



# LECANTO 166 RESIDENTIAL DEVELOPMENT

2448 S LECANTO HWY  
LECANTO, FL 34461

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# Property Overview



Sale Price **\$5,000,000**

## OFFERING SUMMARY

Acreage: 166.4 Acres  
Price / Acre: \$30,048  
City: Lecanto  
County: Citrus  
Property Type: Residential Development

## PROPERTY OVERVIEW

From an understated entrance on South Lecanto Highway, the paved driveway winds through moss-draped live oaks and longleaf pines leading to beautiful rolling pastures on this hidden gem. Located in unincorporated Citrus County, this property would make a wonderful large estate. It also contains a modern 3,847 SF residence that could be used for a clubhouse or property manager's residence for a larger development.

The Citrus County Government Center, Lecanto High School, Lecanto Middle School, and Lecanto Primary School all adjoin the tract on the south side, with the Withlacoochee State Forest bordering on the west. The Property is mainly pasture, being used for cattle and hay production, and has an agricultural exemption.

Water & Sewer are adjacent to the property, which contains less than an acre of wetlands. The property has 1,336 ± FT of mostly wooded frontage on South Lecanto Hwy, a four-lane road with a middle turn lane, offering access from both directions. There are two additional entrances from West King B St from the north.

The Zoning and Land Use are LDR, LDR MH, and PSO. The 155 acres of LDR allow up to 6 residential units to the acre with a P.U.D. The 12 acres of PSO allow for Single Family, Houses of Worship, Professional Business Office, Clinic, Strip Center, Pharmacy, Specialty Food Store, and Small Grocery Store. PSO also allows up to 10 multi-

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Ranch</li><li>• Residential Development</li><li>• Transitional</li></ul>
Uplands / Wetlands:	100% Uplands
Soil Types:	Kendrick; Candler; Lake Fine Sand
Taxes & Tax Year:	\$3562 for 2021
Zoning / FLU:	Low Density Residential, LDR w/ Mobile Homes, Professional/Service/Office
Water Source & Utilities:	Public Water & Sewer provided by Citrus County are adjacent to the property
Road Frontage:	1320 ± feet along Lecanto Hwy
Nearest Point of Interest:	Crystal River, Inverness, Withlacoochee River, Gulf of Mexico, and Homosassa Springs are all just a few minutes away
Fencing:	Fenced and cross-fenced for cattle
Current Use:	Residential [rental], cattle grazing, and hay production
Land Cover:	Pasture, mixed oak/pine hammocks
Structures & Year Built:	3847 Sq Ft Home [incl. garage & porches] built in 1963
Utilities & Water Source:	Public Water & Sewer provided by Citrus County are adjacent to the property

### Permitted Lots:

The Zoning and Land Use are LDR, LDR MH and PSO. The 155 acres of LDR allow up to 6 residential units to the acre with a P.U.D. The 12 acres of PSO allow Single Family, Houses of Worship, Professional Business Office, Clinic, Strip Center, Pharmacy, Specialty Food Store, Small Grocery Store. PSO also allows up to 10 multi-family residential units.

# Location



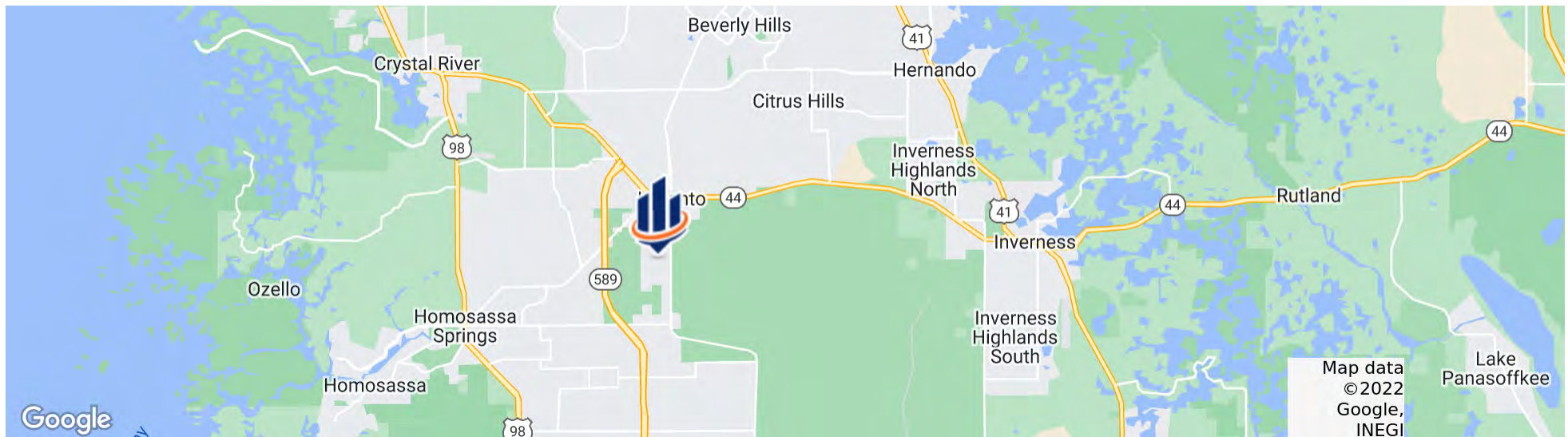
## LOCATION & DRIVING DIRECTIONS

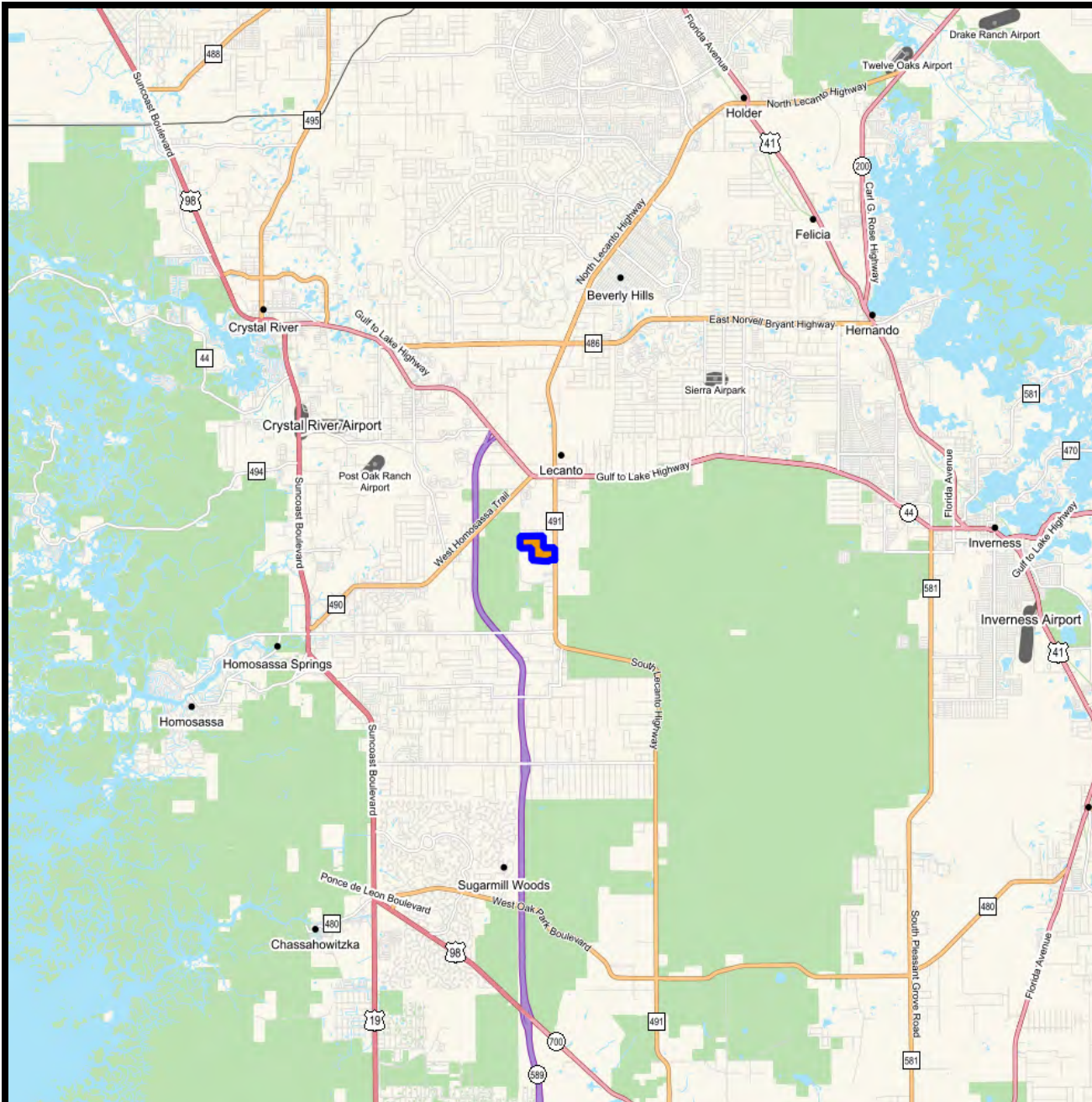
Parcel: 18E19S16 13000; 18E19S16 41000

GPS: 28.828101, -82.491998

Driving Directions: From SR 44 and Lecanto Hwy [491] intersection; Go south on Lecanto Hwy 1.5 miles; Tract is on the west side of the highway; Main driveway 2/10 ± mile further

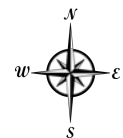
Showing Instructions: Contact Listing Agents



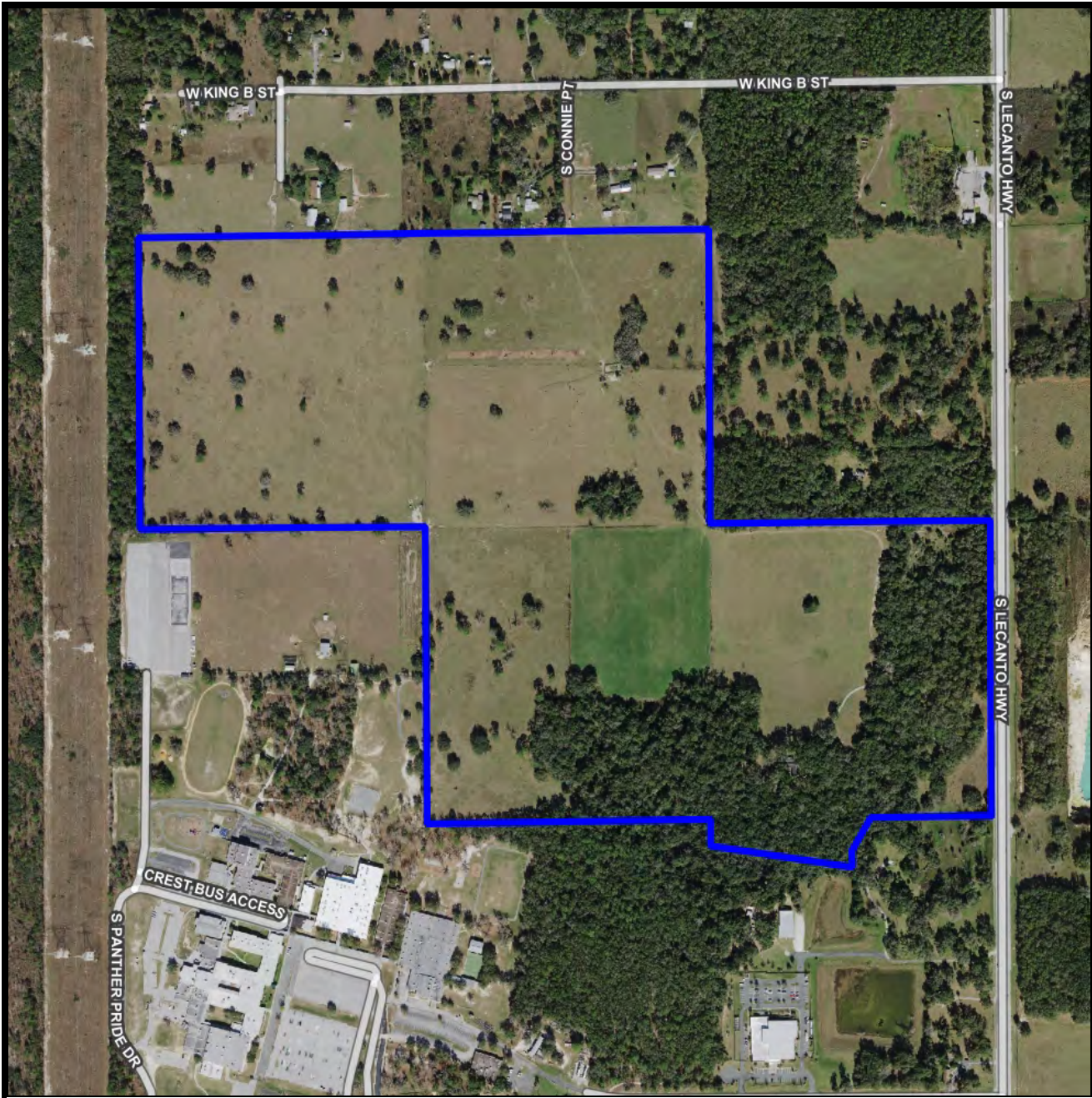


## Vicinity

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing

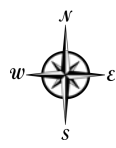


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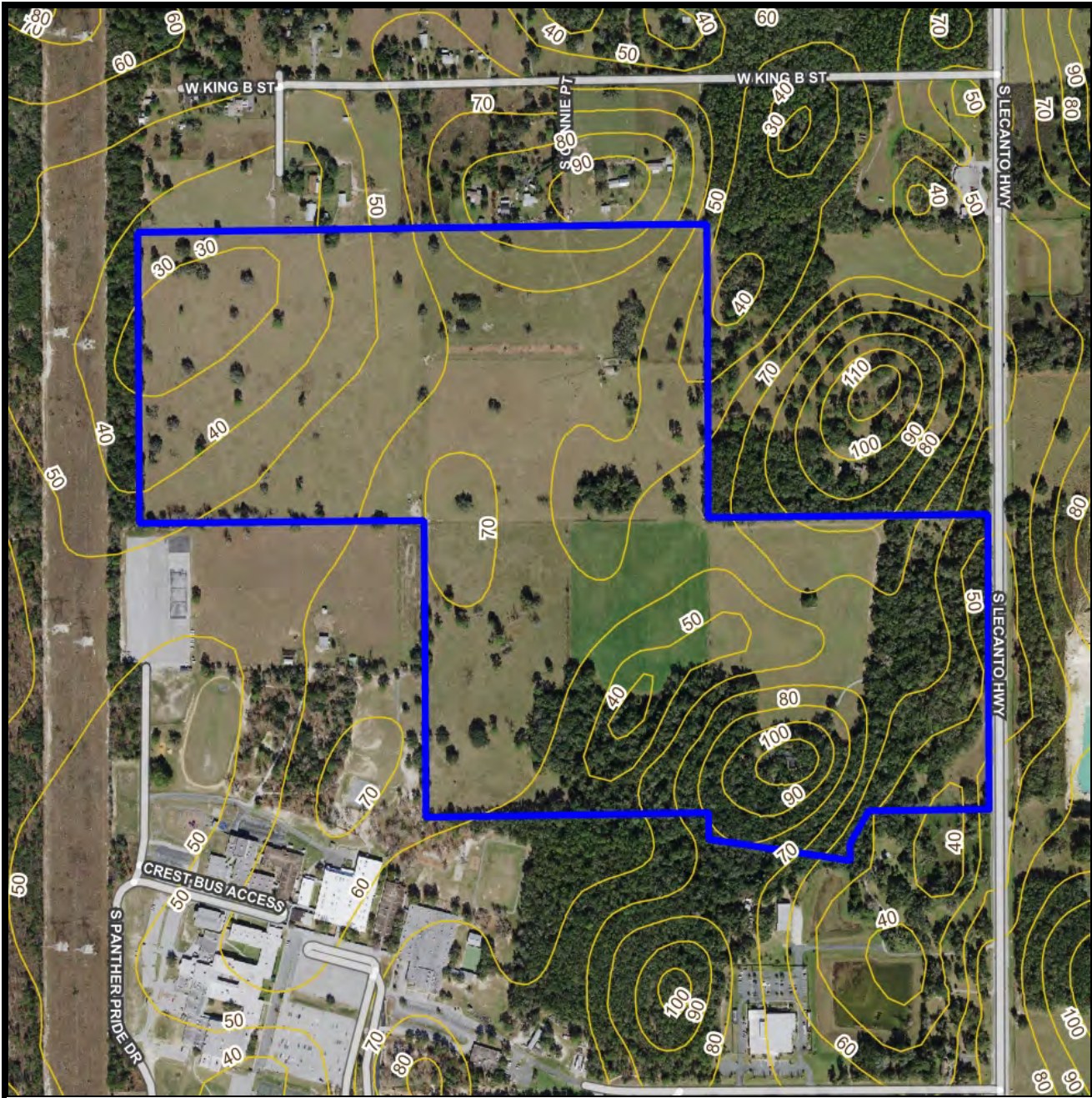


# Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- ▭ Streets MapWise

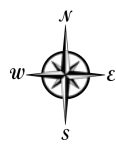


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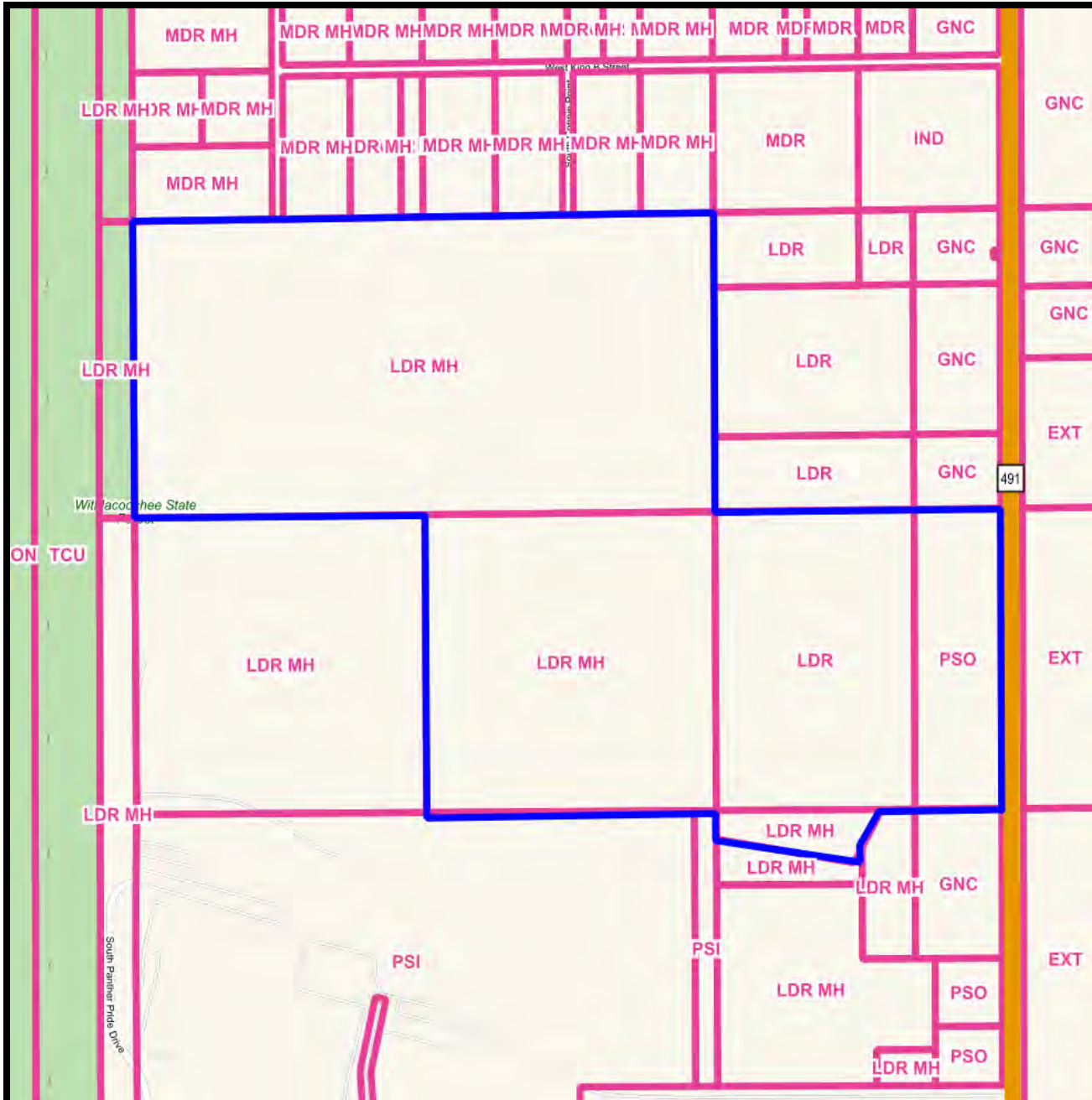


### Contour and Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Five Foot Contours
- Five Foot Contours2
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

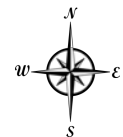


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## Zoning

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Zoning Outlines
- Zoning Outlines
- Zoning Outlines



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# Additional Photos



# Additional Photos





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229.299.8600

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Lakeland, Florida 33801  
386.385.7304

356 NW Lake City Ave  
Lake City, Florida 32055  
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