



Central Florida Fish Camp

at Lake Panasoffkee

Lake Panasoffkee, Florida

3.48 +/- ACRES



Lakefront!

Turnkey Fish Camp

- 10 Furnished Cabins
- Multiple RV Pads
- Primitive Camping
- Boat Dock
- Boat House & Slips
- Pool
- Bath House
- Popular Destination



Parcel ID: F19=005 (Sumter County)

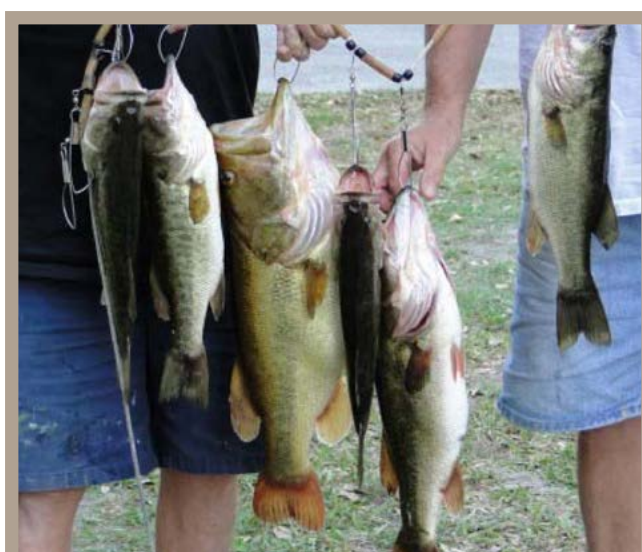
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Driving Directions:

- Take I-75 to the Sumterville exit #321
- Turn west off the exit onto CR 475
- Turn left at the stop sign onto CR 470
- Follow CR 470 to CR 400 at the Idlewild Lodge sign (5 +/- miles)
- Turn right onto CR 400
- Follow CR 400 to the end, bearing left at all forks in the road
- CR 400 will end at Idlewild Lodge (Approx. 1 mile)

Beautiful Lakefront Recreational Property!

***Ideal Central Florida Getaway Location &
Amenities Make This a Great Investment!***



Lake Panasoffkee is a 4,460+/- acre championship fishing lake supporting many species of fish including Largemouth Bass, Crappie, Bluegill, Sunfish and Catfish. It also connects to the Withlacoochee River, which winds over 157 miles to the Gulf of Mexico.



Convenient Location Near Attractions!

- 8 +/- Miles to The Villages!
- Within 1 hour's drive to Busch Gardens, Disney
- World, Sea World, Wizarding World of Harry Potter
- 30 Minutes to golf courses, beaches, beautiful Ocala horse country, Silver River State Park
- Swim with the manatees in Rainbow Springs
- Browse and shop many local thrift shops, antique malls and flea markets
- 15 miles to Inverness, the central access point of the Withlacoochee State Trail

For additional maps and details, go to:

SREland.com/FishCamp

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at Lake Panasoffkee

Turnkey freshwater fish camp located directly on 4,460-acre Lake Panasoffkee! This is a fun business opportunity that includes 3.28 acres of land, 10 furnished cinder block cabins, multiple RV pads with hook ups, and primitive camping areas.

The camp is adjacent to a working ranch and a state management area.

Over 8.3 million cubic yards of sediment was dredged out of the lake in a state restoration project completed in 2008, which has improved water quality and fishing dramatically and returned the spring-fed lake to its historic pristine state.

Near to many Florida attractions, the site is close to recreational state parks, attractions, and shopping destinations!

Acreage: 3.48 +/- acres

Sale Price: \$695,000

Site Address: 4110 NW 42nd Place, Lake Panasoffkee, FL 33538

County: Sumter

Nearest Intersection: CR 470 & CR 400

Lake Frontage: 280 +/- FT on Lake Panasoffkee

Road Frontage: 200 +/- FT on CR 400

Zoning/FLU: Rural Residential; FLU 1 to 2 units per acre

Current Use: Fish camp, recreational rentals

Alternate Uses: Venue for family reunions, weddings, church & corporate retreats, class reunions; future residential development

Structures:

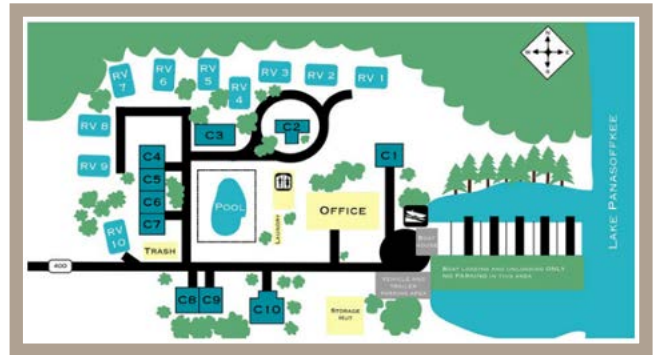
- 10 fully furnished 1 & 2 BR cabins with full bathrooms
 - Air conditioning
 - Kitchen appliances, dishes, linens, towels
- 10 full RV sites
 - Poured pads
 - Electric, water, sewer, basic cable TV
- Tent campsites, primitive & equipped
- House/Office w/2BR & 1.5BA
- Laundry building
- Boat house with ramp
- 20 boat slips (11 covered & 9 open)
- Boat dock, dry storage for RV or boat
- In-ground swimming pool
- Pool Bath House - separate men's & women's

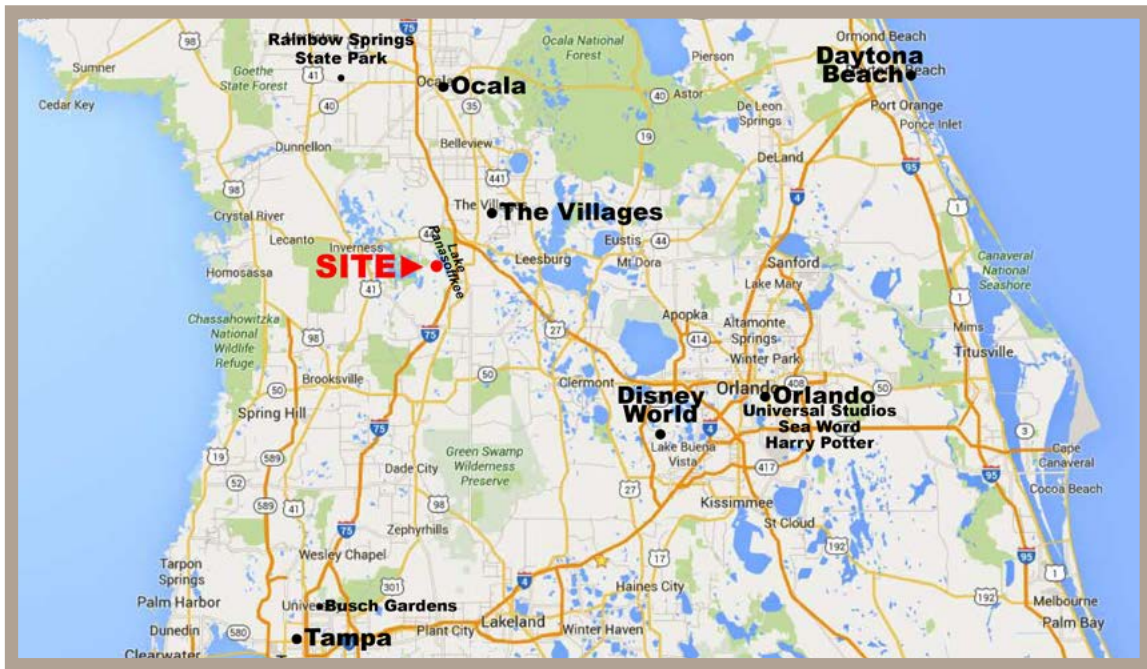
Income Features: Turnkey fish camp rental business & venue; Airboat Tour Service operates from camp generating additional income

Amenities: Camping, fishing, boating, kayaking, basketball, bike riding, bird watching, swimming, laundry facilities, management facility on site, nice venue for events

***Well Maintained
Facilities and Property!***

***Popular Recreational Destination for
Sportsmen and Families***





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at Lake Panasoffkee
Lake Panasoffkee, Florida

Turnkey Fish Camp with All Amenities!



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**Cabins • RV Pad • Primitive Campsites
Boat House • Boat Dock • And More!**

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For additional maps and details, go to:
SREland.com/FishCamp

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