

RUTLAND RANCH AND RECREATIONAL TRACT

1153 WINDHAM ROAD

Inverness, FL 34450

PRESENTED BY:

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**SALE PRICE****\$989,340****OFFERING SUMMARY**

ACREAGE:	132 Acres
PRICE / ACRE:	\$7,495
CITY:	Inverness
COUNTY:	Citrus
PROPERTY TYPE:	Land: Ranch

PROPERTY OVERVIEW

Rutland Ranch and Recreational Tract is 132 ± acres located near the Citrus/Sumter County line. This parcel sits just west of the Withlacoochee River. This tract is made up of a near-perfect mix from a habitat standpoint. This property is very easy on the eyes and consists of granddaddy live oak hammocks, cypress ponds, and roughly 45 ± acres of improved pasture. Oaks, pines, magnolias, cedars, and hickory trees are scattered throughout the pasture and other areas. Large oak hammocks run the perimeter of a 35 ± acre cypress swamp, giving the outdoorsman plenty of excellent places to catch game coming and going from adjoining conservation land.

This property is part of a larger family ranch and has not been offered up for sale since the 1950's. The remainder of this private ranch adjoins the subject property on the northern and western boundaries. However, the subject touches SWFWMD holdings on its southern and eastern boundaries.

If you are looking for privacy and seclusion, look no further. This property is ideal for an individual that to enjoys hunting, ranching, and natural Florida beauty.



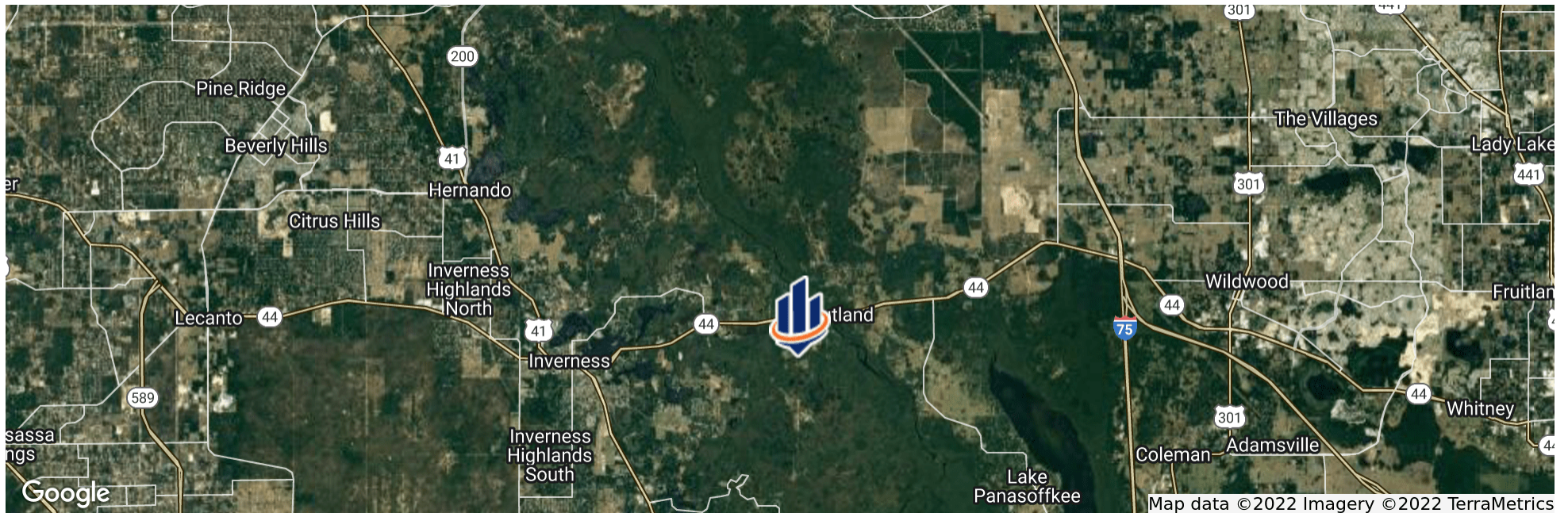
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> Hunting & Recreation Properties Ranch
UPLANDS / WETLANDS:	Uplands: 75 acres Wetlands: 57 acres
TAXES & TAX YEAR:	2021- \$197.44
ZONING / FLU:	Low Intensity Coastal Lakes
WATER SOURCE & UTILITIES:	Power nearby
GRASS TYPES:	Bahia types and native grasses
POTENTIAL RECREATIONAL / ALT USES:	Hunting and recreational activities
PLATS OR ENGINEERING INFORMATION:	copy of survey and title work available
GAME POPULATIONS INFORMATION:	Hogs, Deer, and Turkey. Touches SWFWMD holdings on two sides.

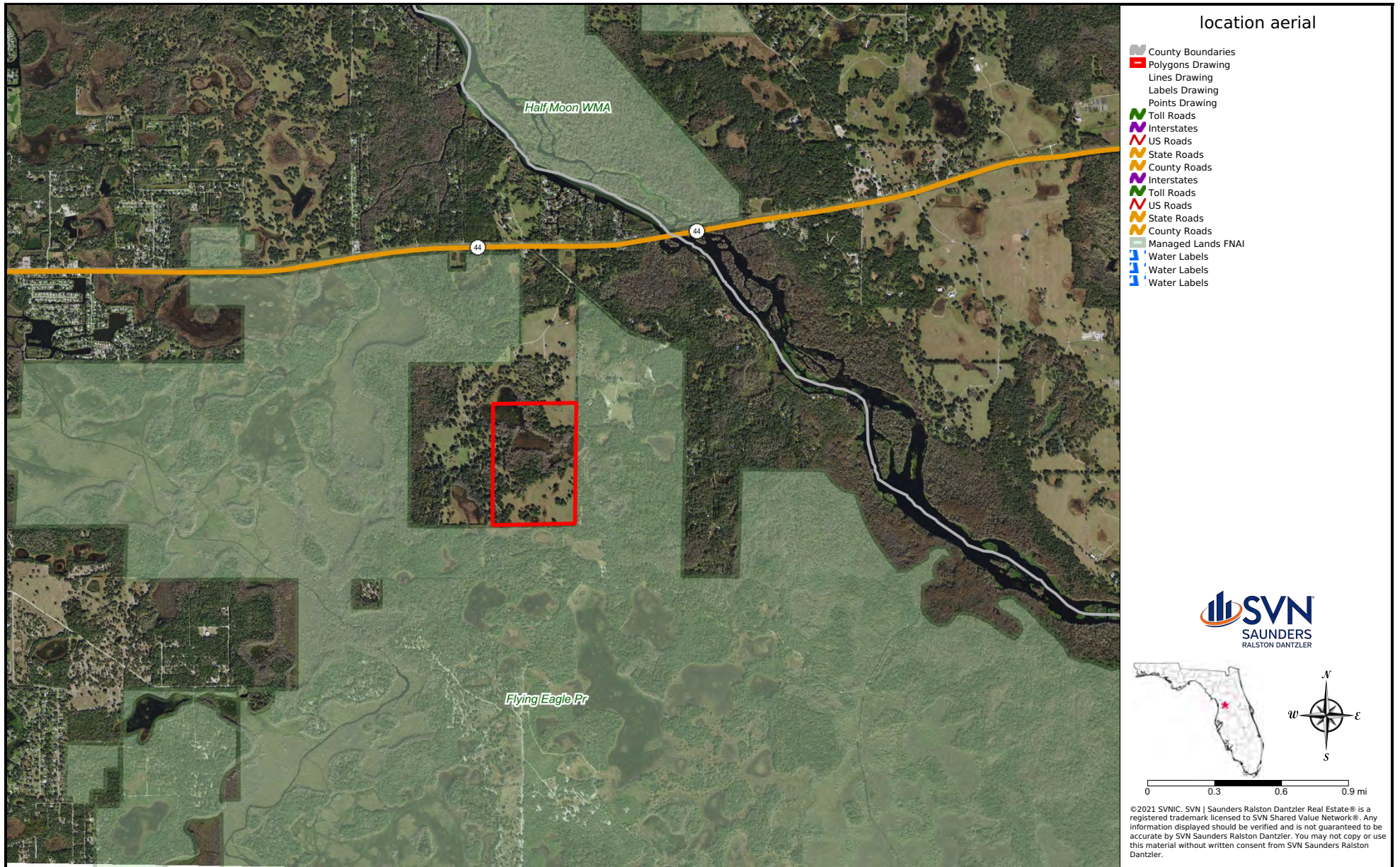


LOCATION & DRIVING DIRECTIONS

PARCEL:	21E19S08 32000 00C0
GPS:	28.834341, -82.2310157
DRIVING DIRECTIONS:	Contact Listing agent for directions.
SHOWING INSTRUCTIONS:	Please contact Zeb griffin [352] 630 7547















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