



Citrus County Ranch and Recreational Tract

1730 South Windham Road, Inverness, Florida 34450

Zeb Griffin, ALC
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PROPERTY OVERVIEW



Sale Price \$1,200,000

Offering Summary

Acreage:	131 Acres
Price / Acre:	\$9,160
State:	Florida
City:	Inverness
County:	Citrus
Property Type:	Ranches and Pastureland, Hunting and Recreational Land

Property Overview

Citrus County Ranch and Recreational Tract is 131 ± acres located near the Citrus Sumter County line. This parcel sits just west of the Withlacoochee River. The property is comprised of improved pasture, live oak hammocks, and hardwoods. This property provides a nice balance between ranching and recreational use. Magnolia, Hickory, Live Oaks, and Pine are scattered throughout the ranch. There is an old home from 1958 located on the property with power on site.

This property is part of what originally was a much larger family ranch. The remainder of this private ranch adjoins the subject property on the northern and eastern boundaries. However, the subject property touches conservation land (SWFWMD) holdings on its southern and western boundaries. With that said, this property could be a logical candidate for a conservation easement for the new ownership.

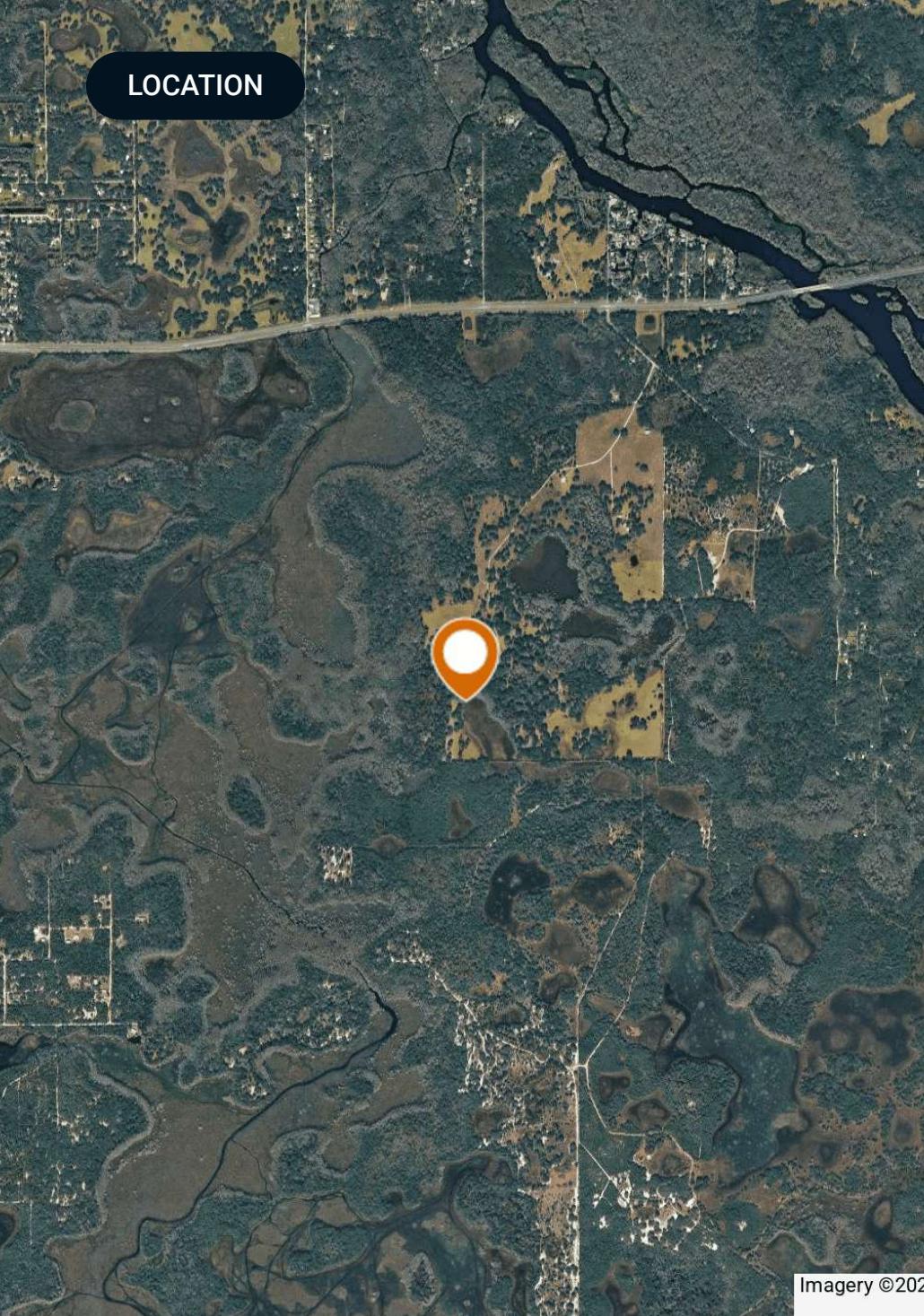
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	79% uplands 21% wetlands
Taxes & Tax Year:	2025-\$657.48
Zoning / FLU:	Zoning CLMH FLU- CL
Lake Frontage / Water Features:	Internal ponds
Fencing:	Barbed wire
Current Use:	Cattle and recreational use
Grass Types:	Bahia and native type grasses
Structures & Year Built:	1812 ± square foot home built in 1958

LOCATION



Location & Driving Directions

Parcel: 21E19S08 32000 00B0

GPS: 28.836578, -82.23760399999999

Driving Directions: Contact Zeb Griffin for driving directions

Showing Instructions: Contact Zeb Griffin to set up a showing at (352)-630-7547



ADDITIONAL PHOTOS



PROPERTY OUTLINE



Citrus County Ranch and Recreational Tract

■ Polygon
□ Parcel



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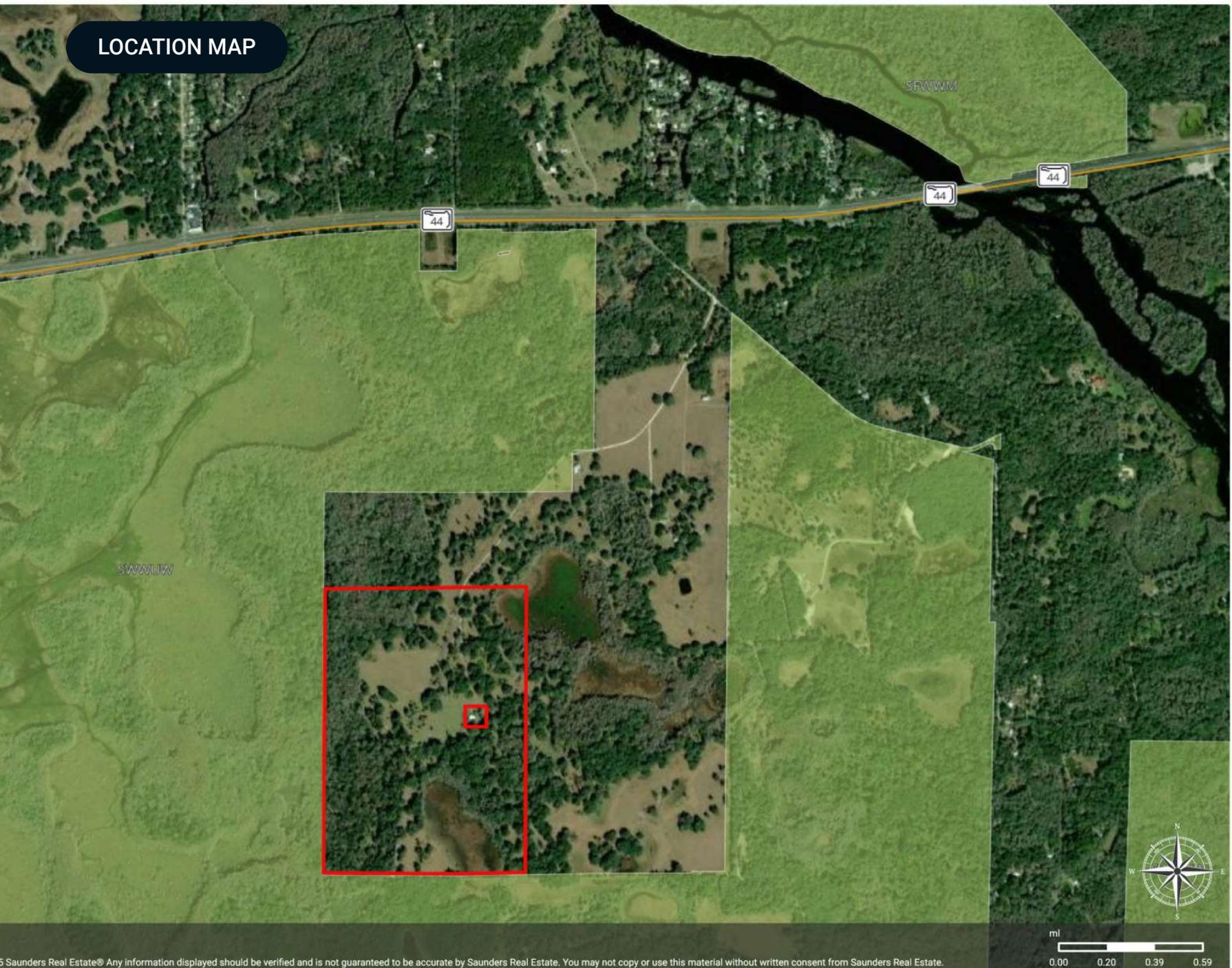
WETLANDS



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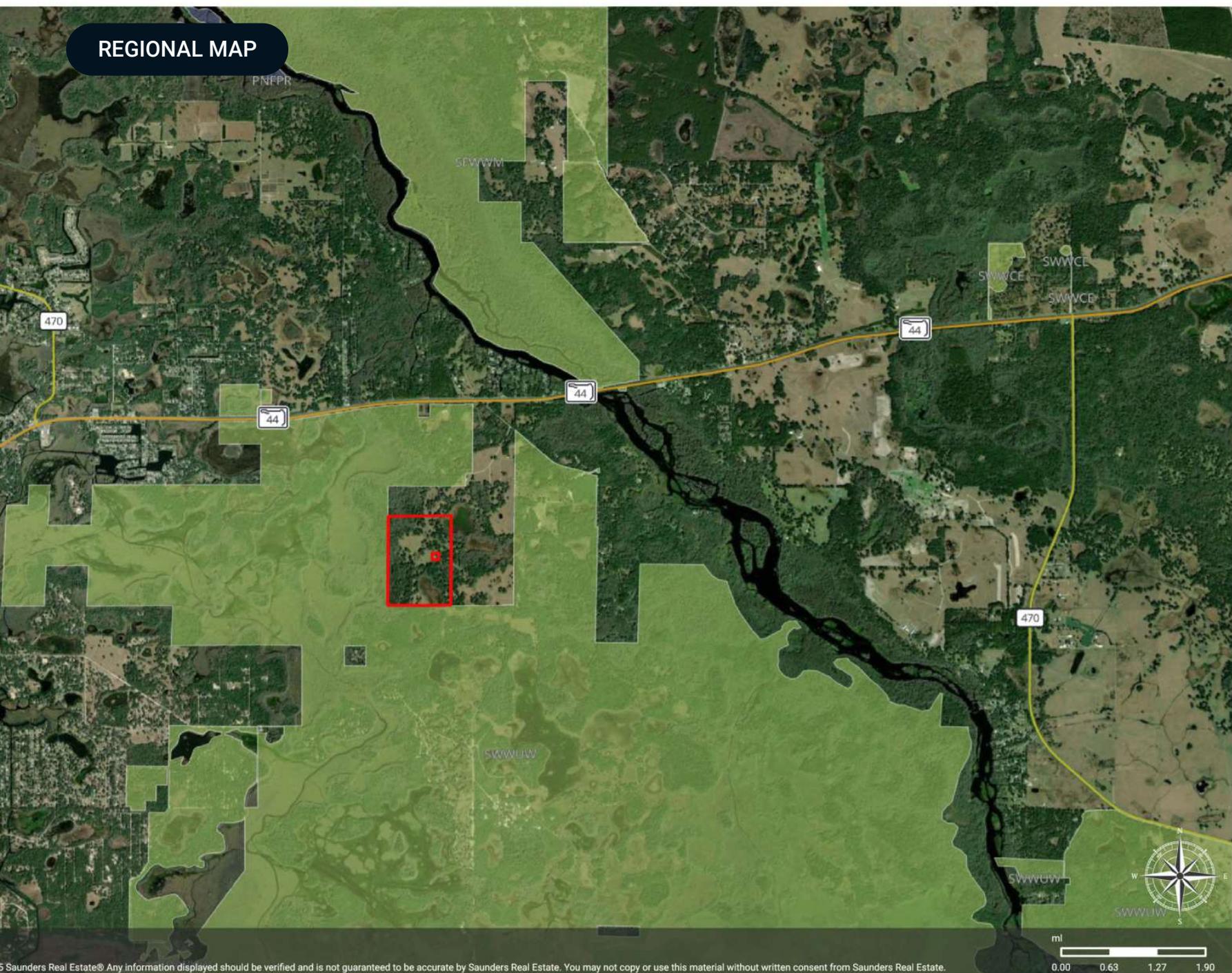
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LOCATION MAP



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REGIONAL MAP



Citrus County Ranch and Recreational Tract

- Polygon
- Conservation Lands (FLMA): Private
- Conservation Lands (FLMA): State
- County Roads
- State Roads
- Highways



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