



Floral City Recreation & Investment Property

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PROPERTY OVERVIEW



Sale Price

\$3,655,860

Offering Summary

Acreage:	283.4 Acres
Price / Acre:	\$12,900
State:	Florida
City:	Floral City
County:	Citrus
Property Type:	Timberland Acreage and Estates Hunting and Recreational Land

Property Overview

Floral City Recreation & Investment Property is a well-forested upland tract with good road frontage & paved access. The tract features rolling topography and is well stocked with mature pine timber. A residential community of 1 acre lots is located immediately to the south, and current zoning allows 1 unit per 10 acres or mobile homes. Recreational activities are close by, with the Withlacoochee River only 2.5 miles to the east, state bike trail 1.5 miles east, and state forest 5 miles to the west.

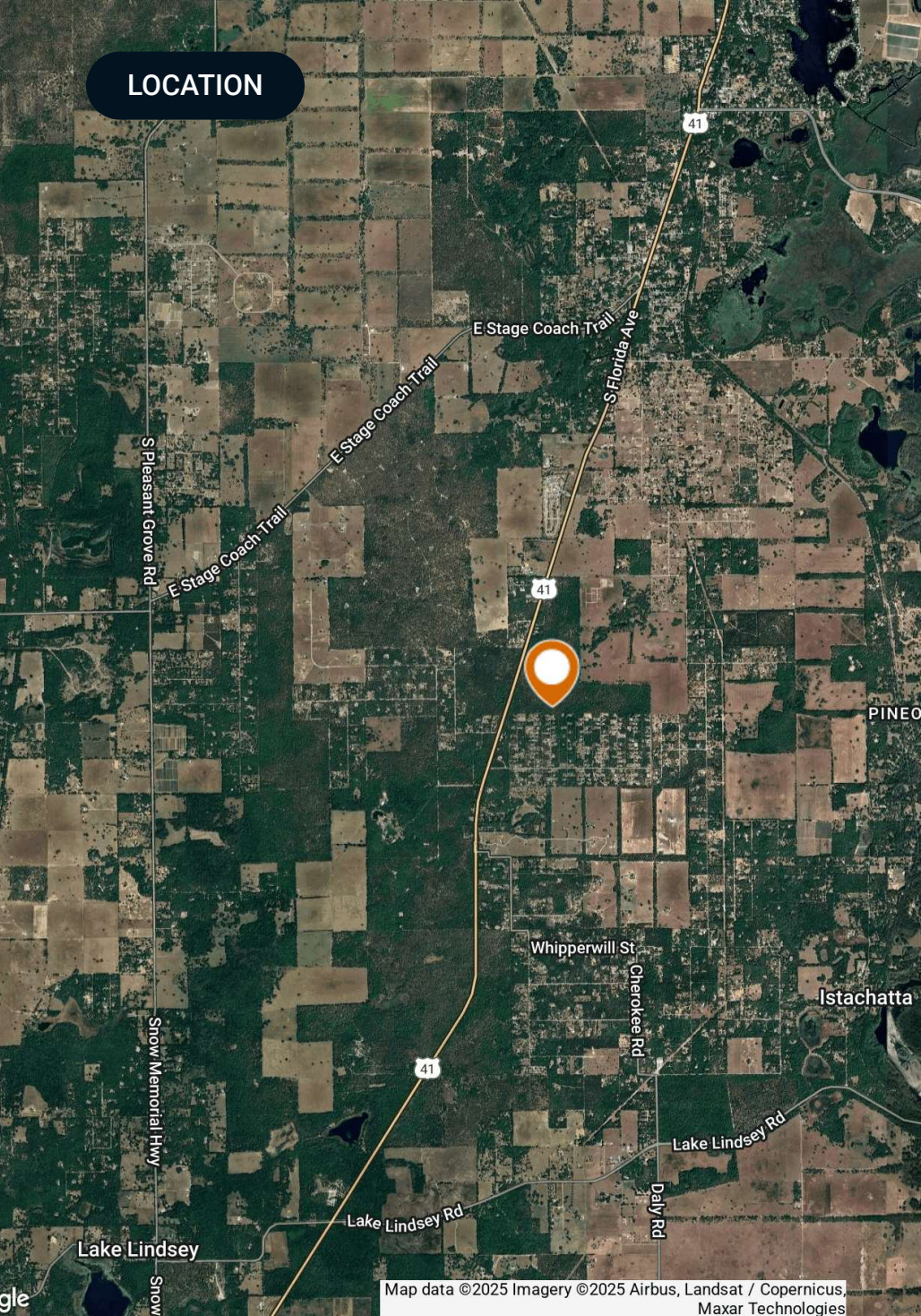
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	100% Uplands
Soil Types:	Predominantly Astatula Fine Sand and Lake Fine Sand
Taxes & Tax Year:	\$630 for 2024
Zoning / FLU:	AGR/AGR Mobile Home
Road Frontage:	3400' on US 41, 1050' on Rooks Rd
Nearest Point of Interest:	Withlacoochee River, Withlacoochee State Trail, and Withlacoochee State Forest
Current Use:	Timberland
Potential Recreational / Alt Uses:	Wildlife viewing, ATV riding, possible gopher & tortoise mitigation area
Game Population Information:	Deer and Osceola wild turkey
Age of Stages of Timber:	Mature natural longleaf pine, sand pine, and mixed oaks

LOCATION



Location & Driving Directions

Parcel: 20E20S33 31000; 20E21S04 12000;
20E21S05 12300

GPS: 28.6929452, -82.3139388

**Driving
Directions:**

- From Brooksville, 9 miles north on US 41
- Tract on right (east).

**Showing
Instructions:**

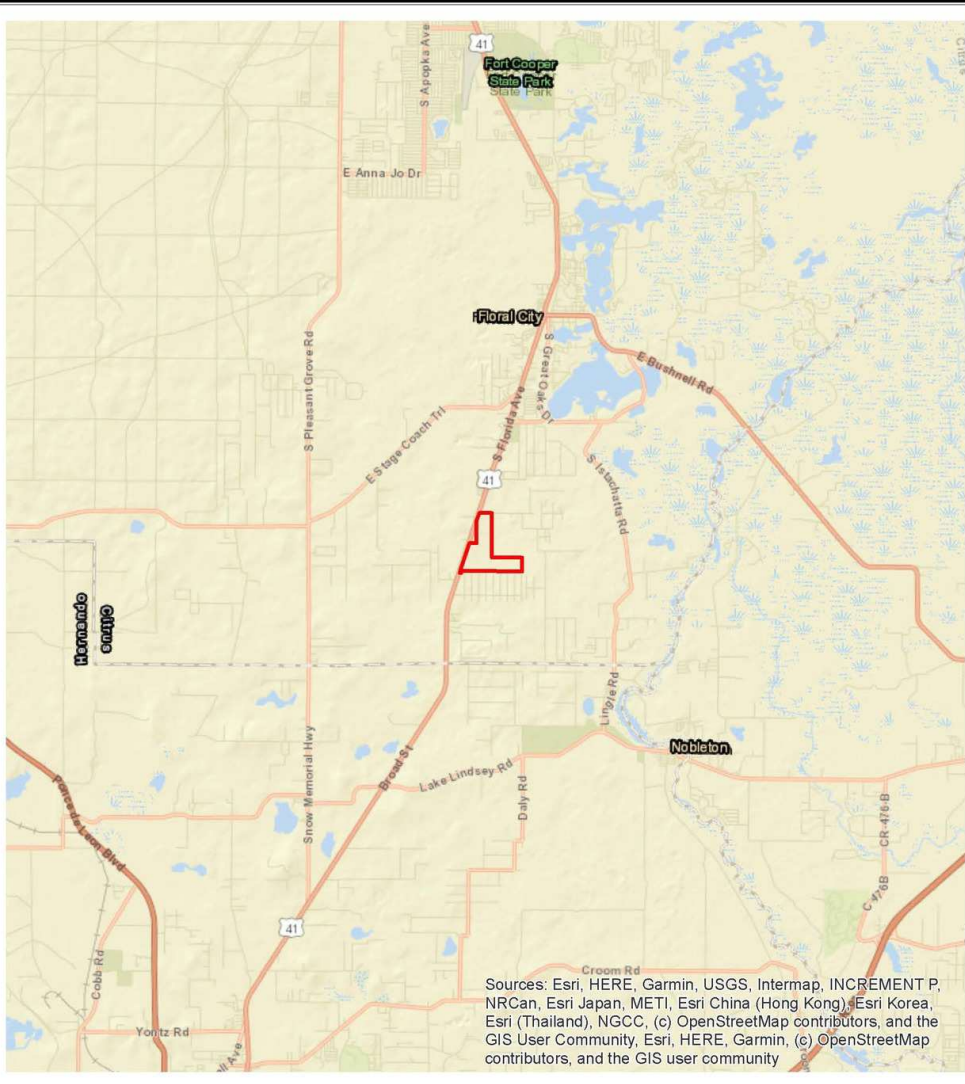
Call listing agents for interior access.
Much can be viewed from US 41 and
Rooks Road.

Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus,
Maxar Technologies

AERIAL MAP

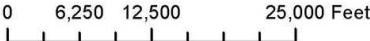
Mark Taylor
Glory Deo Tract
Location Map

Section: 33, 4, 5
Township: 20S, 21S
Range: 20E
Citrus County, Florida



NOTICE:

This map is not a survey. Therefore, any derived acreage numbers on this map or accompanying report are approximate and should only be used for planning and management.



Legend

☐ Glory Deo (283.4 acres)

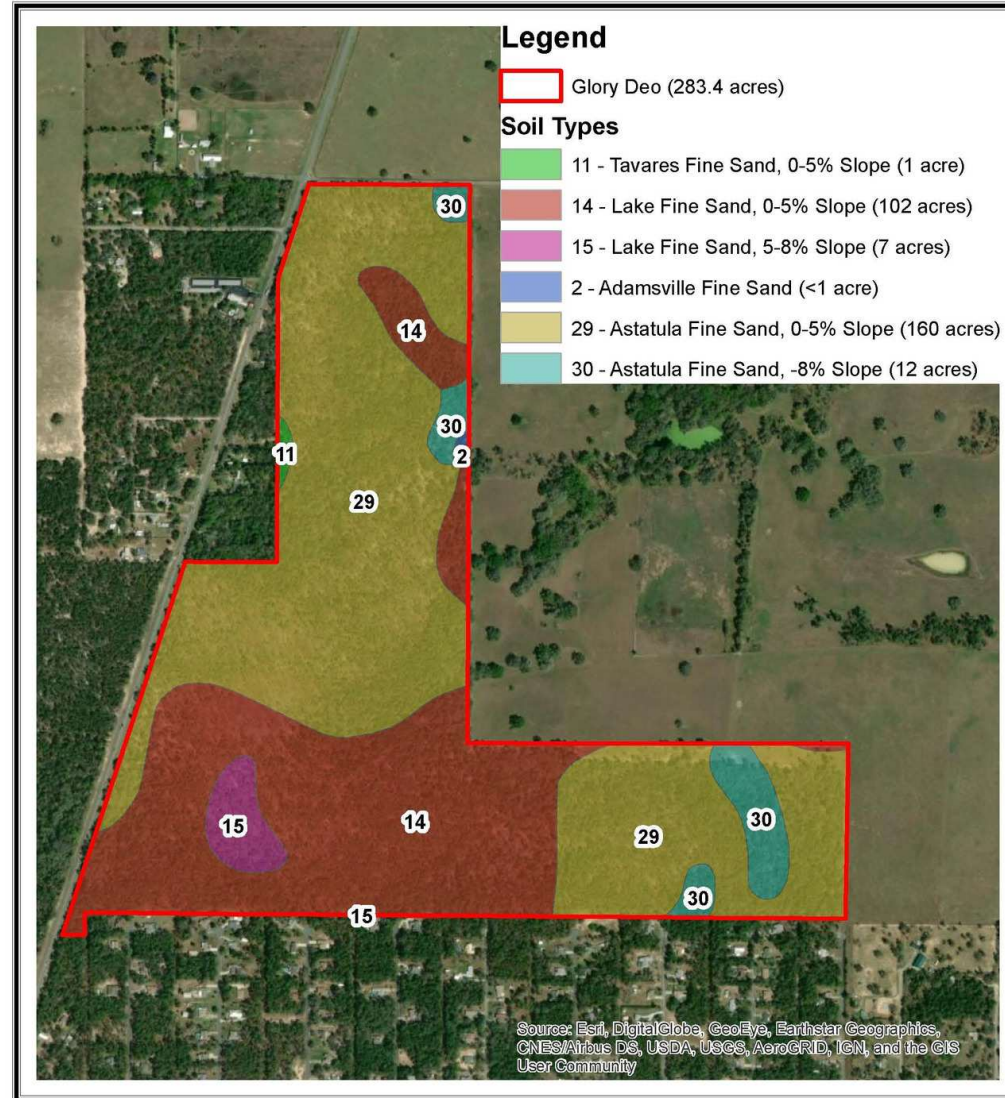


**NATURAL RESOURCE
PLANNING SERVICES, INC.**
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(352) 588-2580

SOILS MAP

Mark Taylor
Glory Deo Tract
Soils Map

Section: 33, 4, 5
Township: 20S, 21S
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0 500 1,000 2,000 Feet

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ADDITIONAL 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.



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