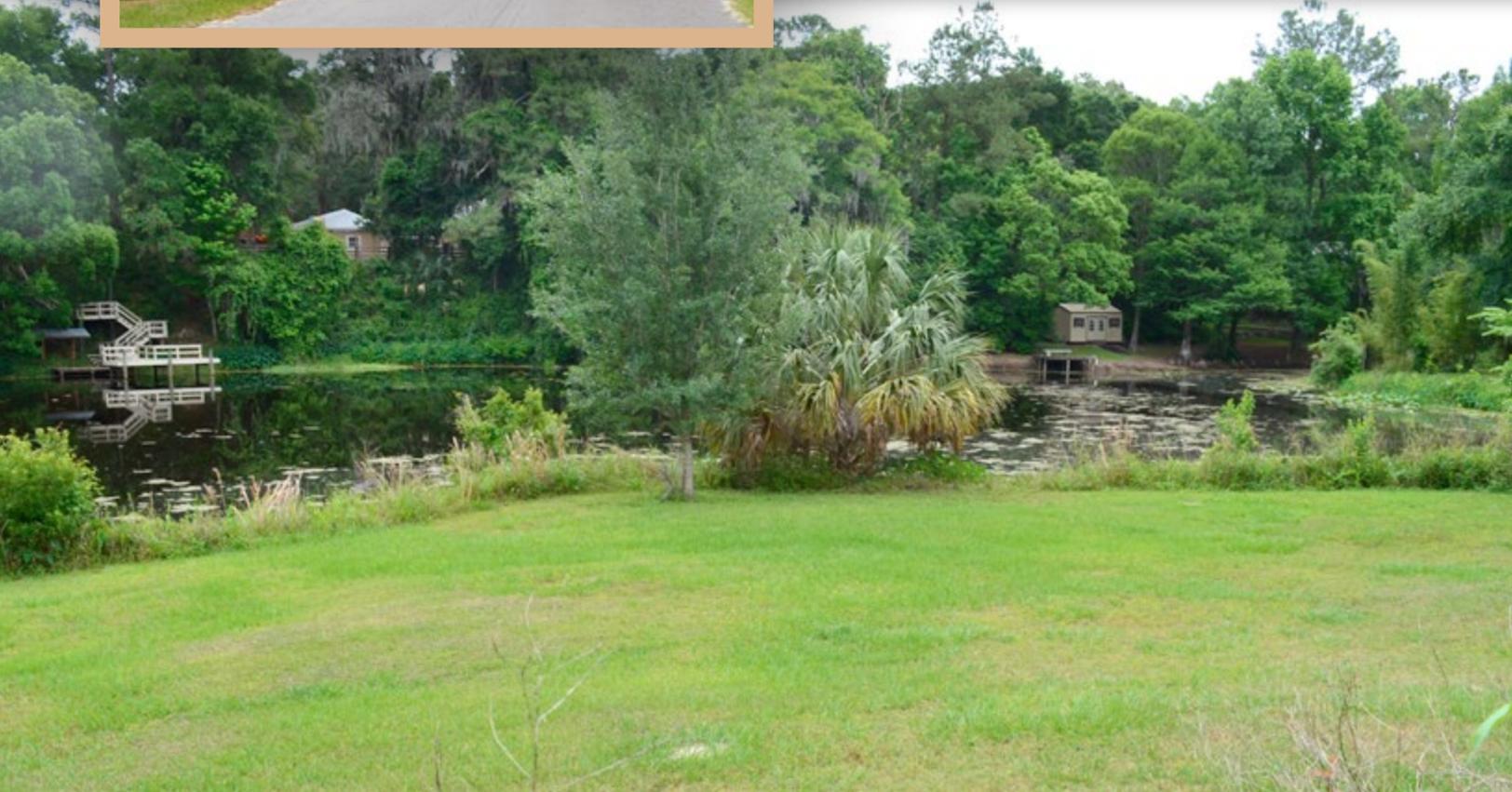


Withlacoochee Peninsula

Dunnellon, FL • Marion County

14.4 +/- Acres

Riverfront Homesite(s)



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.



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 Homesite or Multiple Homesites!

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



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