

# INGLIS SR 40A

*INGLIS, FL | LEVY COUNTY*

28.57 ± ACRES

ADDITIONAL LAND AVAILABLE







## SPECIFICATIONS & FEATURES

**Acreage:** 28.57 ± acres

**Sale Price:** \$77,140

**Price per Acre:** \$2,700

**Site Address:** SR 40A, Inglis, FL 34449

**County:** Levy

**Species:** Loblolly pine planted 2017

**Roads:** SR 40A, interior unimproved roads

**Road Frontage:** 1,320 FT ± along SR 40A

**Predominant Soil Types:** Wekiva fine sand

**Uplands/Wetlands:** 97% uplands

**Utilities:** None, but electric available

**Game Populations:** Abundant deer, turkey, hog, and small game

**Taxes:** Taxed as part of a larger 200-acre parcel; 2019 taxes on whole tract were \$588

**Zoning/FLU:** Forestry/Rural Residential (1 d.u./20 AC)

**Land Cover:** Planted pine, natural hardwood

**Timber Cruise:** Pre-merchantable timber, 450 stems/AC

**Age & Stages of Timber:** 28-acre 2017 loblolly pine plantation

Inglis SR 40A is 28.57 ± acres of timberland in Inglis, Florida. Located in Levy County, this property has 1,320 ± FT of paved road frontage along SR 40A. This hunting and timber tract is close to the Gulf of Mexico with easy boating access at Bird Creek boat ramp and the Withlacoochee River. The Gulf Hammock Wildlife Management Area is less than a mile away.

Inglis and Yankeetown provide a variety of shopping essentials like groceries, gas, and restaurants. Crystal River and Dunnellon are less than a 30-minute drive.

This timberland is an excellent investment with young planted pines for future income. It is ideal for someone looking for a private hunting spot, weekend getaway, rural homesite, or recreational land.

**Current Management Information:** Managed as part of a larger timberland investment

**Potential Use:** Hunting, horseback riding, ATV riding, hunting camp, weekend getaway, homesite

**Income Features:** Planted pines for future harvest



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** Part of 0296900300

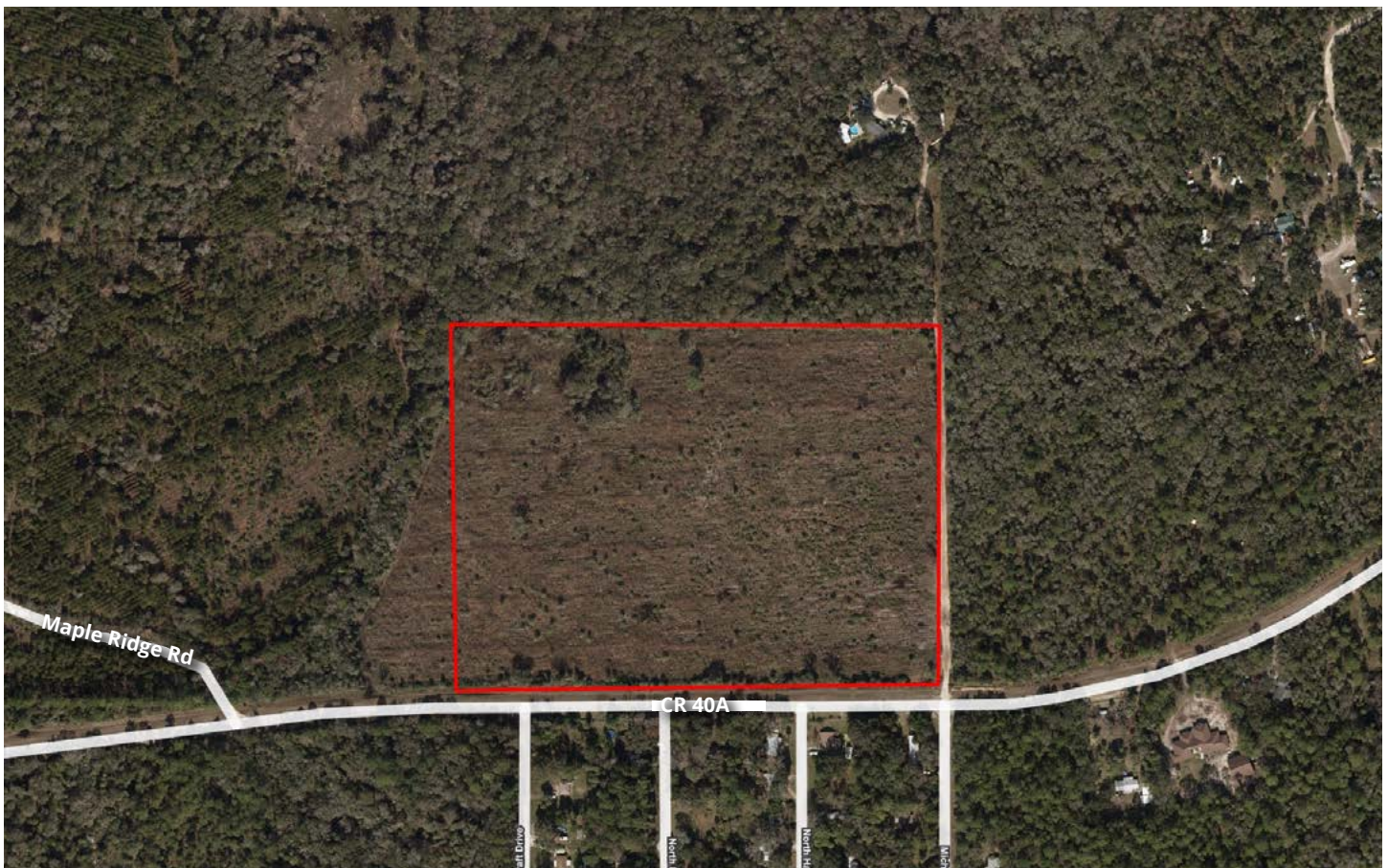
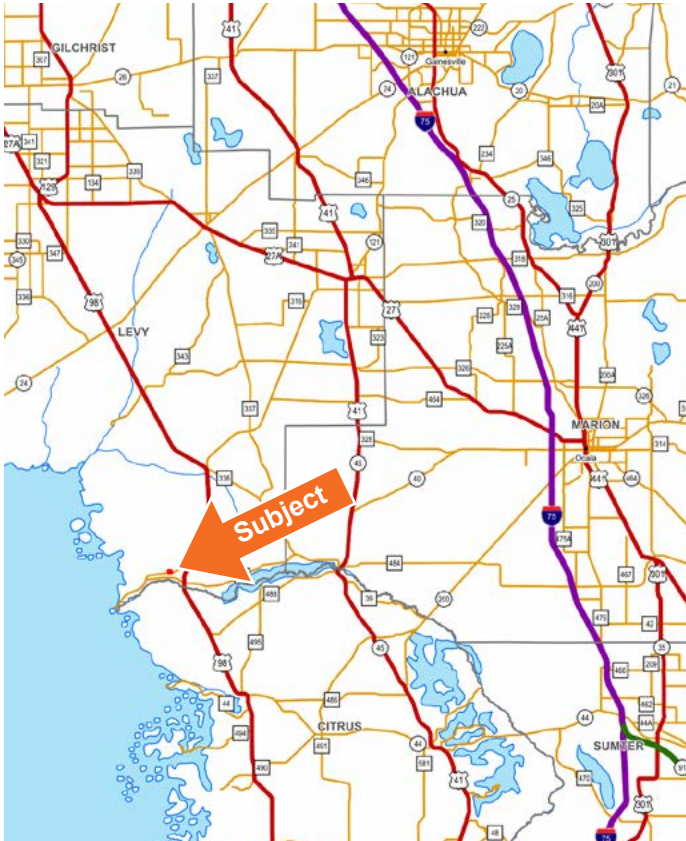
**GPS Location:** 29.042, -82.688

**Driving Directions from the Intersection of US 19/98 & SR 40 (Inglis Traffic Light):**

- Head west on SR 40/Follow That Dream Parkway for 1.2 miles.
- Turn right (north) on Hawthorne Drive and continue for 0.4 miles to SR 40A.
- Tract is on north side of SR 40A directly ahead of you.

**Showing Instructions:** Contact the listing advisor, Greg Driskell (386.867.2736), to learn more or schedule a showing time.

**Gulf Hammock Wildlife Management Area is less than a mile away!**























114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**28.57 ± Acres • Timberland**

Young planted pines for future income  
Great site for horseback and ATV riding, hunting camp, or homesite

Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Inglis SR

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