

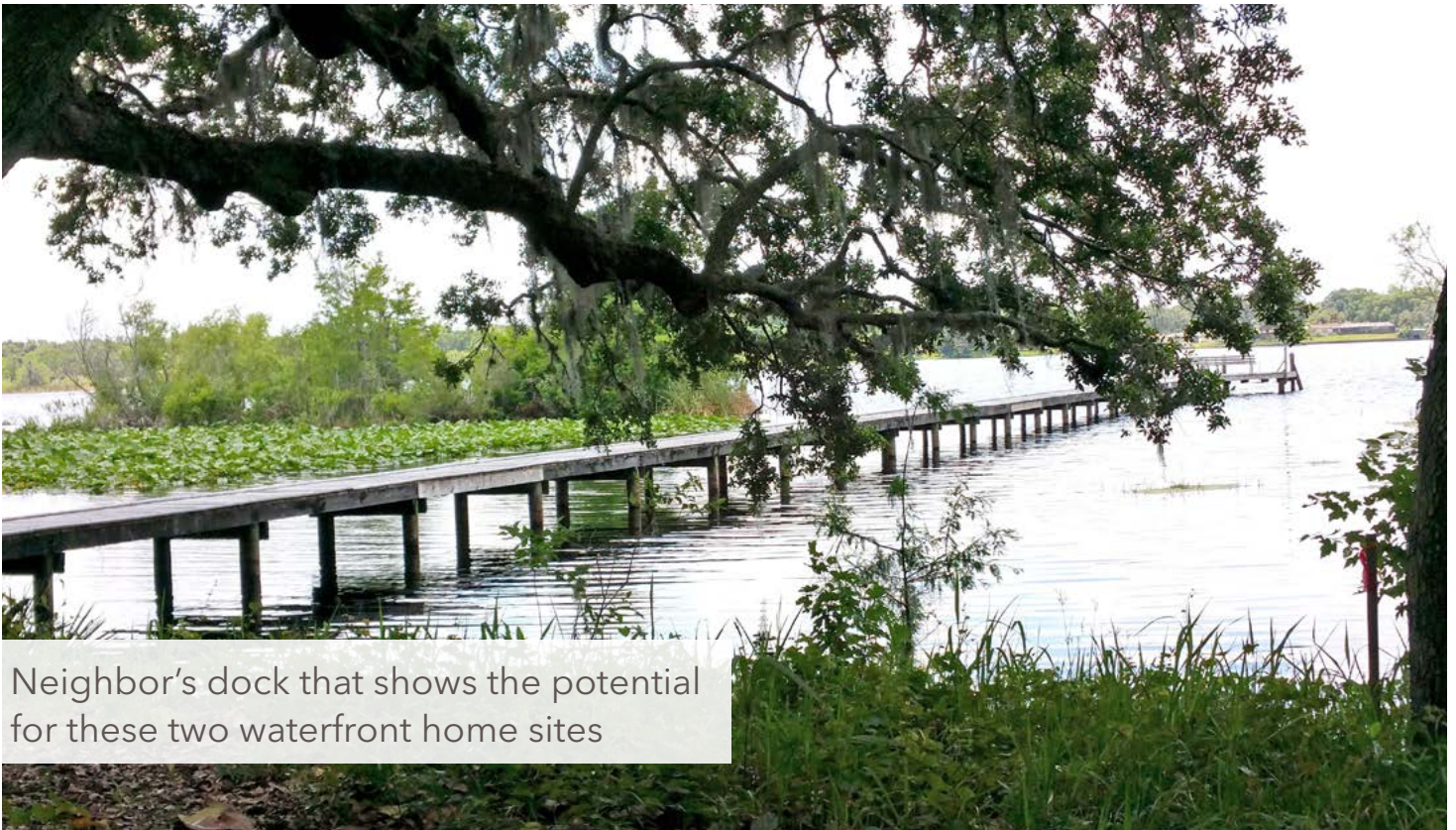
Subject property in foreground



LAKEFRONT LAND ON CHAIN OF LAKES

INVERNESS, FL | CITRUS COUNTY

2.2 ± ACRES LAKEFRONT and/or
8 ± ACRES LAKEFRONT SITE



Neighbor's dock that shows the potential for these two waterfront home sites

SPECIFICATIONS & FEATURES

Acreage: 10.2 ± acres

Sale Price: \$299,000

Price per Acre: \$29,314 (for 10.2 acres)

OPTIONS FOR BUYERS:

2.2 acre lakefront home site: \$82,000

8 acre lakefront home site: \$237,000

County: Citrus

Site Address:

• 8 Acres: 2589 S. Zellner Dr., Inverness, FL 34450

• 2.2 Acres: S. Olympic Hills Terrace, Inverness, FL 34450

Road Frontage: .5 ac: 110 feet

Lake Frontage: 200 feet

Land Cover: Low Density, <2 dwelling units/acre (oaks, pines, grass, open sites for homes)

Water/Utilities: County water and septic system

Fencing: Some on properties

This 10.2 acre waterfront property includes 2 parcels. Both parcels are available for a total of \$299,000 or purchase the 2.2 acre lakefront home site for \$82,000, or the 8 acre lakefront home site for \$237,000. The lake connects to the immense chain of lakes in Inverness, for incredible boating, fishing, or cruising. This property is perfect for a family home, vacation home, or anyone who enjoys spending time outside and appreciating nature.

This is an Opportunity for an
Excellent Florida Lifestyle!

Zoning/FLU: Zoning allows 1 home and a cottage; (cottage must be no more than 750 SF)

CL; Low Density, <2 dwelling units/acre

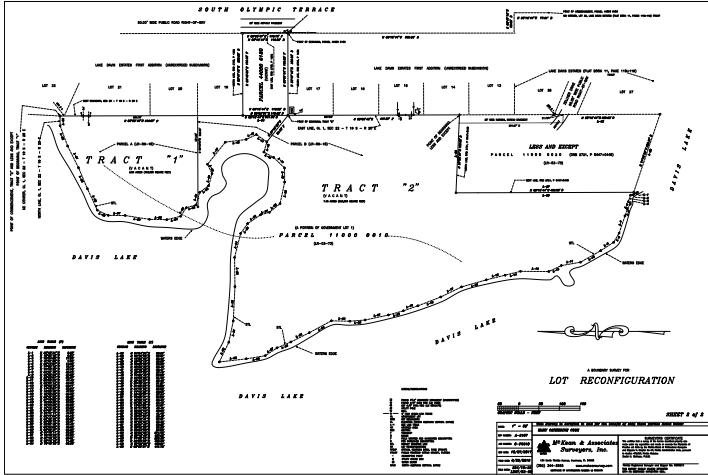
Potential Uses: Water front Home Sites, Water front boating, fishing, or cruising.

Game Populations: Deer, wild turkey, bass and other lake fish.

Taxes & Tax Year: 9.7 ac, \$1,867; .5ac, \$141 (these are taxes before it was reconfigured as 2.2 acres and 8 acres.

Incredible Boating, Fishing, and Cruising

LOCATION & DRIVING DIRECTIONS



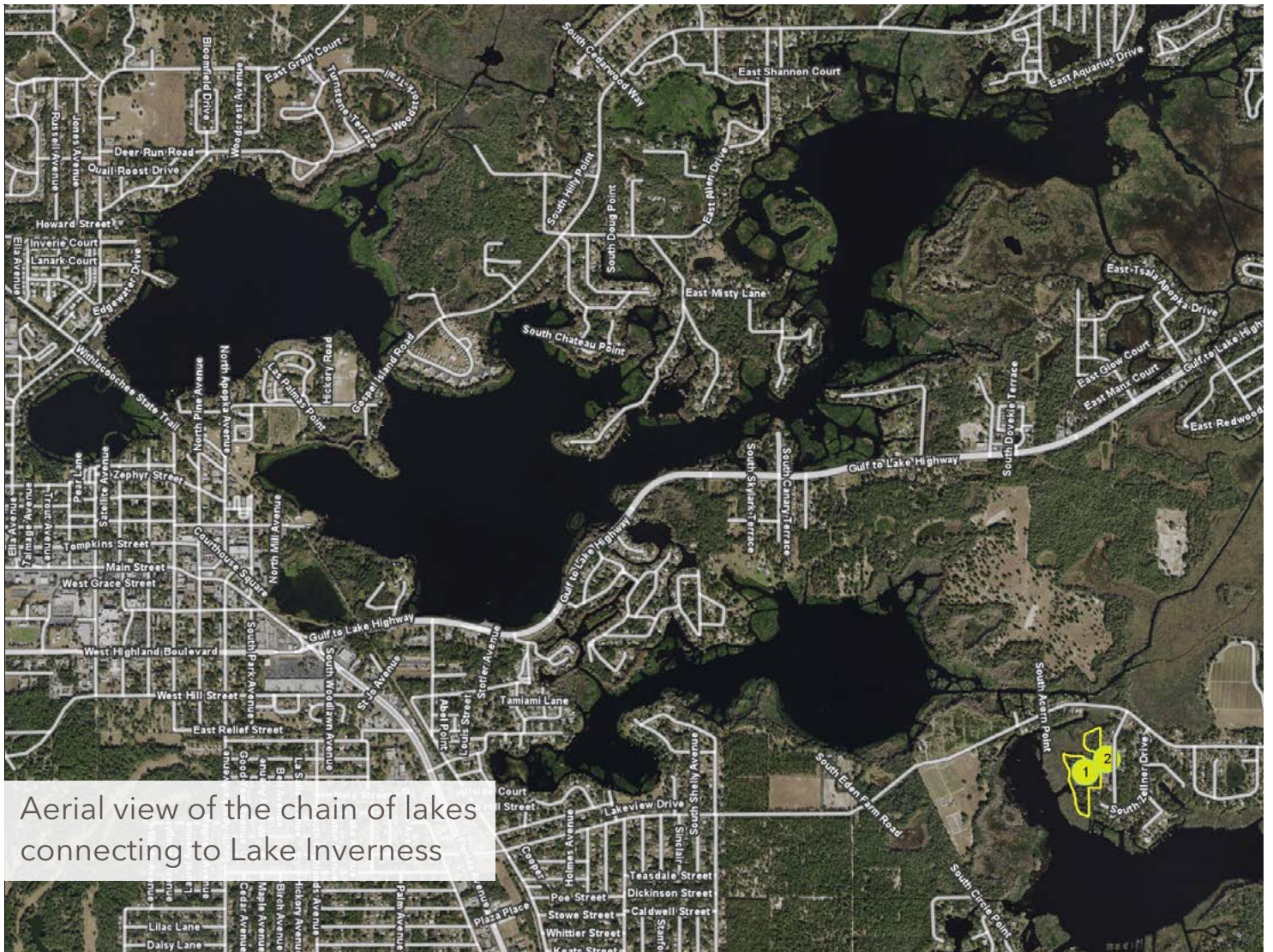
Parcel IDs: 9.69 acre: 20E19S22 11000 0010, and .5 acre: 20E19S23 44000 0180

GPS Location: 28.827583, -82.286361

Driving Direction:

- Go to the vacant 2.2 acre home site on 2398 S Olympic Hills Terrace, Inverness, FL 34450
- This is part of the property as well as the 8 acres behind this lot
- Drive through this lot and see the waterfront acreage in the back

Showing Instructions: Please contact the listing agent



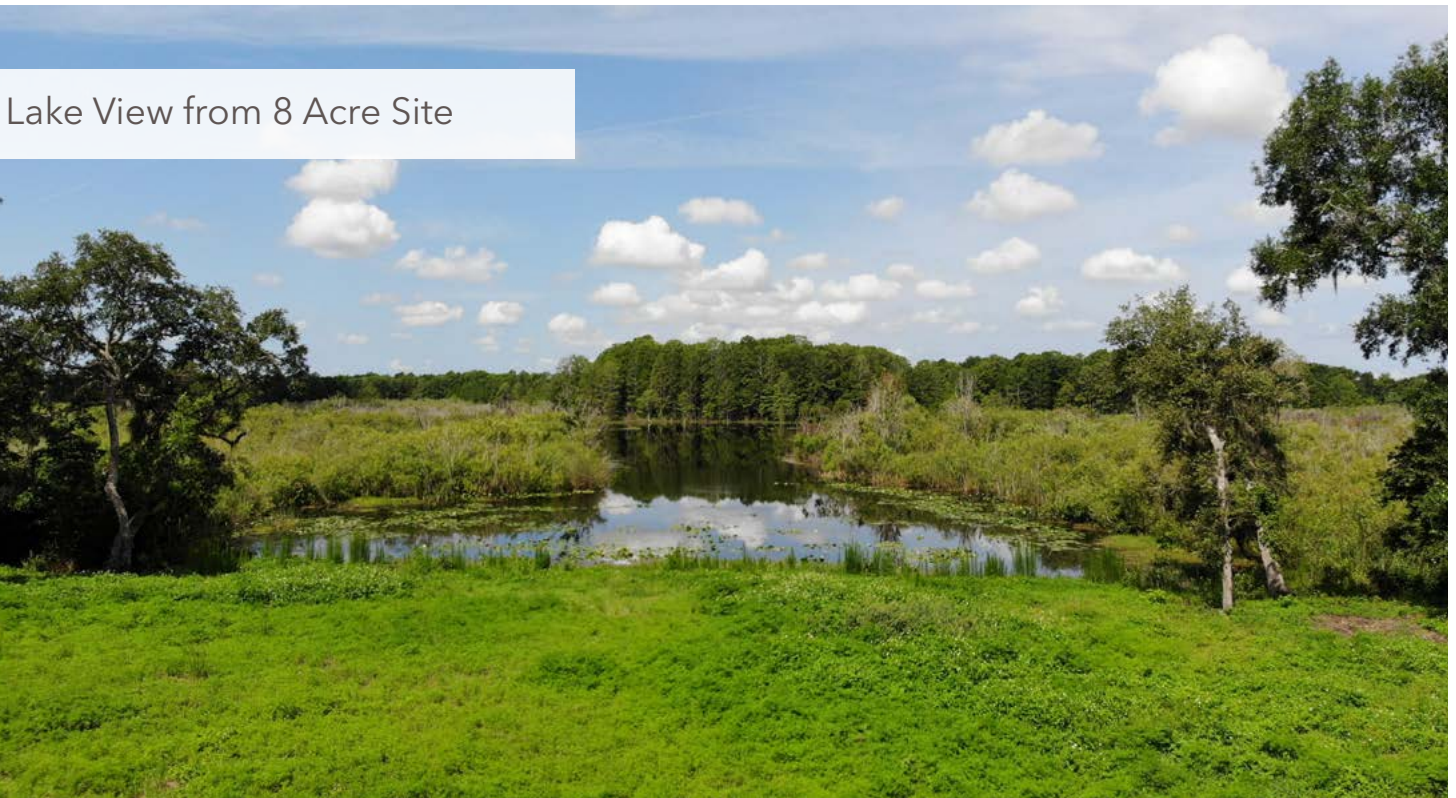
Aerial view of the chain of lakes connecting to Lake Inverness



Purchase all 10.2 acres, or buyer also has the option of splitting the land into two waterfront sites of 2.2 acres +/- for \$82,000, and 8 acres +/- for \$237,000. The 2.2 acres include the .5 acres on Olympic Hills Dr, as well as 1.7 acres of lakefront contiguous to the north. The balance of waterfront 8 acres +/- have easement through the .5 acre lot on S. Olympic Hills Terrace allowing for easy access.

Buyer Option of Two Waterfront Sites

Lake View from 8 Acre Site



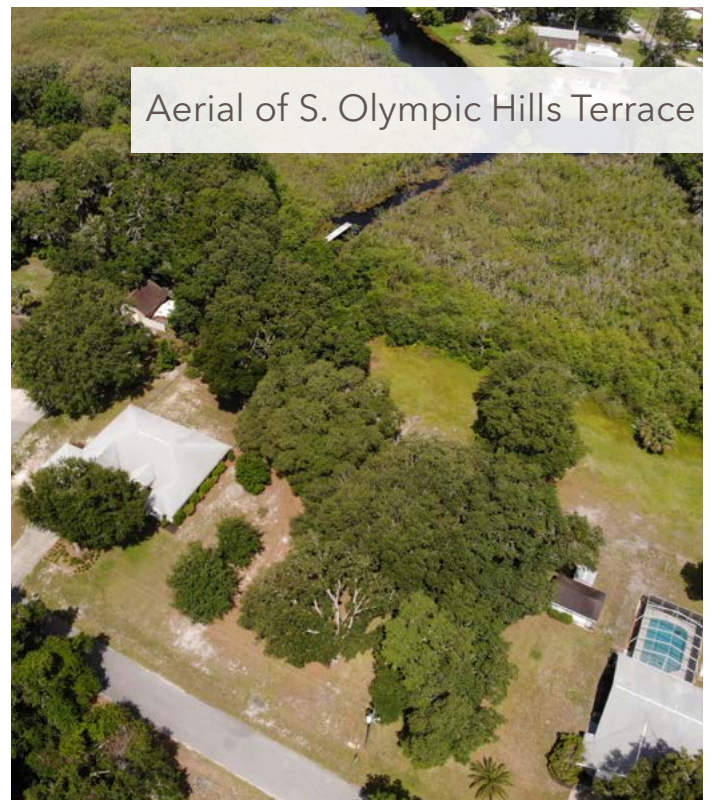


Located in a very well kept neighborhood!

Tsala Apopka Lake is a chain of lakes located within a bend in the Withlacoochee River in Citrus County. This area is known historically as the Cove of the Withlacoochee, featuring the lakes for boating, cruising and excellent bass fishing, in the lakes and the river.

Citrus County hosts dozens of parks showcasing Florida's finest wildlife, green space with springs and rivers as well as campgrounds & picnic areas. There are dozens of golf courses, both public and private, including the famous Tom Fazio designed Black Diamond. This is an opportunity for an excellent Florida lifestyle.

Oak Trees Overlooking
the Huge Chain of Lakes
in Inverness



Aerial of S. Olympic Hills Terrace

Private roadway on property



Lakes feature Florida fauna and beautiful wildlife





Grove on water front



First of several in connected
chain of lakes



Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

10.2 ± Acres • Recreation, Waterfront, or First Vacation Home!

Lakefront land connected to the chain of lakes in Inverness, for incredible boating, fishing, cruising

SREland.com/ChainOfLakes

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