

# D SANCTUARY AT KINGS BAY

10825 W FORT ISLAND TRL  
CRYSTAL RIVER, FL 34429

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# PETE'S PIER

CRACKER'S  
BAR & GRILL



CHARLIE'S  
FISH HOUSE



THE CRAB  
PLANT



HUNTER SPRINGS  
PARK



THREE SISTERS  
SPRINGS



KINGS BAY





# Property Overview



**Sale Price** **\$4,500,000**

## OFFERING SUMMARY

**Acreage:** **107.6 Acres**  
**Price / Acre:** \$41,822  
**City:** Crystal River  
**County:** Citrus  
**Property Type:** Land: Waterfront  
**Video:** [View Here](#)

## PROPERTY OVERVIEW

D Sanctuary is 107 ± acres of pristine land with three freshwater creeks providing deep water access to Crystal River's Kings Bay, the Gulf of Mexico, and surrounding springs. It is an ideal location for a very private waterfront family compound and/or recreational piece of property. The various creeks are roughly 85+/- feet wide and can provide good navigable access for even a large twin engine boat. By vehicle or boat one can easily access the surrounding Crystal River attractions from the subject property. Some of which include Pete's Pier, Kings Bay, Three Sisters Spring, and many other Gulf Coast destinations. Fishing, scalloping, waterfowl hunting, and many other boating activities can easily be had right off the shoreline of D Sanctuary. While back in the upland portion of the property a sportsman still has the option to hop in a stand and deer hunt or chase Osceola's in the spring. An extremely well-maintained lime rock road provides access from Roy Thomas Road along the shoreline and into the upland areas. Whitetail deer, wild hogs, manatees, Osceola turkeys, otters, alligators, ducks, call this piece of ground home. Redfish, trout, snook, and many other fish species are plentiful along the shorelines of the property. There are roughly 15 ± acres of uplands from the subject property. Power, water, and sewer are provided to the property. Land use and zoning allow for up to four homes. Road frontage includes 2,230 ± feet along Fort Island Trail and 1,870 ± feet along Roy Thomas Road. Crystal River Airport is roughly 3.7 miles away from the property.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Waterfront

Uplands / Wetlands:

uplands- 9% wetlands 81%

Taxes & Tax Year:

2023- \$3,271.47

Zoning / FLU:

CL- Zoning FLU- Low Intensity Coastal

Water Source & Utilities:

Water, Sewer, & Power

Road Frontage:

2,230 ± feet on Fort Island Trail

# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 17E18S2941000 &  
17E18S2913000

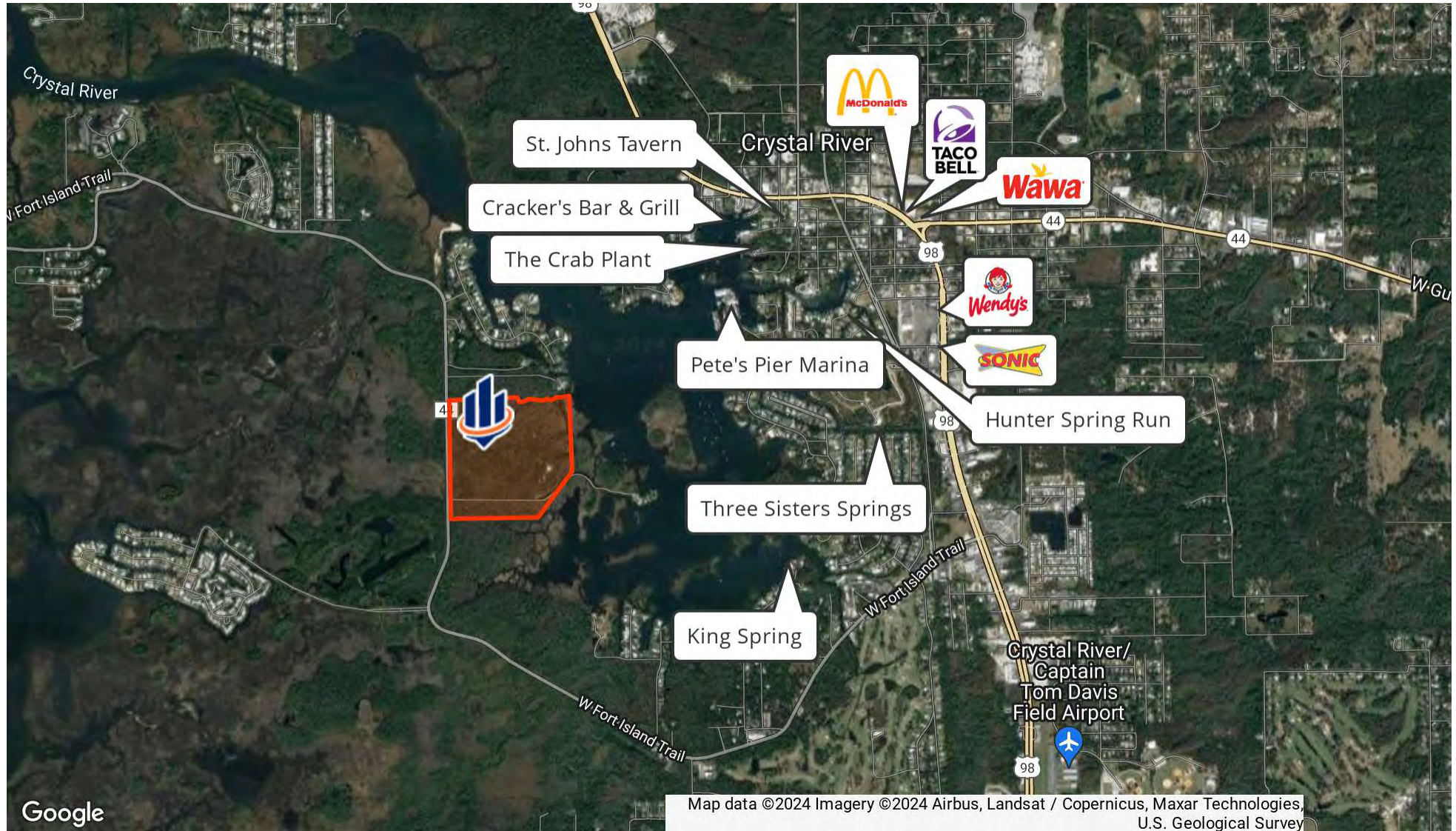
GPS: 28.886614, -82.6112179

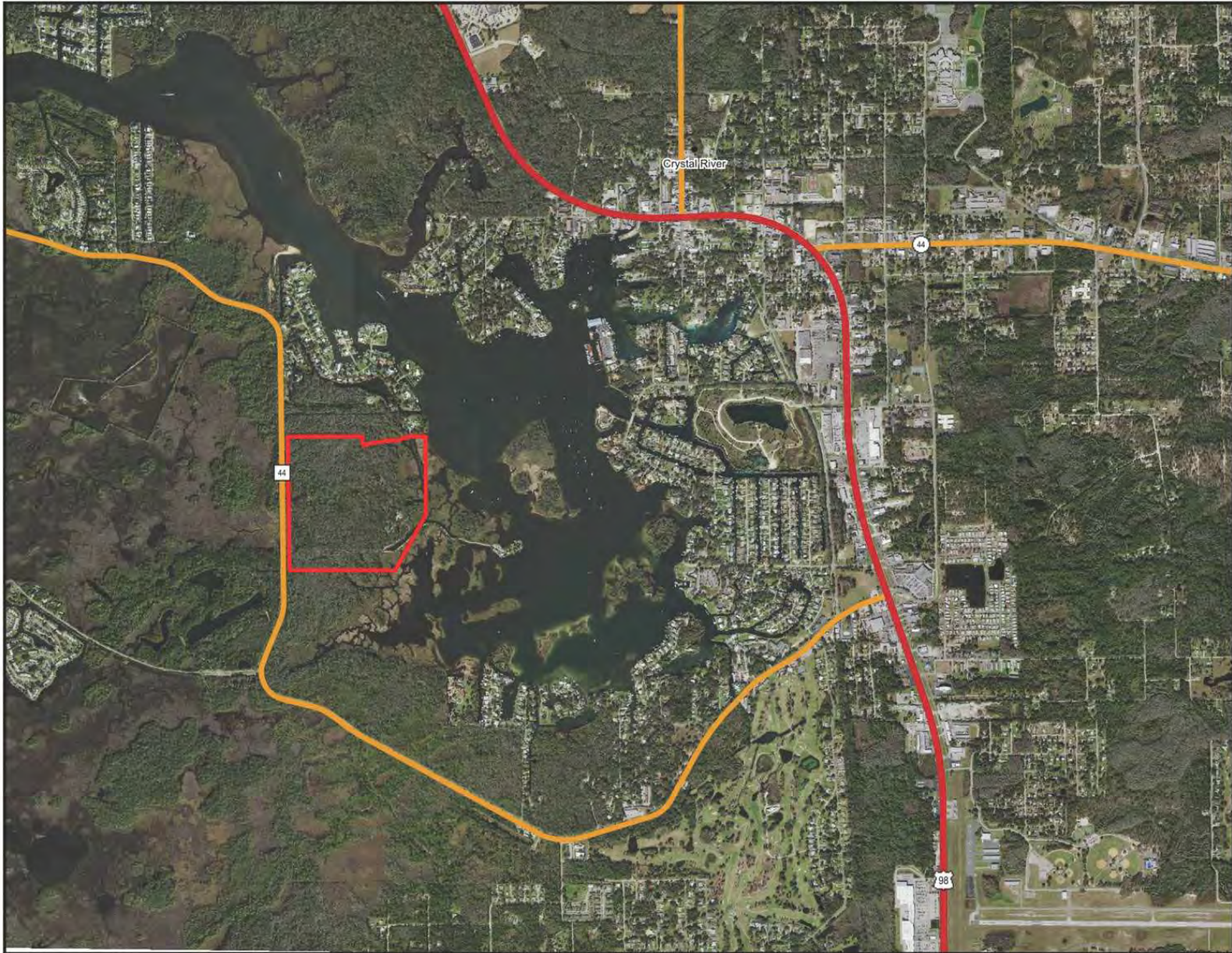
Driving Directions:

Showing Instructions: Contact Zeb Griffin [352]  
630 7547



# Retailer Map





- County Boundaries
- 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



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# Wildlife Photos







# Multiple Creeks On The Property Are Roughly 85 +/- FT Wide



# Additional Photos



# Neighboring Destinations





# Neighboring Destinations





**ZEB GRIFFIN, ALC**

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**PROFESSIONAL BACKGROUND**

Zeb Griffin is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Zeb believes that to best serve our clients, we must first comprehensively understand the land and all operations that take place on it.

Growing up, Zeb was actively involved in his family's cow/calf operation on leased and family land in both Lake and Sumter Counties. He holds a Bachelor of Science degree in Diversified Agriculture with a minor in Ag Business from Abraham Baldwin Agricultural College (ABAC). During his years at college, Zeb worked at a hay and cattle operation and a chemical and fertilizer company in South Georgia. At ABAC, he was very active and held leadership positions in Alpha Gamma Rho professional agricultural fraternity and regularly attended the Collegiate Cattleman's Association. Zeb also did summer internships on commercial and purebred cattle operations back home in Florida during his summers in college.

In his time at SVN | Saunders Ralston Dantzler Real Estate, Zeb has successfully transacted thousands of acres. The bulk of that acreage has been hunting, agricultural, and ranch land with roughly half of which being encumbered by various types of conservation easements. Many of these transactions also included cattle and equipment. Zeb understands that each parcel is unique and enjoys working through challenges to ultimately accomplish his clients' goals. Zeb has advised and walked private landowners through access issues, outstanding mineral rights, discrepancies with adjoining landowners, and conservation easements in order to accomplish their objectives.

On the contrary, Zeb has also represented governmental entities on land dealings as well. Zeb has done numerous deals for SWFWMD (Southwest Florida Water Management District) All of the transactions involved placing surplus district held parcels back in the hands of private individuals. All of these transactions had conservation easements recorded simultaneously with the closing of the property. These transactions have many moving parts and unique timelines. Zeb has successfully been able to bridge the gap between the private and public sector to be able to get these deals done.



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