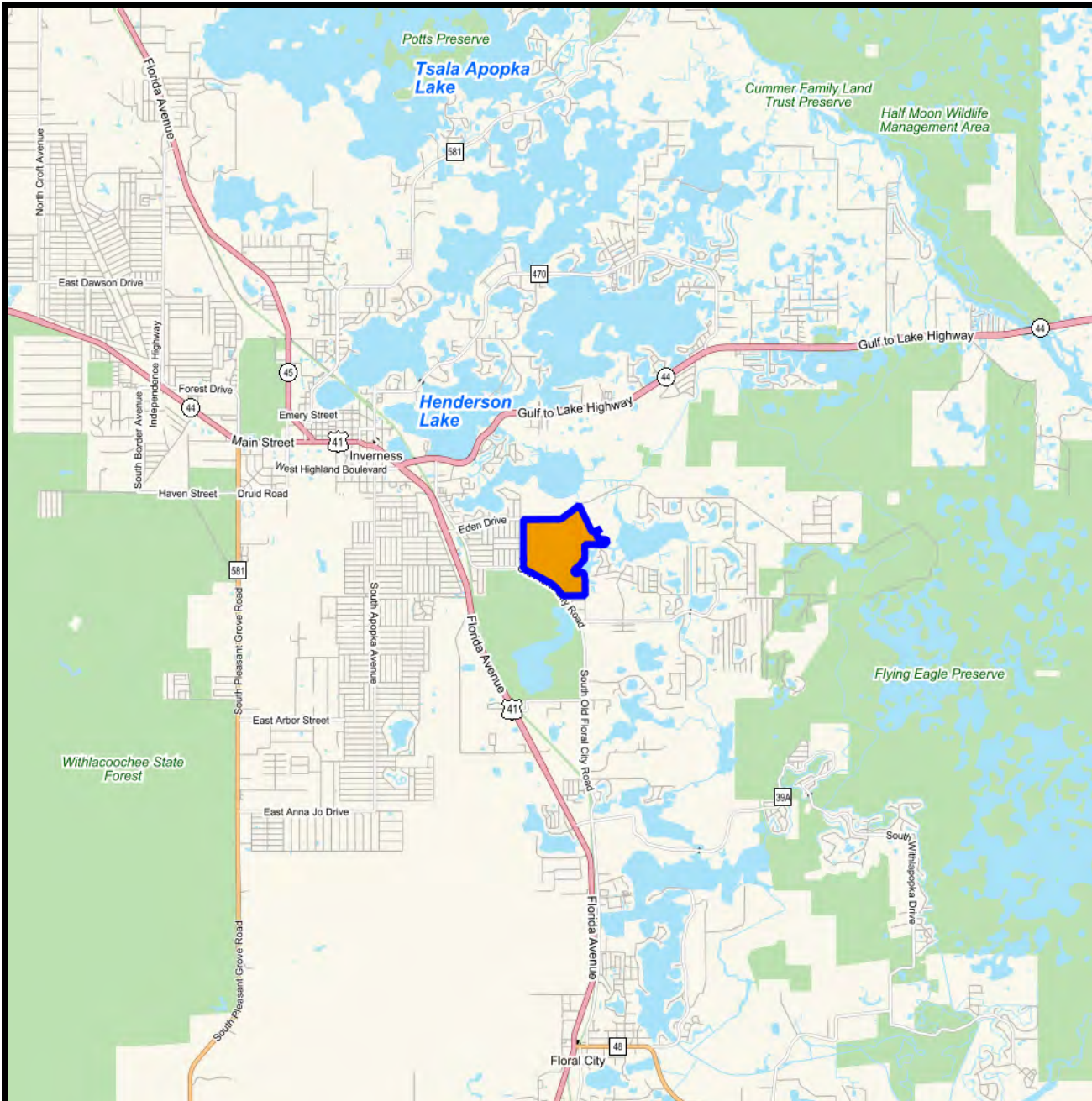


Wetlands

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

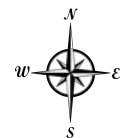


© 2021 SVN | SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Water Labels
- Water Labels
- Water Labels



© 2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

Advisor & Office LOCATIONS

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2022 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

