

# LAKE ROUSSEAU ACREAGE

800-11298 SE 201ST ST  
INGLIS, FL 34449

Trace Linder  
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SE 112th Ave

SE 201st St

SE 203rd Pl









# Property Overview



## Sale Price

**\$300,000**

## PROPERTY OVERVIEW

This 38.79-acre property in Inglis, Florida offers an exceptional opportunity to create a personal recreational property or establish a private family residence. With immediate proximity to Lake Rousseau and a variety of habitats, this piece is a sportsman's paradise. Oak hammocks, piney woods, and clearings offer excellent habitat for the property's substantial deer population, and the 0.1 mile drive to the public boat ramp gives ample opportunity for the incredible fishing on Lake Rousseau.

## OFFERING SUMMARY

Acreage:	38.79 Acres
Price / Acre:	\$7,734
City:	Inglis
County:	Levy
Property Type:	Land: Land Other
Zoning:	RUR



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Other

Uplands / Wetlands:

33.68 ac Upland / 5.11 ac Wetlands

Soil Types:

- 10 Placid Fine Sand Placid 90 YES  
A/D 38.3 14.85  
17 Adamsville Fine Sand
- 0 To 5 Percent Slopes Adamsville 85  
NO A 18.8 7.29  
2 Tavares Fine Sand
- 1 To 5 Percent Slopes Tavares 85 NO  
A 42.9 16.64

Taxes & Tax Year:

\$2,783.08 [2022]

Zoning / FLU:

RUR

Potential Recreational / Alt Uses:

Hunting, Homesite

Land Cover:

1100 Low Density, <2 dwelling units/acre  
SWF 2017 0 0.08  
1200 Medium Density, 2>5 dwelling  
units/acre SWF 2017 1 0.27  
1900 Open Land [Urban] SWF 2017 76  
29.39  
4340 Upland Mixed - Coniferous /  
Hardwood SWF 2017 10 3.94  
TOTAL UPLAND ACRES 33.68  
6410 6410: Freshwater Marshes  
SWFWMD 2011 8 3.08  
6430 6430: Wet Prairies SWFWMD 2011 5  
2.03  
TOTAL WETLAND ACRES 5.11  
TOTAL ACRES 38.79



# Location



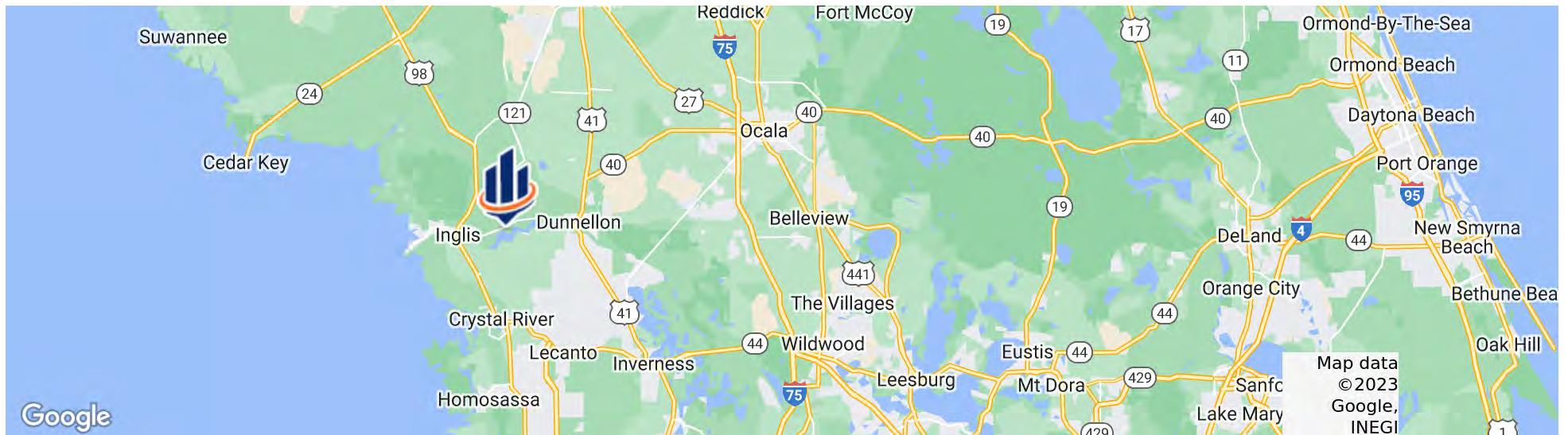
## LOCATION & DRIVING DIRECTIONS

Parcel: 0394300000  
1552000000 1551900000

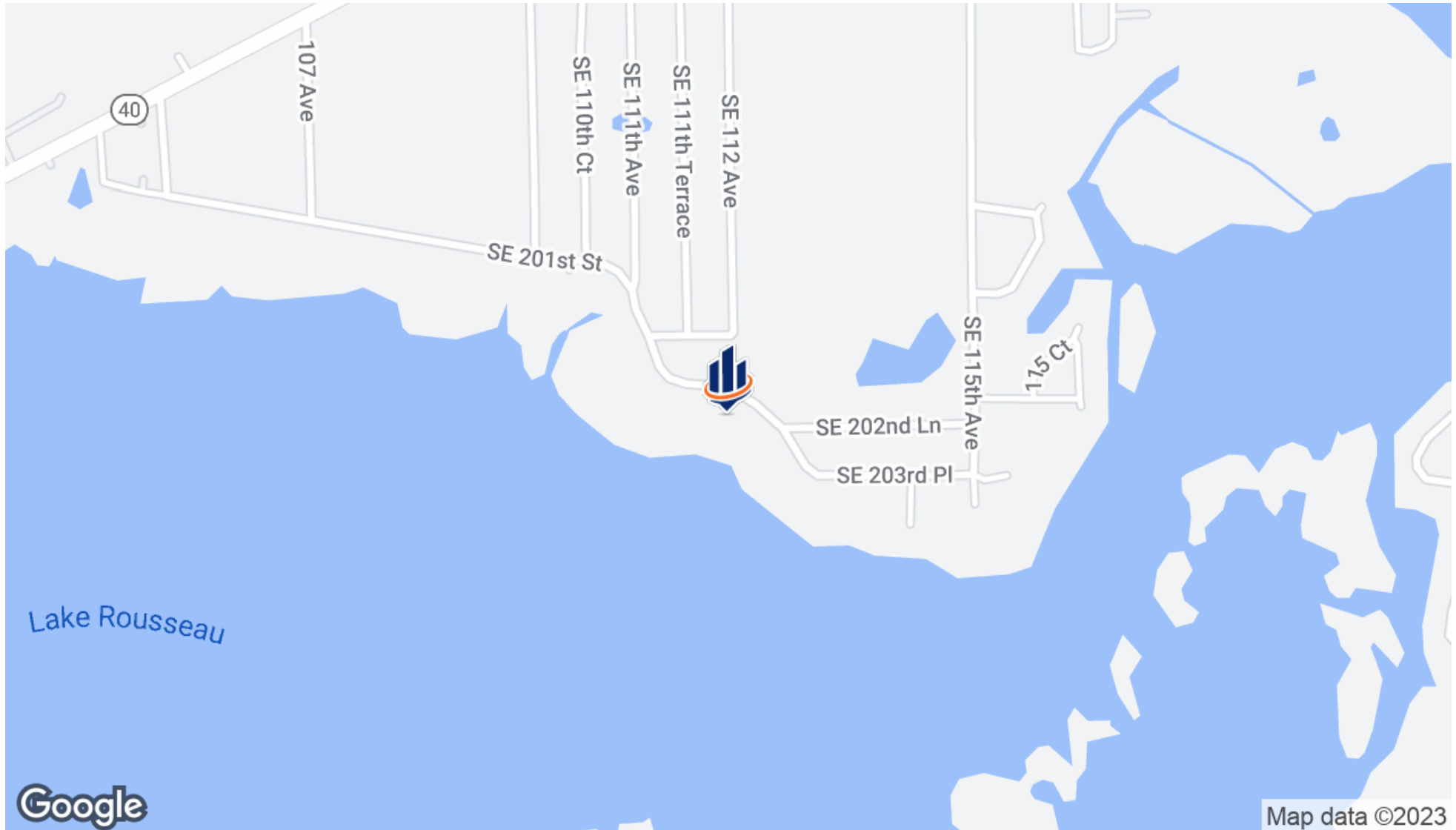
GPS: 29.0331706, -82.581126

Driving Directions: From Highway 98 in Inglis; take State Highway 40 East for 5.4 miles to SE 110th Ave; Go right and go south to SE 201st St; turn left and go 0.3 miles

Showing Instructions: Call Trace Linder

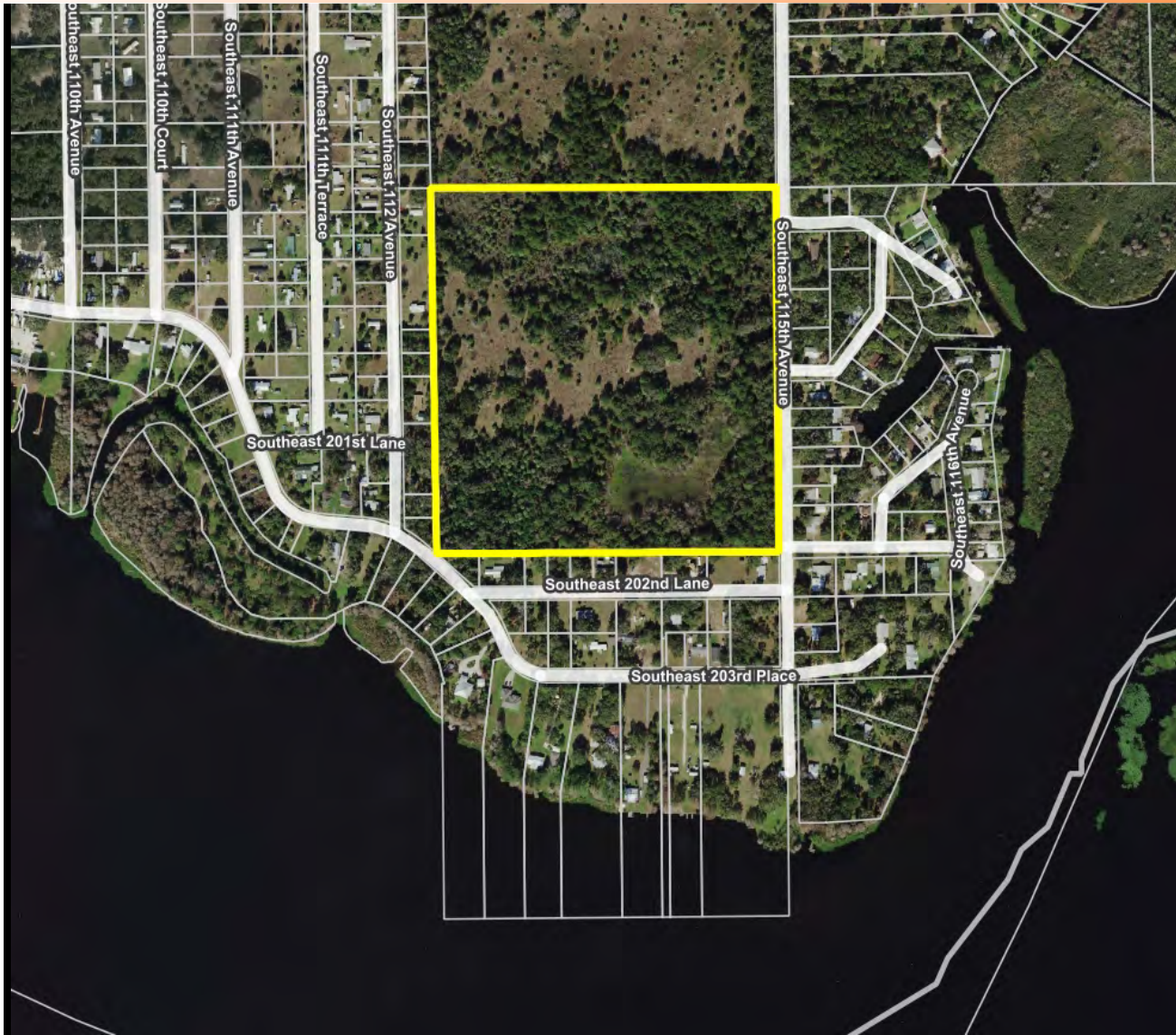


# Location Map

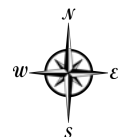




# Aerial Map

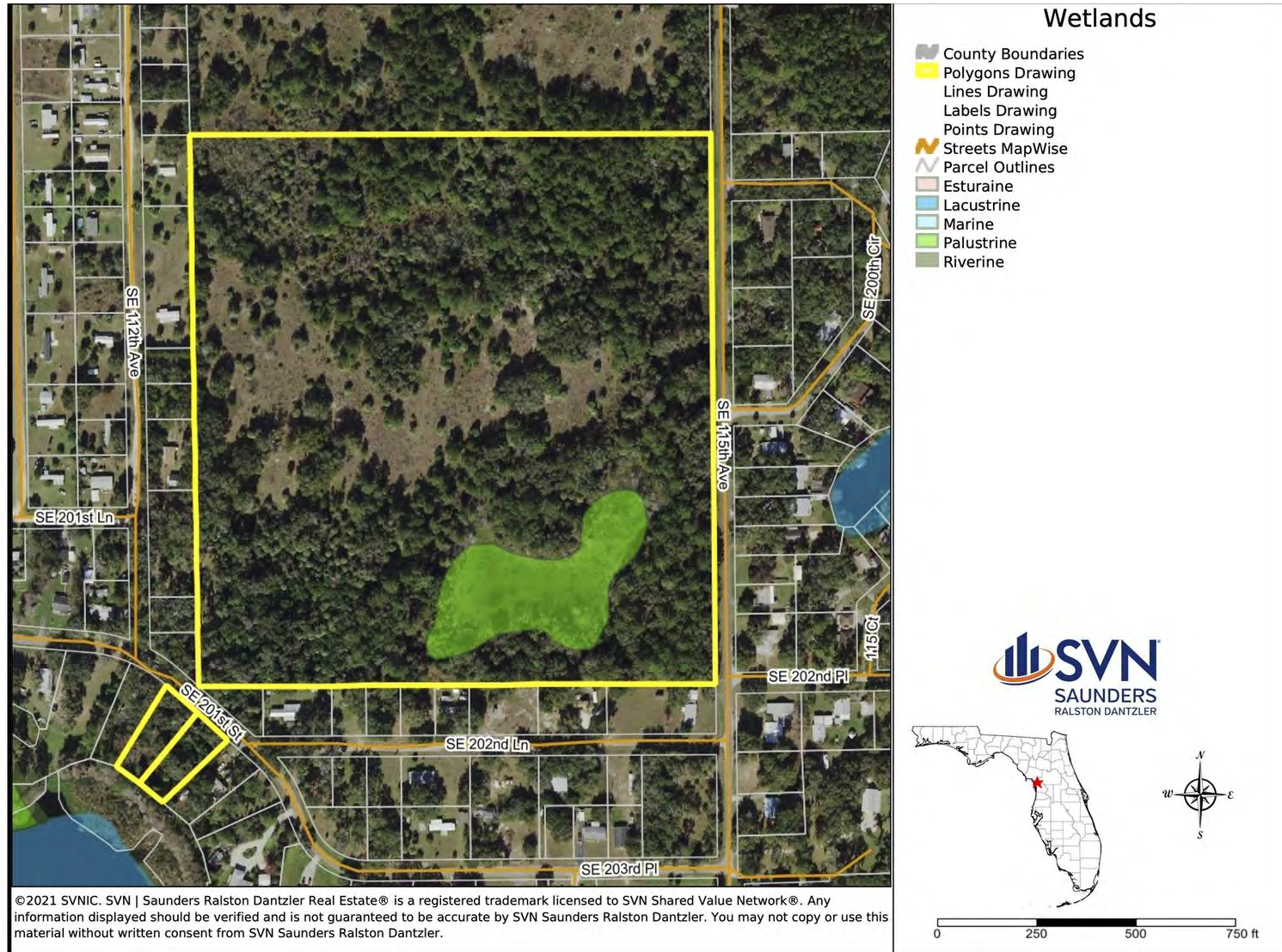


- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines





# Wetlands Map





# Additional Photos





# Trail Camera Photos









# Advisor Biography



## TRACE LINDER

Associate Advisor

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## PROFESSIONAL BACKGROUND

Trace Linder is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Trace is a licensed real estate sales associate based in Tampa, FL. As a fourth-generation Floridian raised in the Lakeland area, Trace has strong ties to the heart of Florida's cattle and citrus country. He is an avid outdoorsman with a passion for wildlife, conservation, and most importantly the land.

Trace earned his Bachelor of Science degree from the University of Florida's Agricultural Operations Management program before embarking on a twelve-year career in construction equipment sales for one of the leading Caterpillar machinery dealerships in the United States. His sales and management experience later led him to become the North American General Manager for an international construction equipment manufacturer. Throughout his career in sales and customer relations, Trace has always prioritized the needs of his clients.

In addition to his professional accomplishments, Trace is a Caterpillar Six Sigma Black Belt and an active member of several organizations dedicated to wildlife conservation, including Ducks Unlimited, The National Wild Turkey Federation, and Captains for Clean Water. He is also the Chairman of Conservation Florida's Central Florida Advisory Board.

Trace Specializes in:

- Recreational & Hunting Land
- Ranch & Agricultural Land
- Commercial & Industrial



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