



Fischbach Land Company  
510 Vonderburg Dr., Suite 208  
Brandon, FL 33511  
**813-540-1000**

**Citrus County Preserve Offered in 4 parcels (31,33,50,51) Acres, Dunnellon, FL**

**Recreational, Acreage Homesite/Estate**  
[FischbachLandCompany.com/CitrusCoPreserve](http://FischbachLandCompany.com/CitrusCoPreserve)

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Immerse yourself into the serenity of this densely wooded and private property located in Dunnellon, backing up to Citrus Springs. This property is being offered in 4 parcels, with the opportunity to purchase a 31 +/-, 33+/-, 50+/-, or 51+/- acre parcel. This land is heavily wooded and has a unique elevation change of up to 50 feet, providing a great wildlife sanctuary, just 10 +/- miles from the 24,000-acre Gulf Hammock Wildlife Management Area. This property is situated in proximity to several state parks and springs, as well as minutes from Lake Rousseau and Crystal River. The property is fully perimeter-fenced with barb cattle fence and field fence.

**Property Type:** Vacant Land, Acreage Homesites, Estates, Recreational

**County:** Citrus

**Sale Price:**

- 33 +/- Acres: \$211,200 (\$6,400 per acre)
- 31 +/- Acres: \$198,000 (\$6,400 per acre) - **SOLD**
- 50 +/- Acres: \$320,000 (\$6,400 per acre) - **UNDER CONTRACT**
- 51 +/- Acres: \$326,400 (\$6,400 per acre)

**Acreage:** 165+/- split into 4 parcels

**Property Address:** 0 W Gallagher St, Dunnellon, FL 34433

**Nearest Intersection:** W Gallagher St & N Farrington Dr

**Road Frontage:** 30+/- ft on W Gallagher St and 125+/- ft on N Lindhurst Circle

**Water By:** Well required

**Sewer By:** Septic required

**Electric By:** Withlacoochee River Electric Cooperative

**Soil Types:** Astatula Find Sand

**Fencing:** Full perimeter barb wire & field fence

**Zoning:** RUR MH (Rural Residential – MH Allowed)

**Future Land Use:** RUR

**STR:** 20-17-18

**Parcel ID:** 18E17S20 40000

**Property Uses:** Recreational, Acreage Homesite/Estate



**The Property is Fully Perimeter-Fenced  
with Barb Cattle Fence and Field Fence**



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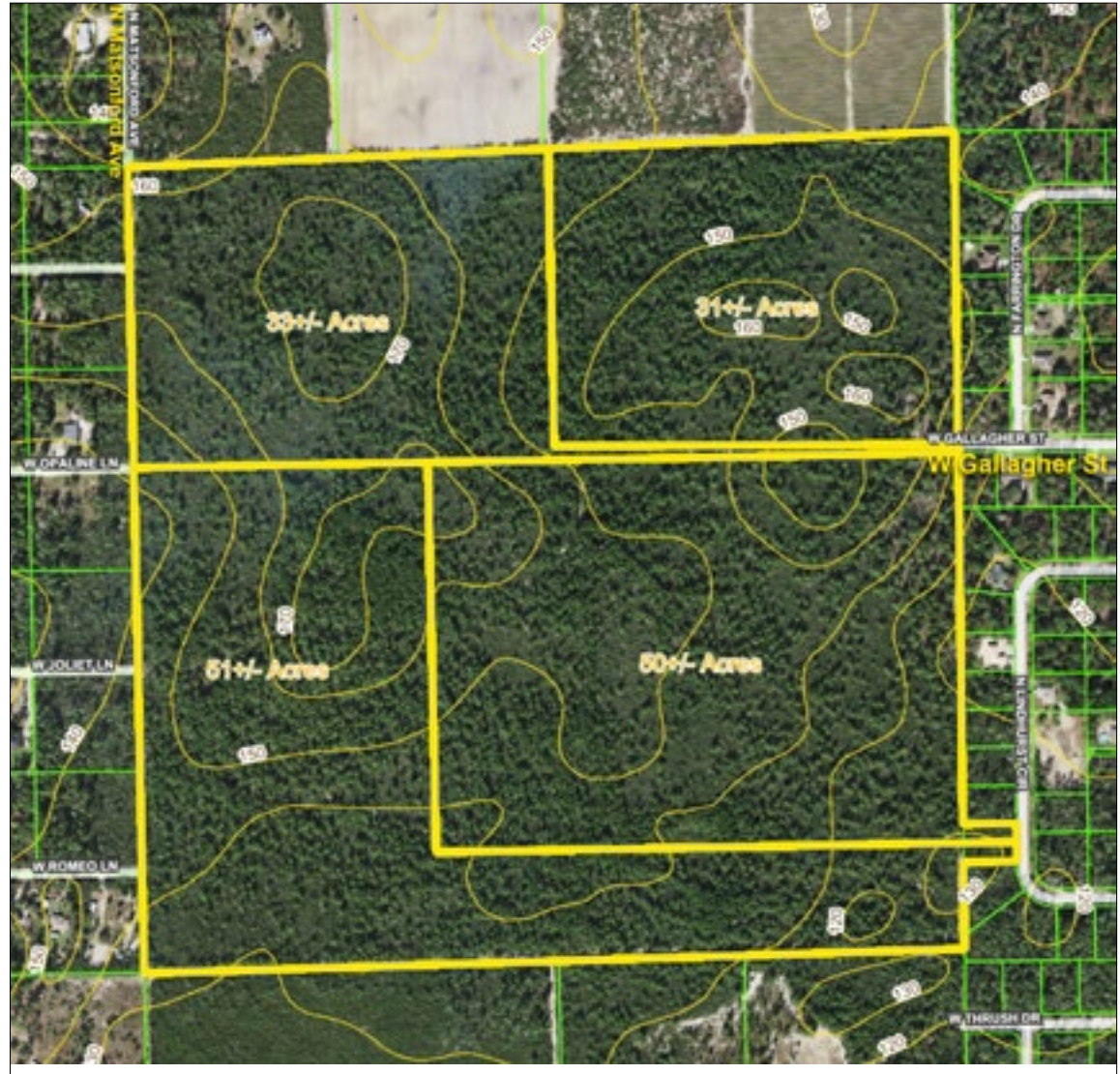
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## Contour Map

Heavily Wooded and Has a  
Unique Elevation Change of  
Up To 50 Feet



A great wildlife sanctuary, just 10 +/- miles from the 24,000-acre Gulf Hammock Wildlife Management Area. This property is situated in proximity to several state parks and springs, as well as minutes from Lake Rousseau and Crystal River.



### Directions to Property

#### From US-98:

- Bear right onto Emerald Oaks Dr (2.9 miles)
- Turn left onto FL-495 / N Citrus Ave (1.6 miles)
- Turn right onto W Laura St (0.5 miles)
- Turn right onto Dunklin St (3.4 miles)
- Turn left onto N Farrington Dr (0.5 miles)
- Turn left onto W Gallagher St (0.1 miles)
- Drive to dead end, look for sign