



Citrus County Preserve 165 +/- Acres, Dunnellon, Florida
Purchase Total or One Of 3 Individual Parcels! Residential, Recreational, Estates

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

FischbachLandCompany.com/CitrusCoPreserve

Reed Fischbach
reed@fischbachlandcompany.com
Blaise Lelaulu
blaise@fischbachlandcompany.com

Immerse yourself into the serenity of this 165 +/- acres located in Dunnellon, backing up to Citrus Springs. This property is being offered in 3 parcels as well, with the opportunity to purchase a 31 +/-, 51 +/-, or 83 +/- acre parcel individually. 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 and has multiple entrance points."

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

County: Citrus

Sale Price: \$1,056,000 total 165 +/- Acres or split into 3 individual parcels:

- 83 +/- Acres
 - \$531,200 (\$6,400 per acre)
- 51 +/- Acres
 - \$326,400 (\$6,400 per acre)
- 31 +/- Acres
 - \$198,400 (\$6,400 per acre)

Acreage: 165 +/- acres total split into 3 parcels

Property Address: 0 Matsonford Ave, Dunnellon, FL 34433

Nearest Intersection: W Gallagher St & N Farrington Dr

Road Frontage: 60 +/- ft on W Gallagher St and 25 +/- ft on N Matsonford Ave

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 Taxes: \$10,370.82 (for 165 +/- acre parcel)

Property Uses: Recreational, Acreage Homesite/Estate



***The Property is Fully Perimeter-Fenced with Barb Cattle Fence
and Field Fence and Has Multiple Entrance Points***



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Fischbach
LAND COMPANY



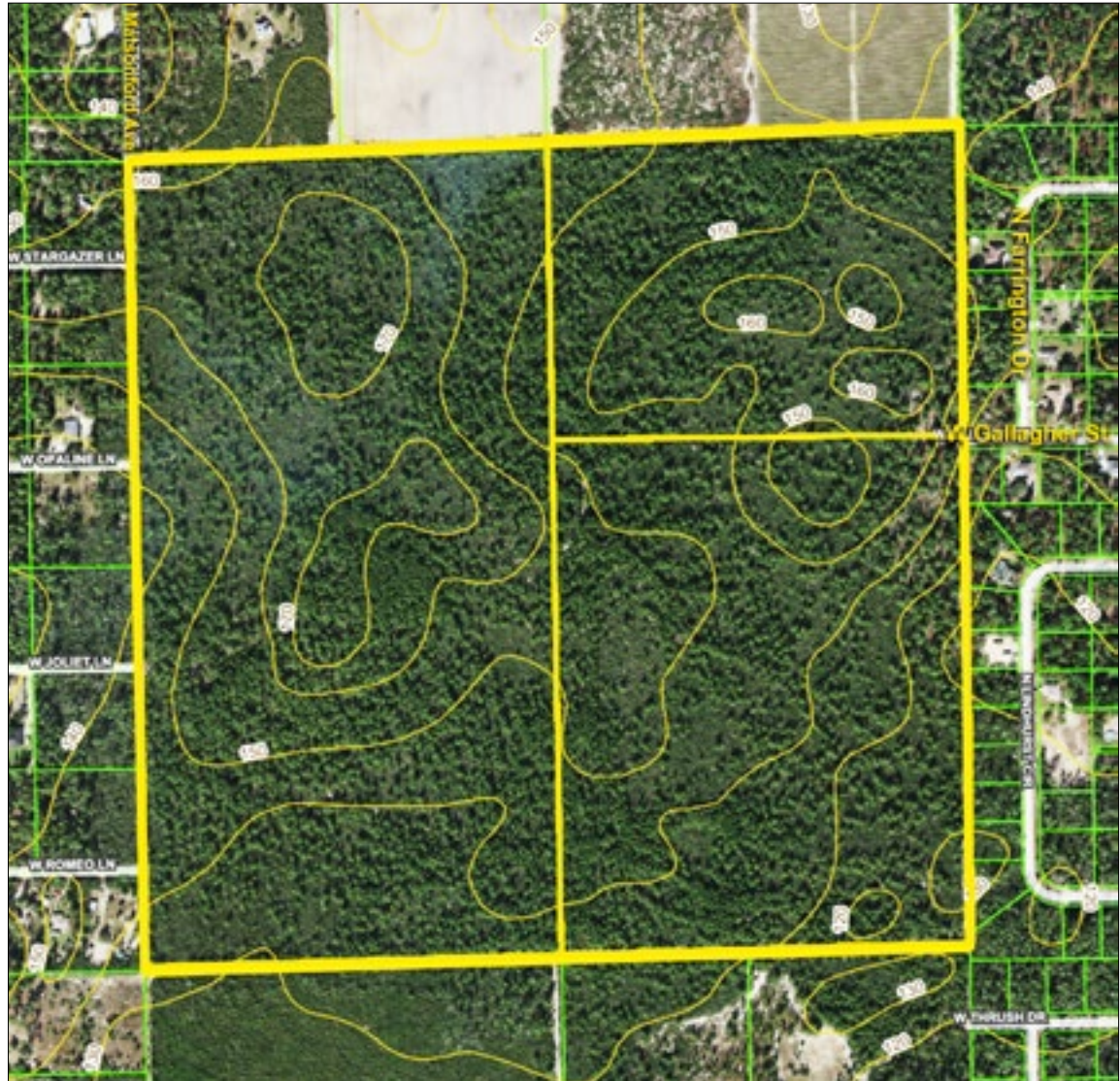
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Contour Map

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



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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