

LAND FOR SALE

2570 SE CR
326

WEKIVA WOODLANDS ESTATE

Inglis, FL 34449

PRESENTED BY:

GREGORY DRISKELL

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SALE PRICE

\$629,000

OFFERING SUMMARY

ACREAGE:	40 Acres
PRICE / ACRE:	\$15,725
CITY:	Inglis
COUNTY:	Levy
PROPERTY TYPE:	Ranch

PROPERTY OVERVIEW

A beautiful piece of Old Florida could be yours! Custom-built home [3174 sf total, 2318 sf heated/cooled] with lots of special touches, plus barns and other outbuildings, all located on 40 acres of game-rich Gulf Hammock land. Watch the sun come up from your large porch and wait for the turkeys and deer feeding on the 14 acres of pasture and food plots, which could be easily fenced for your cows or horses. A small fishing pond is perfect for the young angler. The Wekiva River's spring-fed beauty touches a corner of the property. Only 3 miles to a public ramp and then the Gulf of Mexico is just a quick 5-mile boat ride down the Waccasassa River.



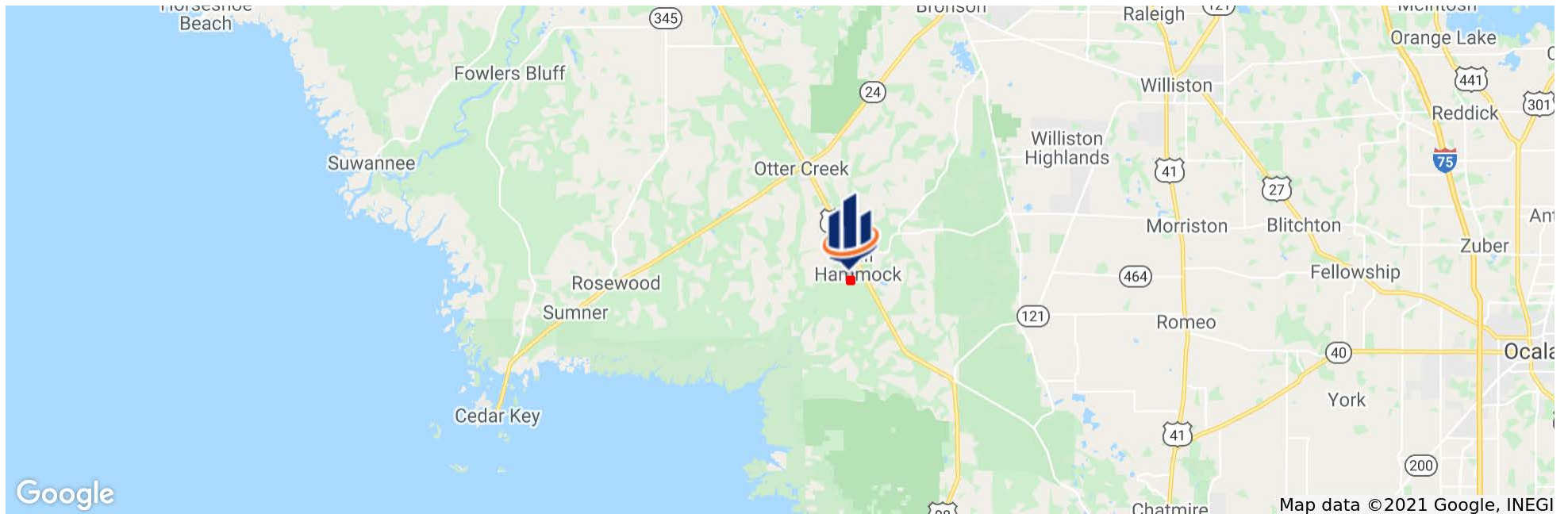
SPECIFICATIONS & FEATURES

LAND TYPES:	Ranch
TAXES & TAX YEAR:	\$3674 - 2020
ZONING / FLU:	Non-Ag Acreage
LAKE FRONTAGE / WATER FEATURES:	Corners on the Wekiva River
WATER SOURCE & UTILITIES:	Private Well, Propane Tank, Electricity
ROAD FRONTAGE:	Easement to County Road 326
NEAREST POINT OF INTEREST:	Waccasassa River and the Gulf of Mexico
CURRENT USE:	Private Residence, Recreation
GRASS TYPES:	Bahia
LAND COVER:	Approximately 14 acres of Bahia pasture and 26 acres of mixed hardwood hammocks and cypress sloughs
STRUCTURES & YEAR BUILT:	House built in 2013



LOCATION & DRIVING DIRECTIONS

PARCEL:	0270400000
GPS:	29.24166, -82.72859439999
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From the intersection of 19/98 and CR 326 • Go SW on CR 326 to a gravel road on the Southside • Turn Left into property • The house is 300 yards ahead
SHOWING INSTRUCTIONS:	Contact Greg Driskell



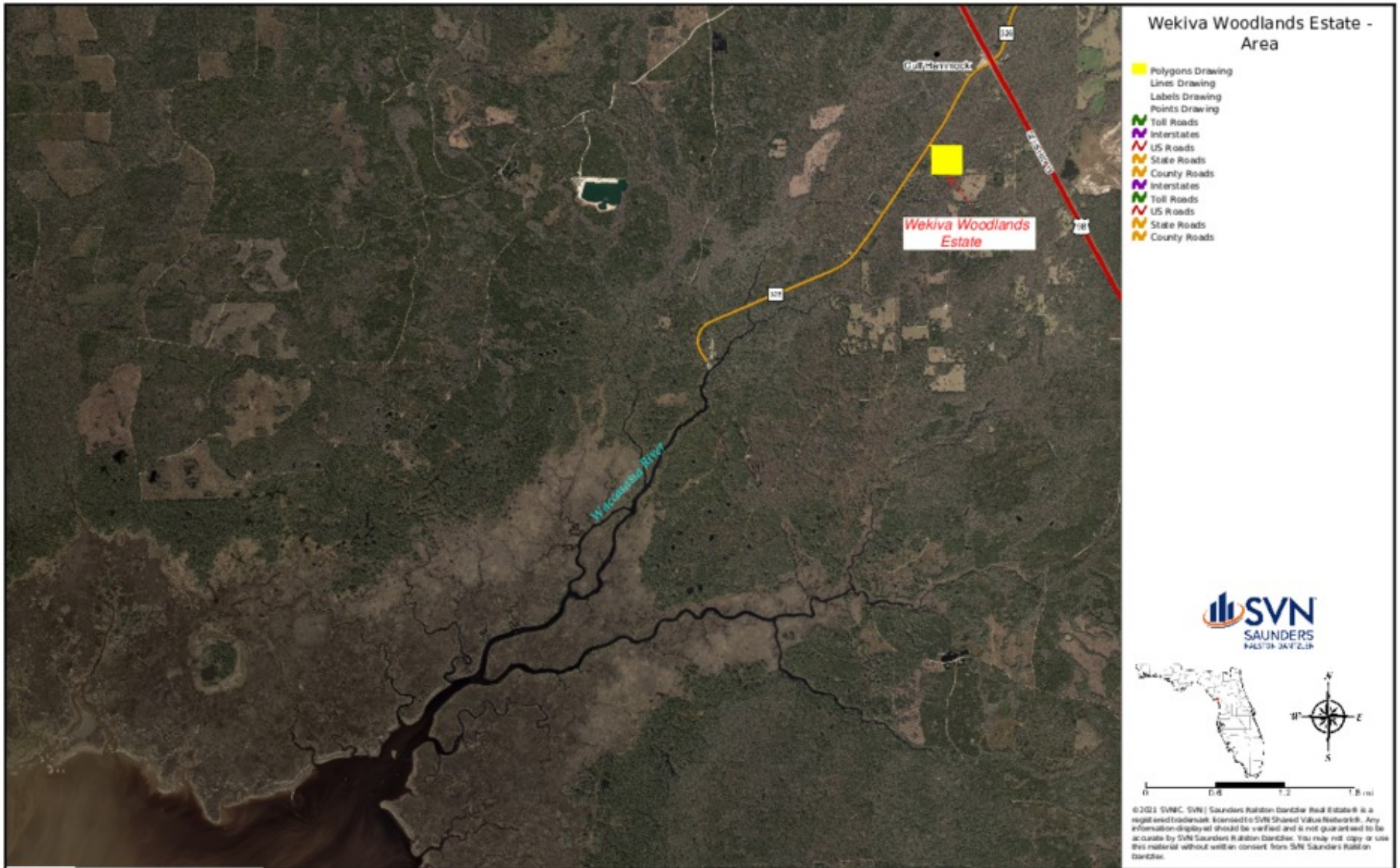














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