



# **WITHLACOOCHEE DEVELOPMENT**

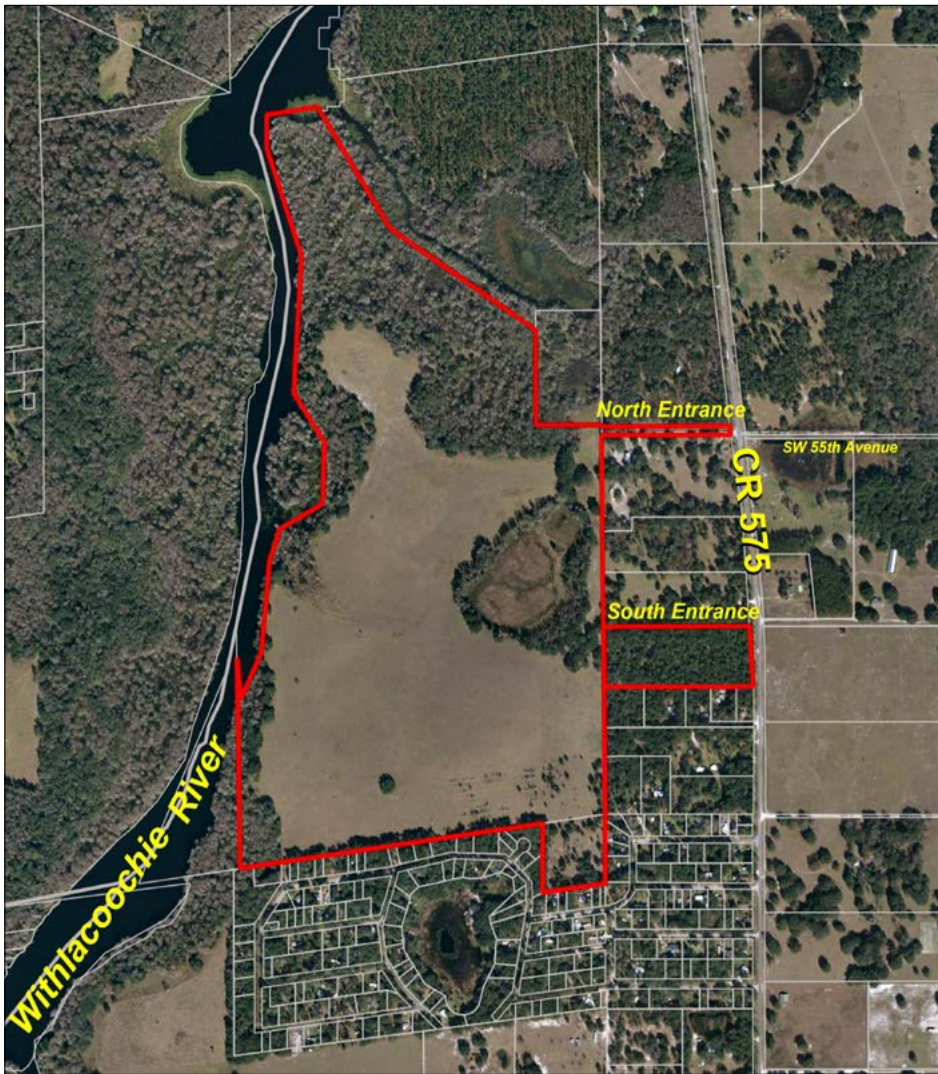
Bushnell, FL • Sumter County

## **240 +/- ACRES**

### ***Riverfront Lots!***

***Potential for 60+ Homesites & Other Development Opportunities  
1 +/- Mile River Frontage on the Withlacoochee River!***





**Parcel IDs:** L12=005, M07=015, L13=001, M07=013

**GPS:** -82.24951; 28.67643

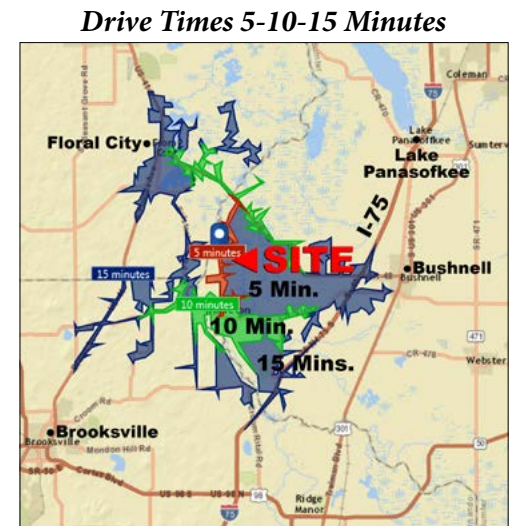
**Driving Directions:**

- Take I-75 north to Bushnell
- Exit at 309 toward CR 476
- Turn right onto CR 673 toward the Florida National Cemetery
- At the end of the road, turn left onto CR 476 to CR 575
- Turn right and drive north on CR 575 for 3.6 miles to property entrance on the west side of road

**Nearest Points of Interest:**

- Florida International Teaching Zoo
- Dade Battlefield State Park
- BJ Airboat Tours on the Withlacoochee
- Cypress House Horse Ranch B and B

***1 +/- Mile River Frontage  
on the Withlacoochee River!***



50 +/- Miles to Ocala

22 +/- Miles to Florida's Turnpike

15 +/- Miles to Lake Panasoffkee

7 +/- Miles to Floral City

8 +/- Miles to I-75

***Unique Development Opportunities!***

- ***Residential Development***
- ***Riverfront Lots***
- ***Acreage Riverfront Homesite***
- ***Private Estate***
- ***Corporate Conference Center***
- ***Equestrian Center***
- ***Private Marinas for Water Sports***
- ***Nature Trails & Recreation***

For additional details and maps, go to:

***SaundersRealEstate.com/Withlacoochee***



# WITHLACOOCHEE DEVELOPMENT

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The property is located in Sumter County along CR 575, approximately 2 miles south of SR 48. It extends from CR 575 on the east side to the Withlacoochee River on the west side.

The acreage has two deeded access points from the hard road. The north access is 60 feet wide and the main access to the south has 415 feet of frontage that meanders through a wooded, canopied road to the hidden pasture area and the Withlacoochee river.

The topographic configuration of the property is such that rolling hills abound, which allows for incredible vistas from the entire open parcel. The entire parcel is surrounded by a large variety of natural Florida old world trees and vegetation.

The west side of the property gradually slopes from 100 feet of elevation downward to 50 feet elevation to the edge of the Withlacoochee River and has over one mile of river frontage .

The north end of the property consists of a 50-acre wooded area, which provides perfect habitat for deer, turkey, and hogs.

There is also a 13-acre water preserve located totally within the acreage near the east border of the property .

**Acreage:** 240 +/- acres

**Sale Price:** \$1,650,000

**Price per Acre:** \$6,875

**County:** Sumter

**Site Address:** 5800 CR 575, Bushnell, Florida 33513

**Nearest Intersection:** CR 575 and CR 48 to north and CR 476 to south

**Permitted Lots:** Previously permitted for 60 single-family homes

**River Frontage:** 1 +/- mile of frontage on the Withlacoochee River

**Road Frontage:**

- North entrance 60 feet on CR 575
- South entrance is 415 feet on CR 575

**Utilities & Water Source:**

- 12-inch well, depth of 725 feet
- Water use permit expires in September of 2022
- 85,900 gallons per day

**Uplands/Wetlands:**

- 175 +/- acres of uplands
- 65 +/- acres of wetlands

**Land Characteristics:** Rolling pasture land, wooded areas, and 1 mile of frontage on the Withlacoochee River

**Zoning/FLU:** 4 parcels with A10C ; MPD ; RR1 ; AND R6C

**Taxes:** Approximately \$400 (2017)

**Current Use:** Vacant land and pasture

**Potential Uses:**

- Residential development for stunning luxury country home estates with scenic vistas and river views
- Development of equestrian center, horses
- Build private marina(s) for boating and water sports, canoeing, kayaking
- Sports, recreation
- Nature trails, hiking, outdoor enjoyment





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