

Fischbach Land Company 917 S Parsons Avenue Brandon, FL 33511 **813-540-1000**

Citrus County Preserve 52.92± acres, Dunnellon, FL Recreational, Acreage Homesite/Estate

FischbachLandCompany.com/CitrusCounty52

Reed Fischbach reed@fischbachlandcompany.com Blaise Lelaulu blaise@fischbachlandcompany.com



Citrus County Preserve 52.92± acres, Dunnellon, FL

Immerse yourself into the serenity of this densely wooded and private property located in Dunnellon, backing up to Citrus Springs. This land is heavily wooded and has a unique elevation change of up to 50 feet, providing a great wildlife sanctuary, just 10 +/- miles from the 24,000-acre Gulf Hammock Wildlife Management Area. This property is situated in

proximity to several state parks and springs, as well as minutes from Lake Rousseau and Crystal River. The property is fully perimeter-fenced with barb cattle fence and field fence.

Property Type: Vacant Land, Acreage Homesites, Estates, Recreational

County: Citrus **Sale Price:**

31.13± Acres: SOLD
 31.46± Acres: SOLD
 50.01± Acres: SOLD
 52.92± Acres: \$396,900

Property Address: 0 N Lindhurst Circle, Citrus Springs, FL 34433 **Nearest Intersection:** N Lindhurst Circle and N Farrington Drive

Road Frontage: 62.5 ft on N Lindhurst Circle

Water By: Well required Sewer By: Septic required

Electric By: Withlacoochee River Electric Cooperative

Soil Types: Astatula Fine Sand

Fencing: Barb wire on West, South, and East side **Zoning:** RUR MH (Rural Residential – MH Allowed)

Future Land Use: RUR

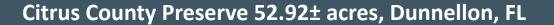
STR: 20-17-18

Parcel ID: 18E17S20 40000

Property Uses: Recreational, Acreage Homesite/Estate

This Property Features Elevation Change of 50 Feet and Fencing On 3 Sides













Fischbach Land Company 917 S Parsons Avenue Brandon, FL 33511 813-540-1000

 $\underline{Fischbach Land Company.com/Citrus County 52}$

Citrus County Preserve 52.92± acres, Dunnellon, FL













Contour Map

Heavily Wooded and Has a Unique Elevation Change of Up To 50 Feet





Citrus County Preserve 52.92± acres, Dunnellon, FL

A great wildlife sanctuary, just 10 +/- miles from the 24,000-acre Gulf Hammock Wildlife Management Area. This property is situated in proximity to several state parks and springs, as well as minutes from Lake Rousseau and Crystal River.



Directions to Property From US-98:

- Turn right onto W Laura St
- Road name changes to N Hamilton Rd
- Turn right onto W Dunklin St
- Turn left onto N Farrington Dr
- Turn left onto N Lindhurst Circle
- Arrive at N Lindhurst Circle