

Withlacoochee Peninsula

Dunnellon, FL . Marion County

Property is in a nice area of Dunnellon right on the Withlacoochee River with ample shoreline. This property has land use of up to 2.5 units per acre and has been approved for a total of 3 lots for homesites.





For additional details, go to: SREland.com/WithlacoocheeLots



114 N. Tennessee Ave., 3rd Floor Lakeland, FL 33801 863.648.1528 - Main Office 18622 NW US 441 High Springs, FL 32643 SREland.com **Total Acres:** 14.4 +/- acres **Sale Price:** \$475,000 **Price per Acre:** \$32,986.11

County: Marion

Site Address: Dunnellon, Florida

River Frontage:

Withlacoochee River borders 3 sides of the property peninsula

Property has about 1/2 mile of shoreline on the river
 Road Frontage: Mustang Road ends at the property
 Utilities & Water: Electricity line on property, water and

sewer in the middle of the east side

Soil Types: Udalfic Arents

Land Cover: Heavily wooded with a grassy strip dissecting

the property

FLU: City of Dunnellon, Residential Low Density (RLD) **Uplands/Wetlands:** 14.2 +/- acres of uplands (99%)

Current Land Use: Vacant land

Potential Use: Camping, Fishing, boating, canoeing,

kayaking

Taxes: \$7,156.16 Parcel ID: 34529-002-00 GPS: 29.040537, -82.447812

Driving Directions:

• From Dunnellon, go east on CR 484 for 1 mile

• Turn right (south) on San Jose Blvd. and go 1/2 mile

• Turn right (west) on Turkey Creek Dr. and go less than

1/4 mile

 Turn on Mustang Dr. and go less than 1/4 mile to the property - look for sign

Less Than 1 Mile to CR 484

2 +/- Miles to Dunnellon & US 41

20 +/- Miles to I-75

26 +/- Miles to Downtown Ocala

Waterfront Homesites or Multiple Homesites!

Clay Taylor, ALC 863.774.3532 • Clay@SREland.com

David Hitchcock, ALC Advanced, CCIM 863.272.7155 • DavidH@SREland.com

Eric Hoyer, CF, CA, RCA 352.505.9275 • EHoyer@SREland.com

©2017 Coldwell Banker Commercial Saunders Real Estate, All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.

©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.