

Levy County Islands

1 Tide Over Is, Yankeetown, Florida 34498

Mike Lansdell, ALC
912-409-0925
mikel@saundersrealestate.com

Jeremiah Thompson, ALC
352-255-3670
jt@saundersrealestate.com

Greg Driskell, ALC
386-867-2736
greg@saundersrealestate.com



PROPERTY OVERVIEW



Offering Summary

Sale Price:	Contact for Pricing
Acreage:	84 Acres
City:	Yankeetown
County:	Levy
Property Type:	Hunting and Recreational Land, Acreage and Estates, Waterfront
Video:	View Here

Property Overview

The Levy County Islands and Homesite feature 84 ± waterfront acres on the Withlacoochee River and the Gulf of Mexico along Florida's Nature Coast. This beautiful piece of old Florida contains a boat ramp, acres of live oak hammocks, an open floor plan home, and quick access to some of the best saltwater flats fishing in the country while still within easy driving distance of Crystal River, Gainesville, and Ocala.

The property is located on Follow That Dream Parkway and is right next to one of the places where the movie 'Follow That Dream' starring Elvis Presley was filmed. Don't miss your opportunity to own an old Florida private island getaway. Contact a listing agent today!

SPECIFICATIONS & FEATURES



Specifications & Features

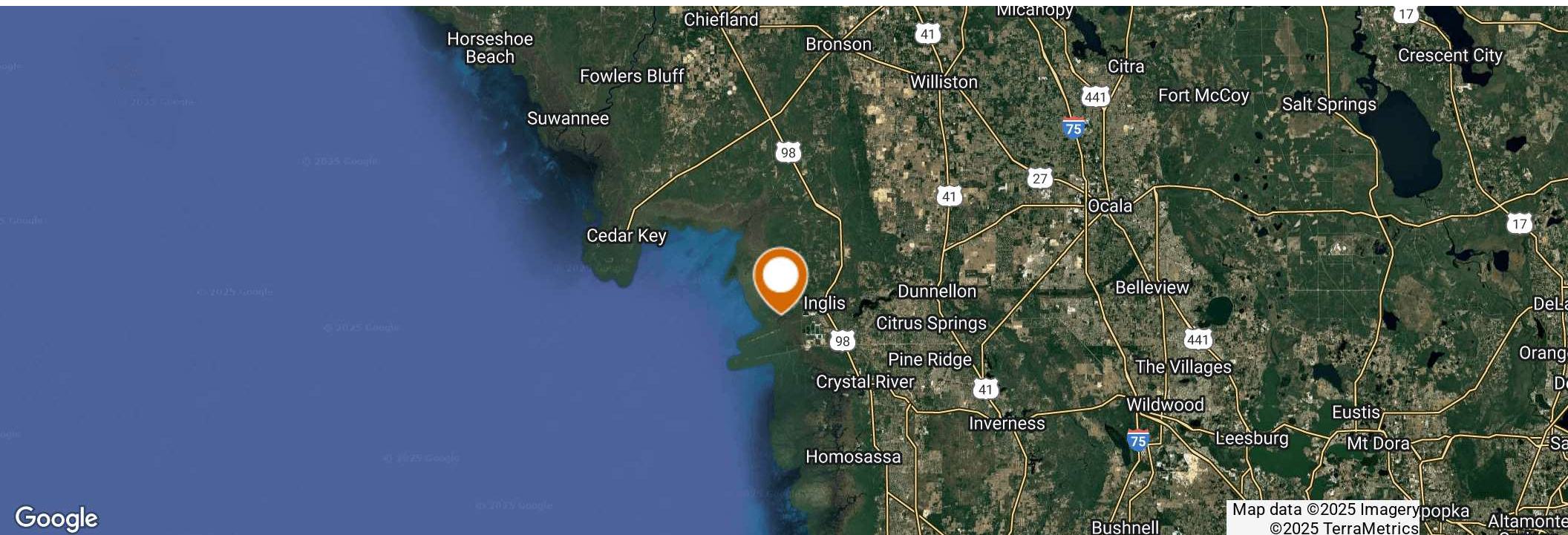
Uplands / Wetlands:	3% Uplands (30% Normally Dry)
Soil Types:	Waccasassa-Demory and Gator-Terra Ceia in the forested portions
Taxes & Tax Year:	\$7597 for 2022
Zoning / FLU:	RES (Residential Environmentally Sensitive) 1 d.u. per 10 gross acres
Lake Frontage / Water Features:	Bird Creek, Withlacoochee River, Gulf of Mexico
Water Source & Utilities:	Private wells (7 on property), Electric installed
Road Frontage:	4/10 mile along both sides of Hwy 40 W (Follow That Dream Parkway)
Nearest Point of Interest:	Gulf of Mexico, Withlacoochee River, Waccasassa Bay, Crystal River, Goethe State Forest
Current Use:	Private Home & Recreation
Potential Recreational / Alt Uses:	Secluded Residence, Weekend Getaway, Bed & Breakfast, Fish Camp
Structures & Year Built:	1886 SF Home Built In 1970 (1598 SF Air-Conditioned) Multiple Aluminum Car Ports or Storage Barns Hunt/Fish Camp Cook Shed

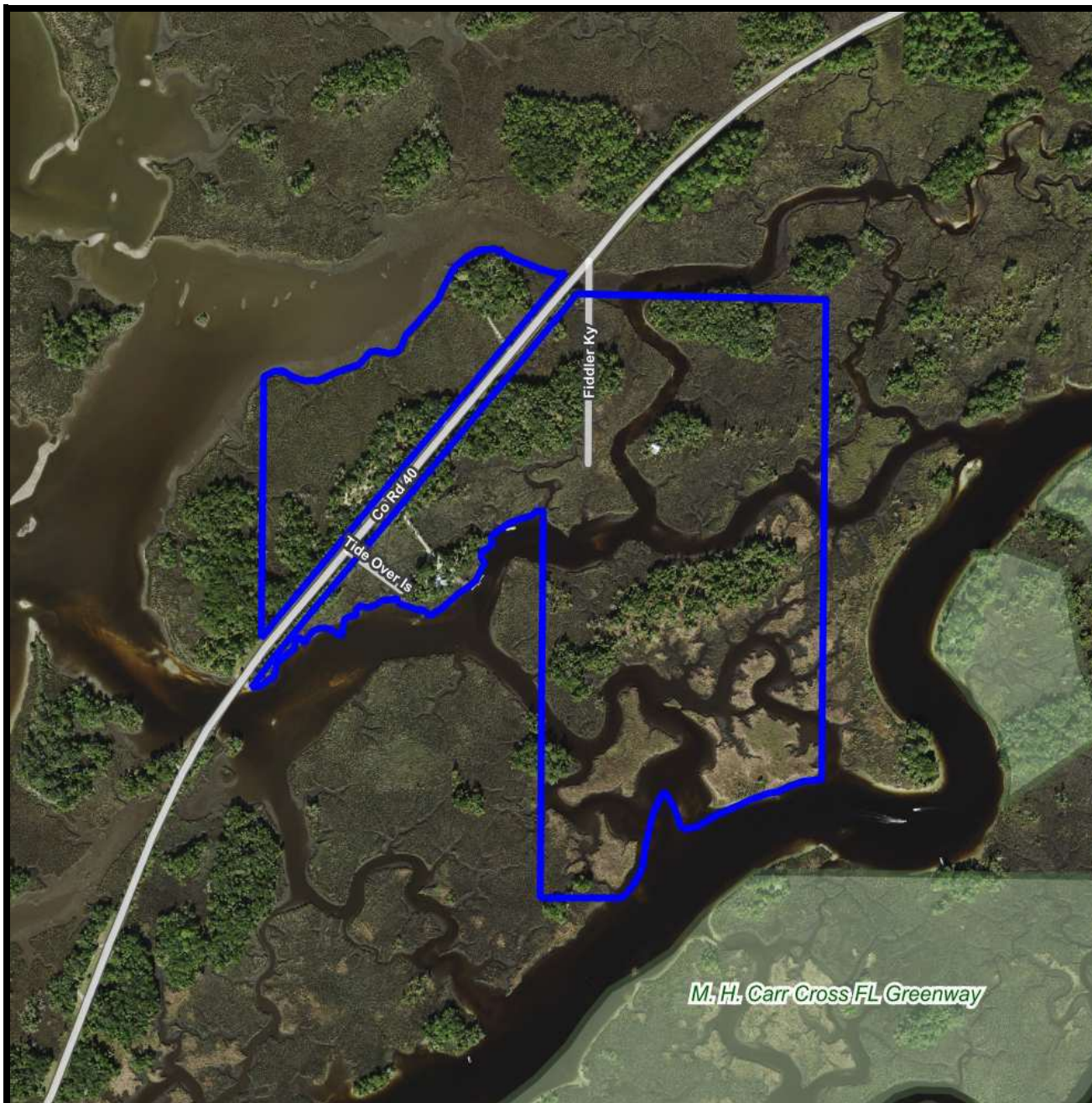
LOCATION



Location & Driving Directions

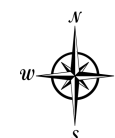
Parcel:	02303-000-00
GPS:	29.0106544, -82.7492319
Driving Directions:	From downtown Inglis at US 19/98 and SR 40; Head west on 40 for 5.4 miles; Property is on both sides of the road
Showing Instructions:	Contact Listing Agents



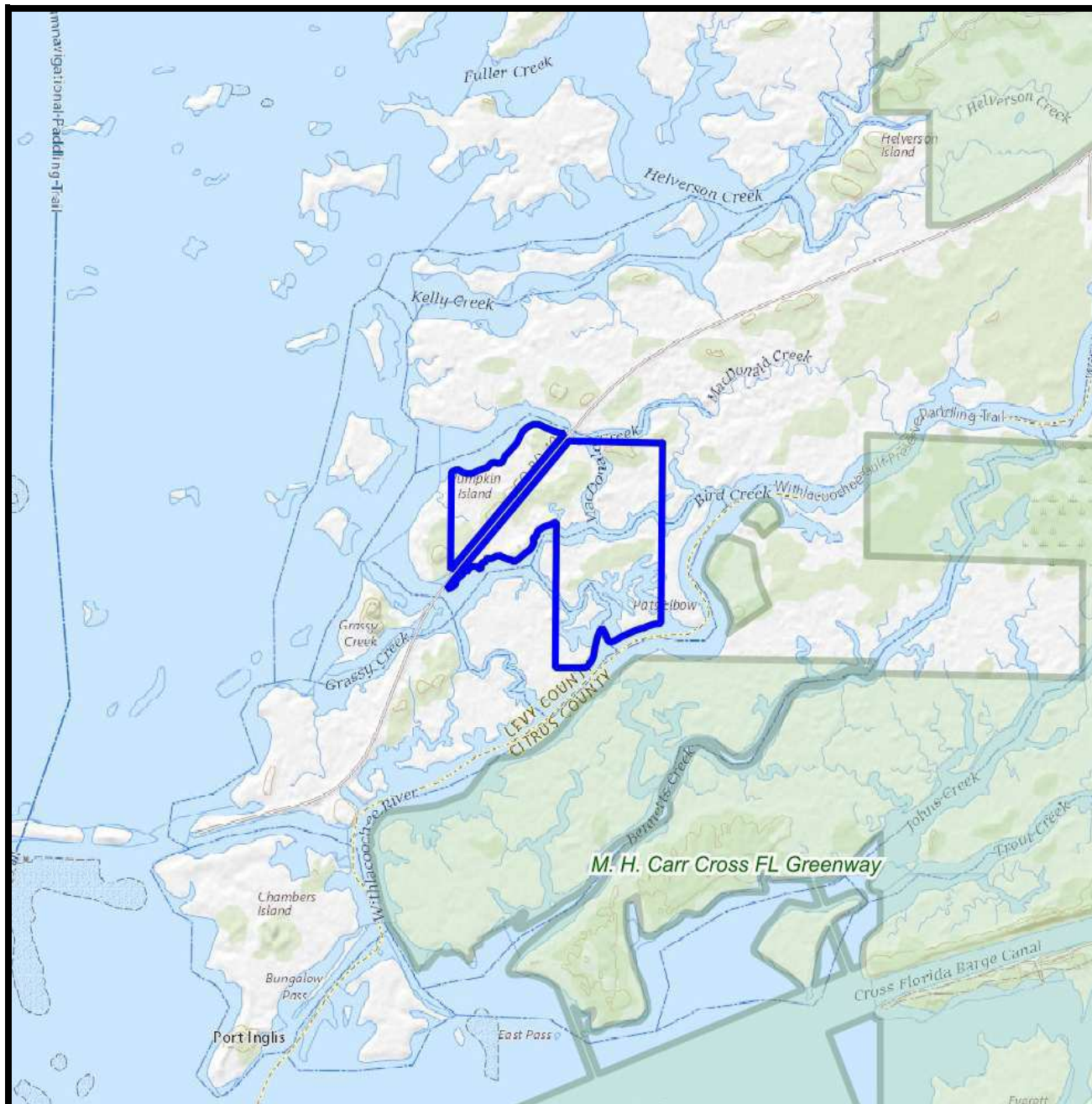


Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI



0 570 1140 1710 ft

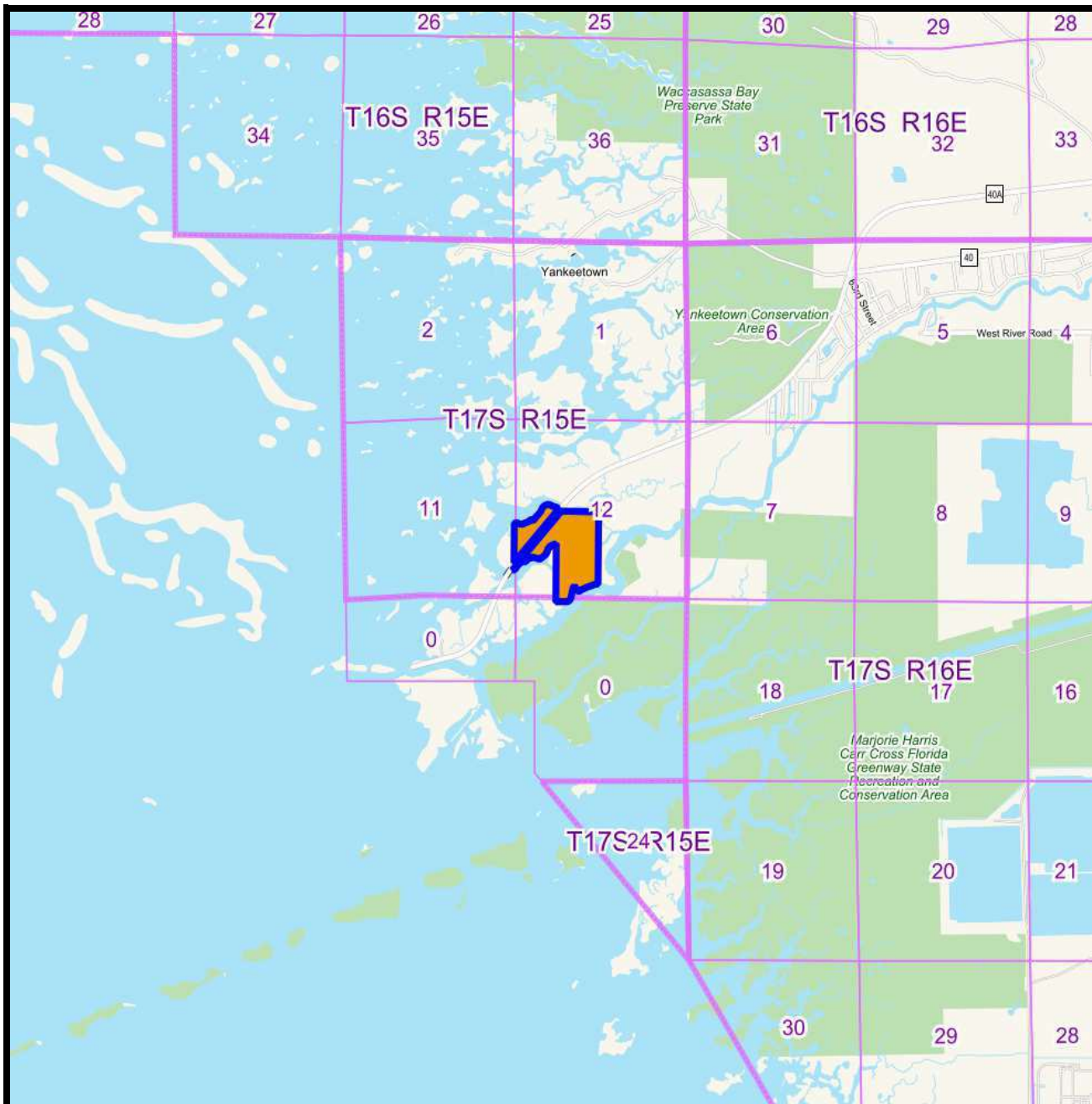


USGS Topo

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Managed Lands FNAI



0 0.2 0.4 0.6 mi



Vicinity

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Township and Range
- Township and Range
- Section Boundaries



0 0.7 1.4 2.1 mi



PHOTOS



PHOTOS



AERIAL PHOTOS







SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



877-518-5263 • info@saundersrealestate.com