

Inverness Waterfront Acreage

3051 Old Floral City Rd., Inverness, Florida 34450

Eric Hoyer, CF, CA, RCA
863-670-0734
ehoyer@saundersrealestate.com

John Holzaepfel, ACF, CF, CA
352-238-0917
johnh@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,640,000

Offering Summary

Acreage:	280 Acres
Price / Acre:	\$13,000
City:	Inverness
County:	Citrus
Property Type:	Timber & Recreation
Video:	View Here

Property Overview

Inverness Waterfront Acreage is a 280-acre heavily wooded hunting and recreation tract with the potential for low-density residential development. This acreage tract features timber investment opportunities of slash pine with mixed hardwoods 35 to 40 years old. The property has paved road access along Old Floral City Road and Moccasin Slough Rd.

This tract is located in Inverness, Florida, near recreational amenities, including Ft. Cooper State Park and Withlacoochee Trail. Inverness Waterfront Acreage has direct access to the Lake Tsala-Apopka chain of lakes and offers excellent hunting, 4-wheeling, horseback riding, and timber.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Timberland• Waterfront
Uplands / Wetlands:	250.5 ± Upland Acres / 29.5 ± Wetlands Acres
Soil Types:	Adamsville fine sand; Basinger fine sand; Basinger fine sand depressional; Myakka fine sand; Terra-Ceja-Okeelanta association freq flooded; Kanapha fine sand; Orsino fine sand
Taxes & Tax Year:	\$773 for 2022
Zoning / FLU:	Low Intensity Coastal and Lakes
Lake Frontage / Water Features:	Direct access to Tsala-Apopka Chain of Lakes
Road Frontage:	5700 FT along Old Floral City Rd and Moccasin Slough Rd
Nearest Point of Interest:	Fort Cooper State Park is across the road. Lake Tsala-Apopka along the east boundary. Withlacoochee bike trail is 3/4 mile away. Downtown Inverness is 2 miles.
Current Use:	Timber & Recreation
Potential Recreational / Alt Uses:	Hunting, 4-wheeling, horseback riding, timber & cattle
Land Cover:	Pine & Hardwoods
Species:	Slash pine with mixed hardwoods
Timber Cruise:	Timber thinned years ago
Age of Stages of Timber:	35 to 40 years old
Current Management Information:	No current forest management plan; new gate on Old Floral City Rd; cleared access to waterfront

LOCATION



Location & Driving Directions

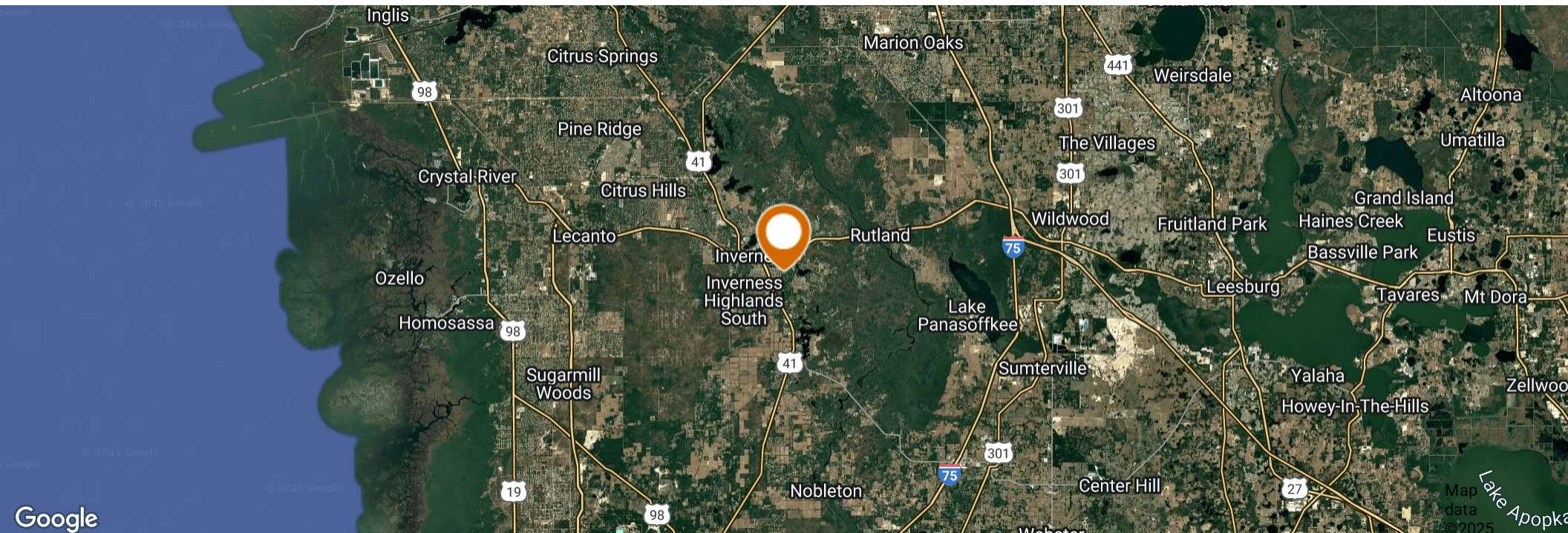
Parcel: 2390875; 1763355

GPS: 28.8233843, -82.3025771

Driving Directions:

From Inverness proceed south on US 41 for 1.5 ± miles; Turn west on Eden Drive and proceed east to the gate on the north boundary or proceed south on Old Floral City Road 1/2 ± mile to the gate on left

Showing Instructions: Contact Listing Agents

















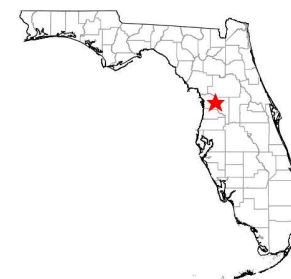
ADDITIONAL PHOTOS

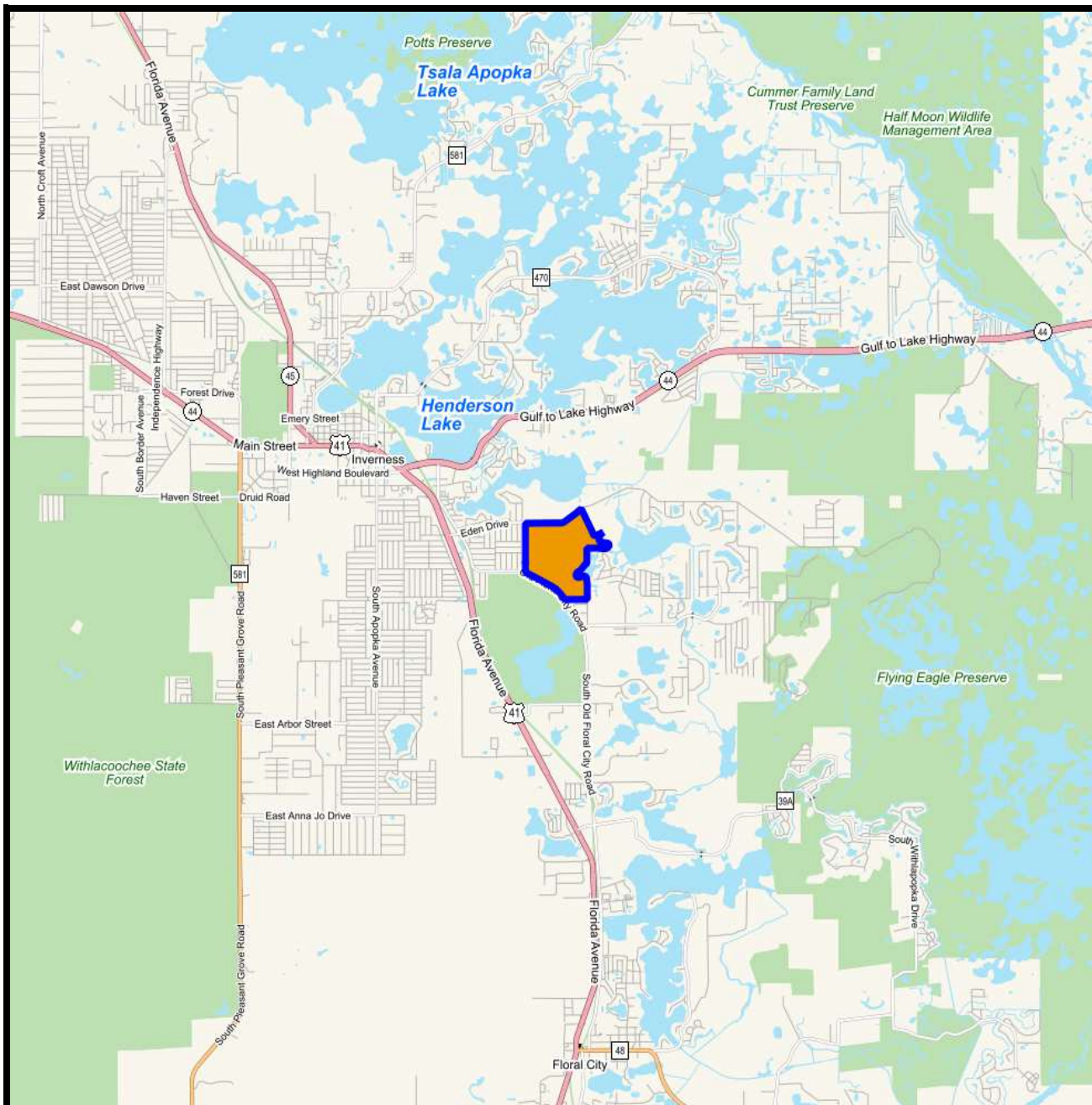




Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels

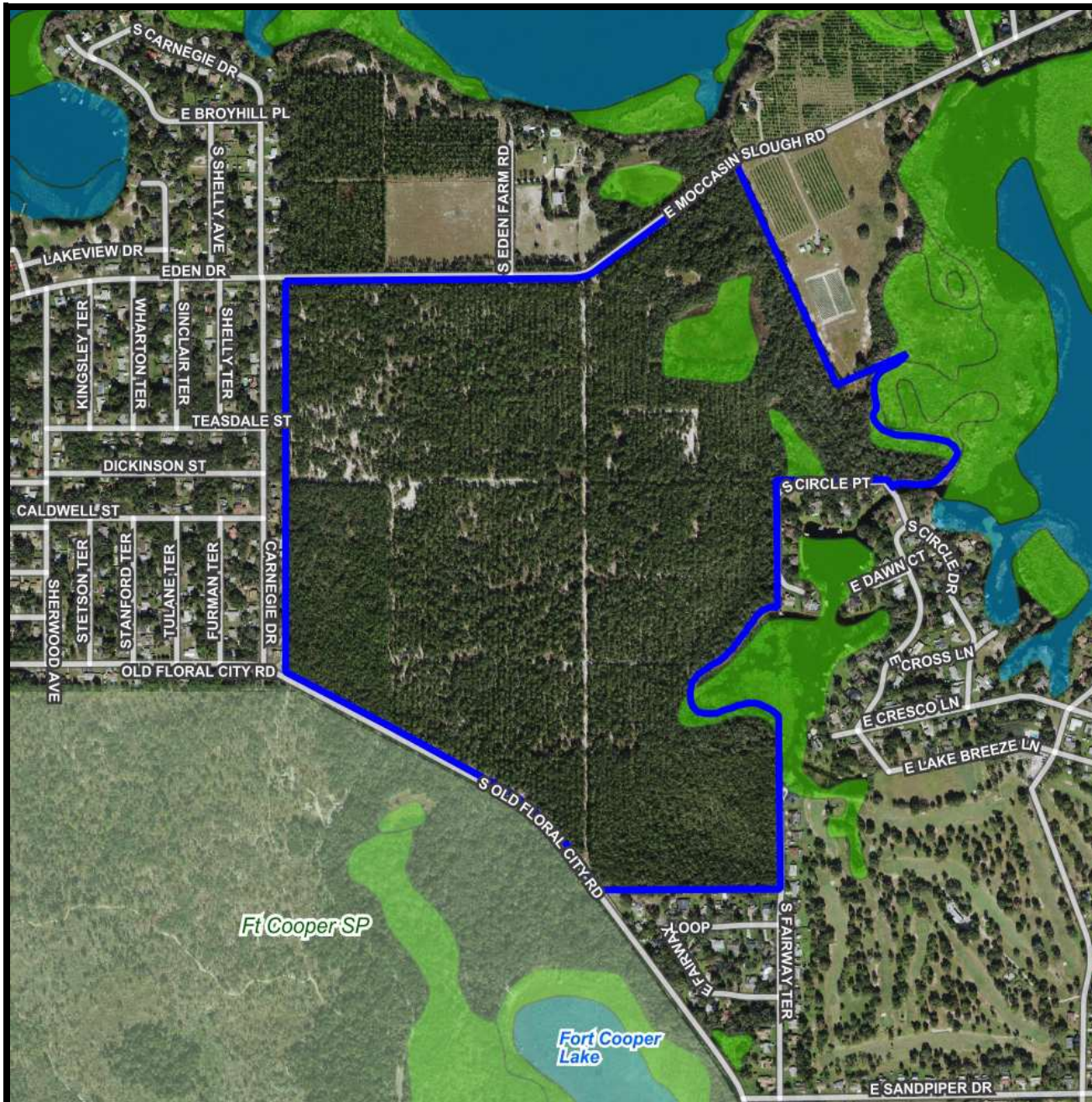




Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water Labels
- Water Labels
- Water Labels





Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



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