



Citrus County 189 Acres

1650 E Withlacoochee Trl, Dunnellon, Florida 34434

Eric Hoyer, CF, CA, RCA
863-670-0734
ehoyer@saundersrealestate.com

Clay Taylor, ALC
863-224-0835
clay@saundersrealestate.com

John Holzaepfel, ACF, CF, CA
352-238-0917
johnh@saundersrealestate.com

Clayton Taylor
863-255-7406
clayton@saundersrealestate.com



N Lily Dr

PROPERTY OVERVIEW



Sale Price

\$3,771,050

Offering Summary

Acreage:	189.51 Acres
Price / Acre:	\$19,899
Zoning:	AGR-MH
State:	Florida
City:	Dunnellon
County:	Citrus
Property Type:	Land: Residential Development, Timberland

Property Overview

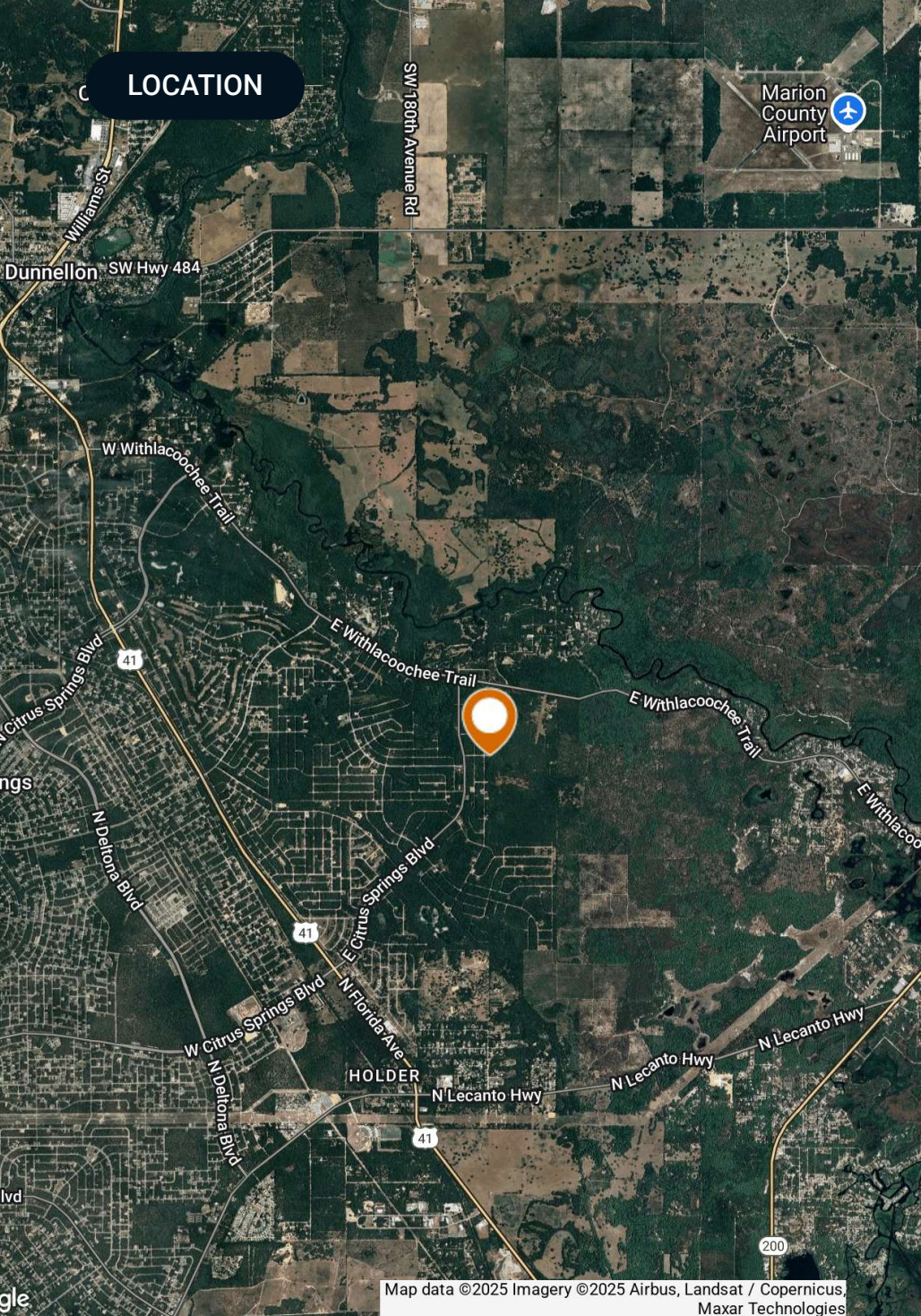
This property, zoned AGR-MH, offers a wealth of potential for land and residential investors. Located in the sought-after Dunnellon area (Citrus County), this versatile plot is perfectly positioned for those seeking to capitalize on the growing demand for land and residential development. Additionally, this property has the potential to serve as a timber and recreation tract, adding further appeal for investors looking to diversify their portfolio. Spanning 189.5 acres, this enticing opportunity is one not to be missed for investors looking to make their mark in this thriving market.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	• Hunting & Recreation Properties
	• Residential Development
	• Timberland
Uplands / Wetlands:	100% uplands
Soil Types:	Lake Fine Sand Candler Fine Sand
Zoning / FLU:	AGR MH/Agriculture
Road Frontage:	1400 ± FT of frontage on Withlacoochee Trail
Utilities & Water Source:	Water is 1.5± miles away. Sewer is 3.5± miles away. This would likely be a well and septic development.
Species:	Sand Pine

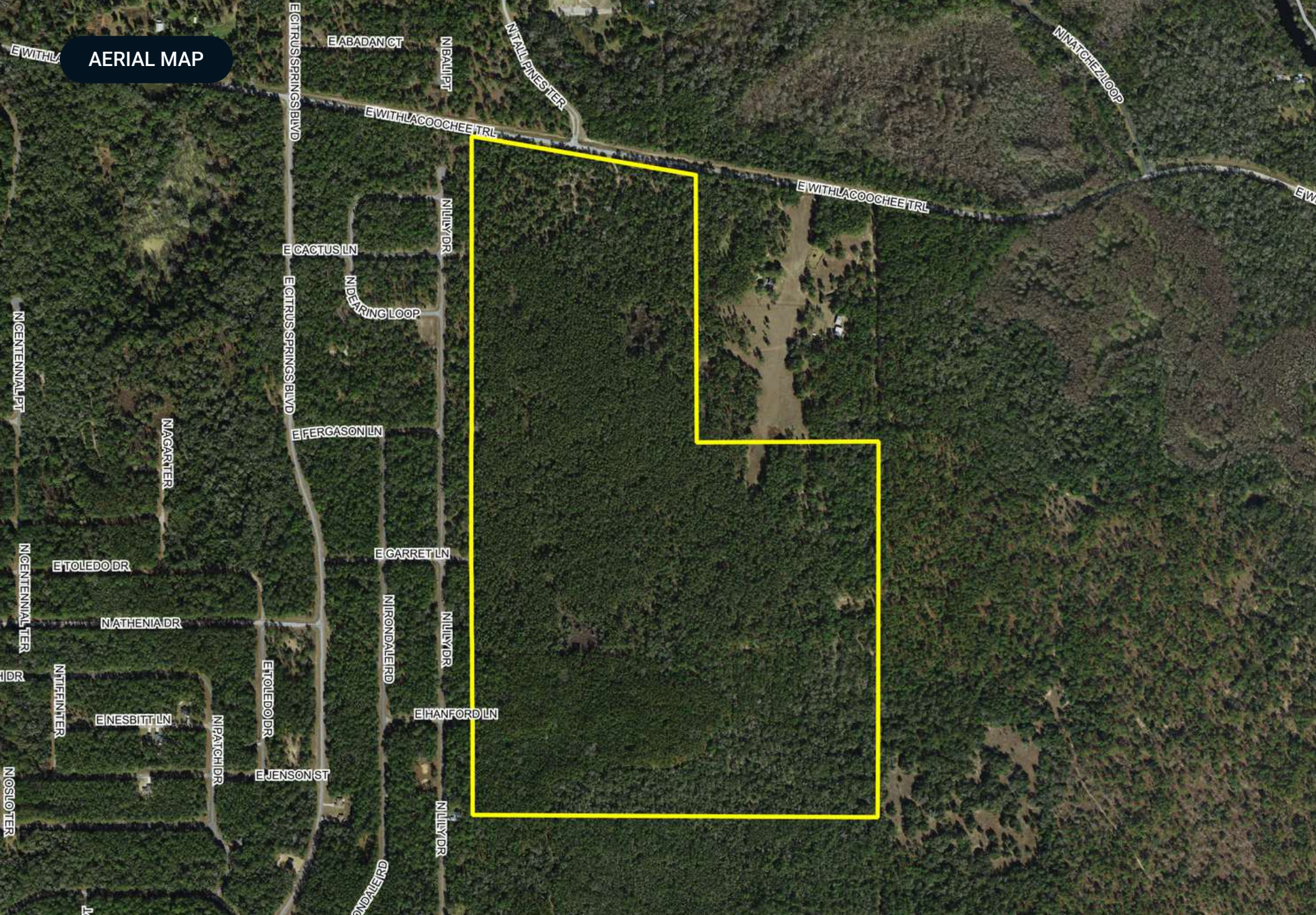


LOCATION

Location & Driving Directions

Parcel:	19E17S17 10000
GPS:	29.0035269, -82.4101894
Driving Directions:	Contact Agents
Showing Instructions:	Contact Agents

AERIAL MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



SURROUNDING DEVELOPMENT





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SAUNDERS
LAND



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COMMERCIAL

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