



FOR SALE

- 48.62 Acres;
majority in Flood
Zone AE
- Outlet River-Front
- Close to SR 44 and
I-75
- Zoned A10C, RR5C,
and R4M

\$995,000

**2992 N C-470
Lake Panasoffkee, FL
33538**

**Smith & Smith
REALTY**



Contact Us:

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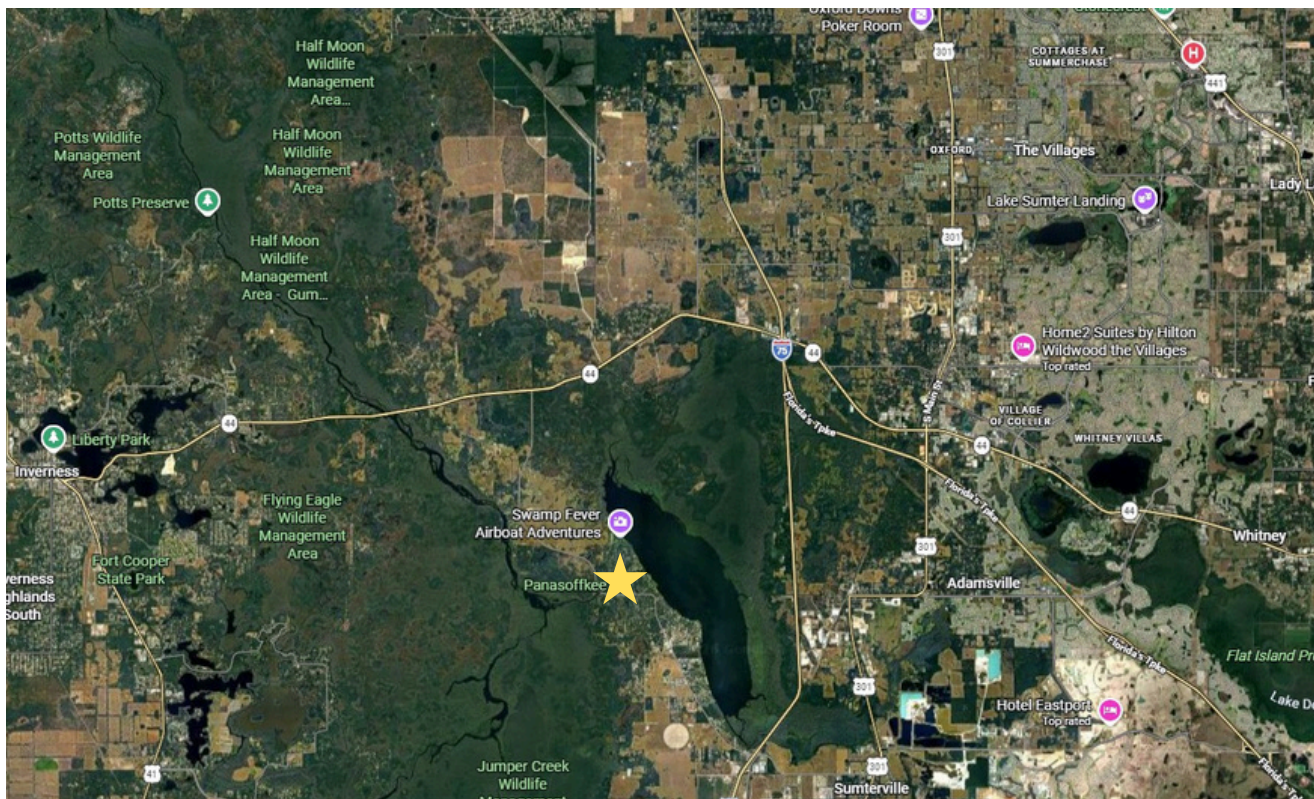
PROPERTY DESCRIPTION

Discover this stunning outlet river-front property in Lake Panasoffkee! This unique 48.6-acre property is mostly wooded with a few open areas, featuring two ponds and several low-lying spots. It includes a house and a mobile home—the latter currently rented—though the true value lies in the expansive land. The largest parcel boasts split zoning of A10C and RR5, with the remaining three parcels zoned R4M, offering possibilities. With approximately 1,655 feet of frontage along the outlet and 1,125 feet on C-470, this property is ideal for fishing, boating, or simply enjoying waterfront living. By water, it's about 0.5 miles to Lake Panasoffkee and 1.4 miles to the Withlacoochee River.

Whether you're seeking a private retreat, a development opportunity, or a recreational haven, this property delivers. Easy access to restaurants, shopping, and major highways enhances the convenience of this one-of-a-kind location. 5-minute drive to I-75 and conveniently close to SR 44 to the north. The popular community of The Villages is a short 20-minute drive to the east, while Inverness lies to the west. Orlando and Tampa are each just about an hour away, making this location perfect for both recreation and accessibility.

Entry onto the property is strictly by appointment with the listing agent. Please do not disturb the tenant. Buyers and their agents are responsible for verifying flood zones and allowable uses.

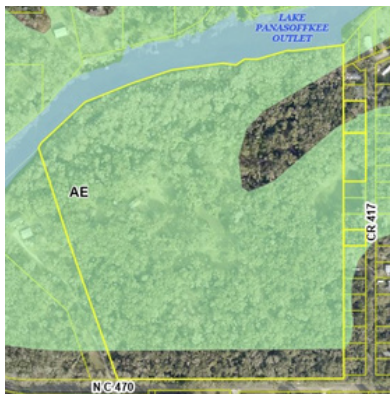
MAP OF PROPERTY



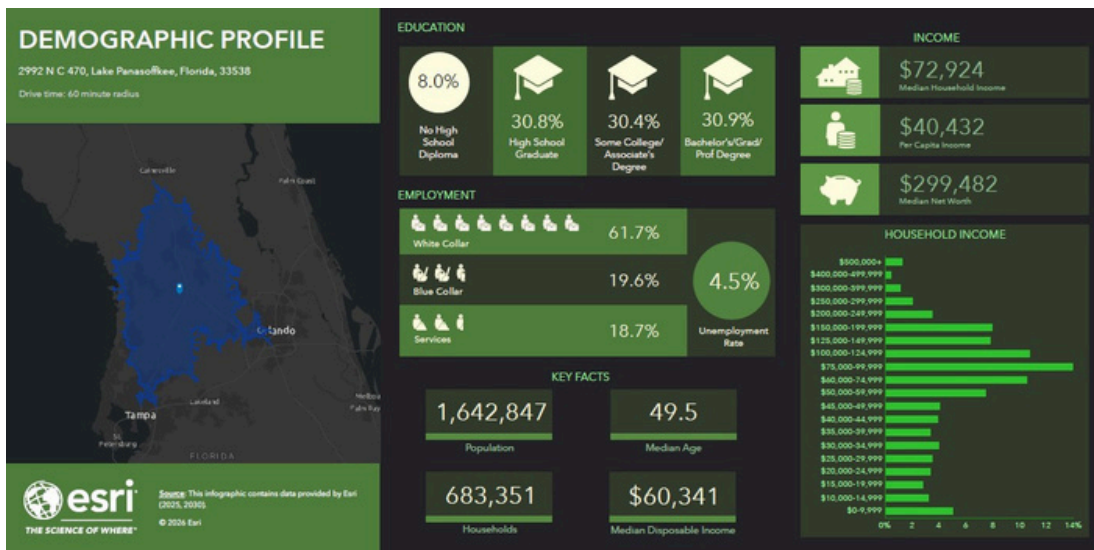
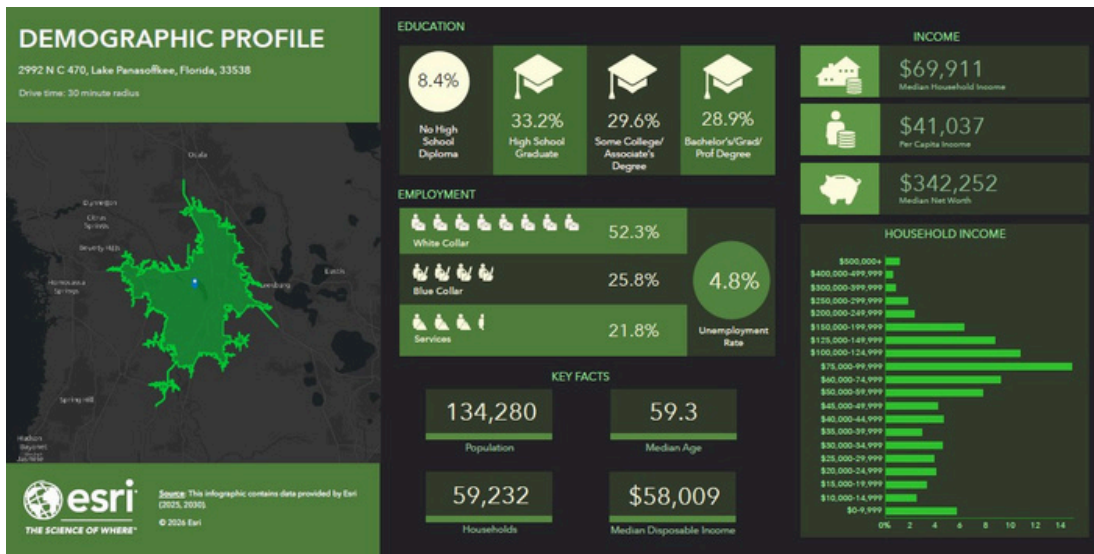
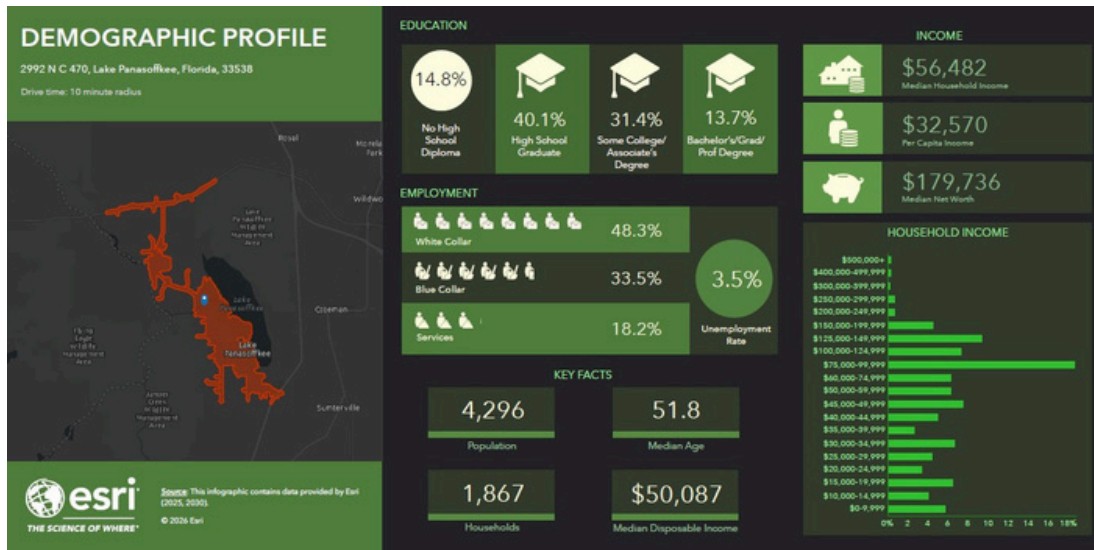
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



DEMOGRAPHIC PROFILE



DRIVE TIME MAP

Custom Drive Time Map



2992 N.C. 470, Lake Panasoffkee, FL

