



# HOMOSASSA ISLANDS

GULF OF MEXICO  
HOMOSASSA, FL

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**Mike Lansdell, ALC**

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# Property Overview



Sale Price

**\$1,500,000**

## PROPERTY OVERVIEW

Homosassa Islands feature coastal hammock lands along the world-famous Homosassa River. Backcountry snook and redfish, world-class fly fishing for tarpon, crystal clear grass flats teeming with speckled trout and scallops, plus scaup, redheads, and other ducks - these islands are a paradise for the sportsman. Surrounding conservation areas include the Crystal River Preserve State Park and the Chassahowitzka National Wildlife Refuge which provide a sanctuary for all types of wildlife.

## OFFERING SUMMARY

Acreage:	408 Acres
Price / Acre:	\$3,676
City:	Homosassa
County:	Citrus
Property Type:	Coastal Island

# Specifications & Features



## SPECIFICATIONS & FEATURES

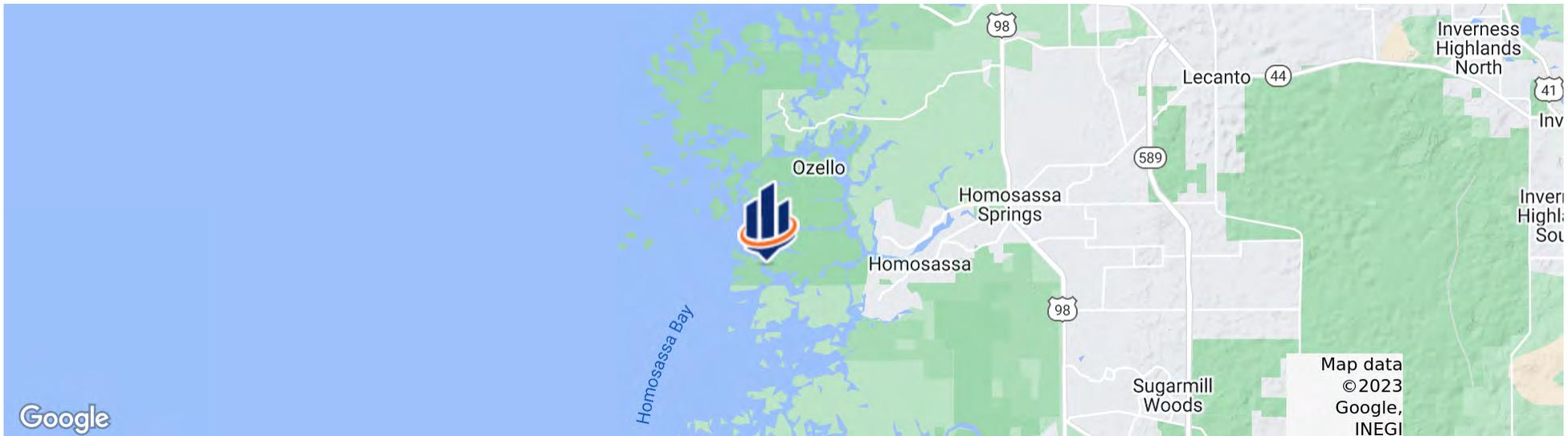
Land Types:	<ul style="list-style-type: none"><li>• Conservation Easement</li><li>• Waterfront</li></ul>
Uplands / Wetlands:	1 ± Upland Acres / 407 ± Wetland Acres
Soil Types:	<ul style="list-style-type: none"><li>• Weekiwachee</li><li>• Rock Outcrop</li><li>• Hallandale</li></ul>
Taxes & Tax Year:	\$837.75 for 2022
Zoning / FLU:	CL MH - Low Intensity Coastal Lakes w/Manufactured Home(s) Allowed
Lake Frontage / Water Features:	Gulf of Mexico
Current Use:	Recreation
Land Cover:	Bay and Estuaries; Gulf of Mexico; Wetland Forested Mixed; Saltwater Marshes
Structures & Year Built:	Boat Dock & Utility Building

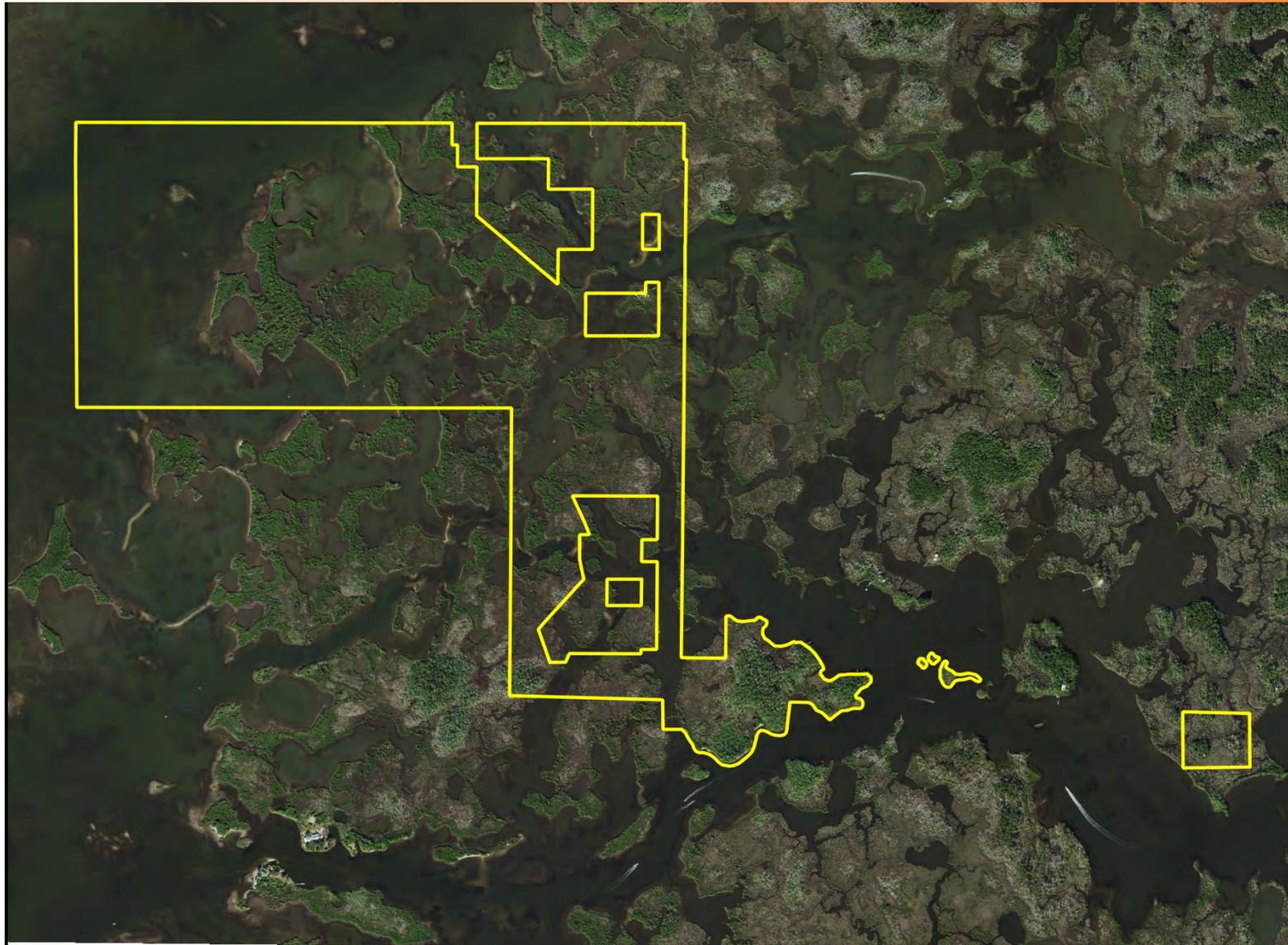
# Location



## LOCATION & DRIVING DIRECTIONS

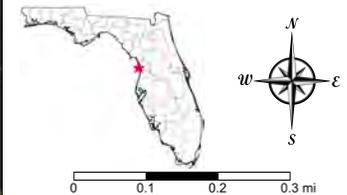
Parcel:	Multiple [7]
GPS:	28.7798676, -82.6798164
Driving Directions:	Boat access only
Showing Instructions:	Contact Listing Agents



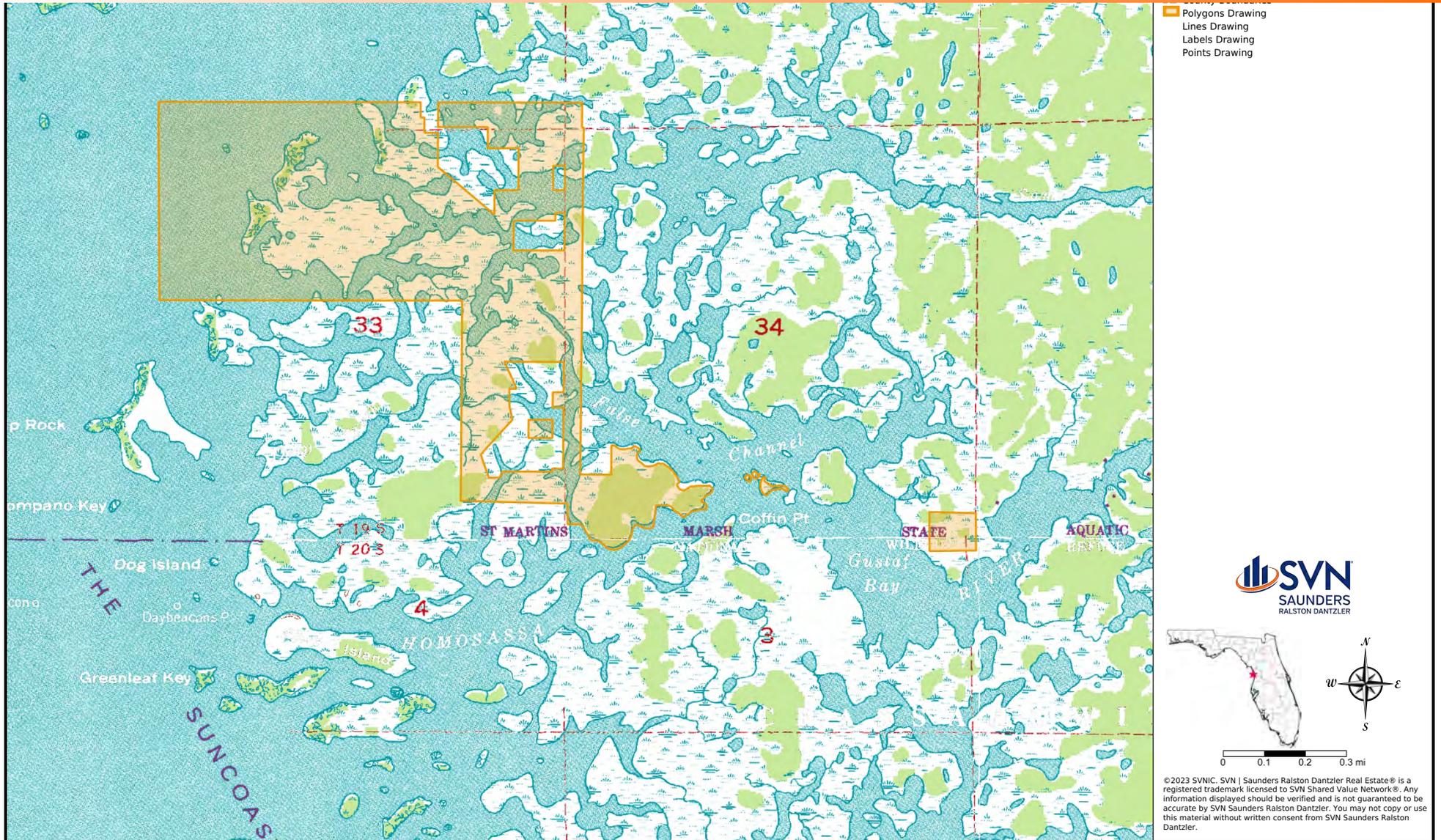


- █ Polygons Drawing
- █ Lines Drawing
- █ Labels Drawing
- █ Points Drawing

CODE	DESC	ACRES
E1ABL	Estuarine And Marine Deepwater	201.2
E2EM1P	Estuarine And Marine Wetland	79.6
E2SS3P	Estuarine And Marine Wetland	47.9
E2ABM	Estuarine And Marine Wetland	43.9
E2FO3P	Estuarine And Marine Wetland	16.9
E2SS1/3P	Estuarine And Marine Wetland	6.0
E2USM	Estuarine And Marine Wetland	5.3
E2USN	Estuarine And Marine Wetland	3.5
E1UBL	Estuarine And Marine Deepwater	3.2
TOTAL WETLANDS		407.6
TOTAL UPLANDS		0.1
TOTAL ACRES		407.6



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# Additional Photos



# Additional Photos



# Advisor Biography



**MIKE LANSDELL, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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**GREG DRISKELL**

Senior Advisor

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**PROFESSIONAL BACKGROUND**

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. [NRPS], a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at [legacywildlife.com](http://legacywildlife.com).

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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