

**FOR
SALE**

CITRUS COUNTY FARM, ACREAGE & HOMESITE

9333 E Bushnell Rd, Floral City, FL 34436



ABOUT THE PROPERTY

SIZE 11.3± acres

PRICE \$265,000

ZONING Low Intensity Coastal & Lakes
(1 du/5ac)

UTILITIES Electric to site; 12" well with John
Deere diesel power unit; ½" well
with electric pump

**ROAD
FRONTAGE** 1200'± on E Busnell Rd / SR 48

PARCEL ID 20E-20S-14-0000-23400-0010

DESCRIPTION

Beautiful property - fully irrigated and ready to grow! Call today! This property was formerly used as a certified organic blueberry farm. Includes a barn with two air conditioned rooms (used for sleeping areas), two bathrooms, and one shower. This property offers many potential uses such as a nursery site, farm, or home site. Current zoning and future land use would allow for two home sites on the property with a density of 1 unit/5 acres.

Features a 12" well and John Deere power unit pump, with 10± acres under irrigation, as well as a ½" well for the barn. Rainbird automated irrigation system in place. Approximately one hour to Tampa, Gainesville, and Orlando, Florida.

**Prefab storage shed does not convey with the sale of the property, but may be negotiated into the purchase price.*

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144

Offering subject to errors, omission, prior sale or withdrawal without notice.



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WETLANDS MAP

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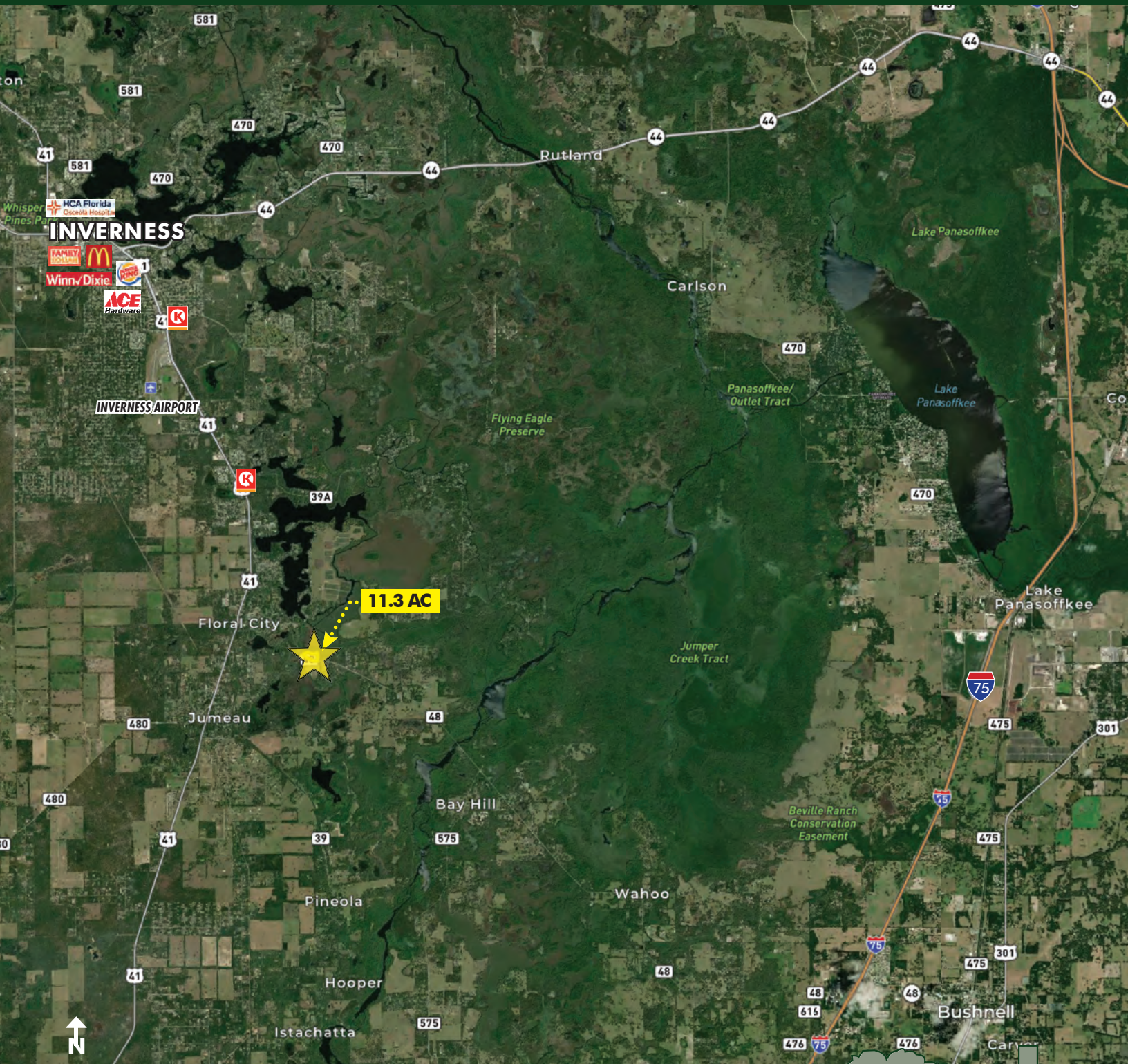
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REGIONAL MAP

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DRIVE TIMES

Inverness: 15 min

The Villages: 30 min

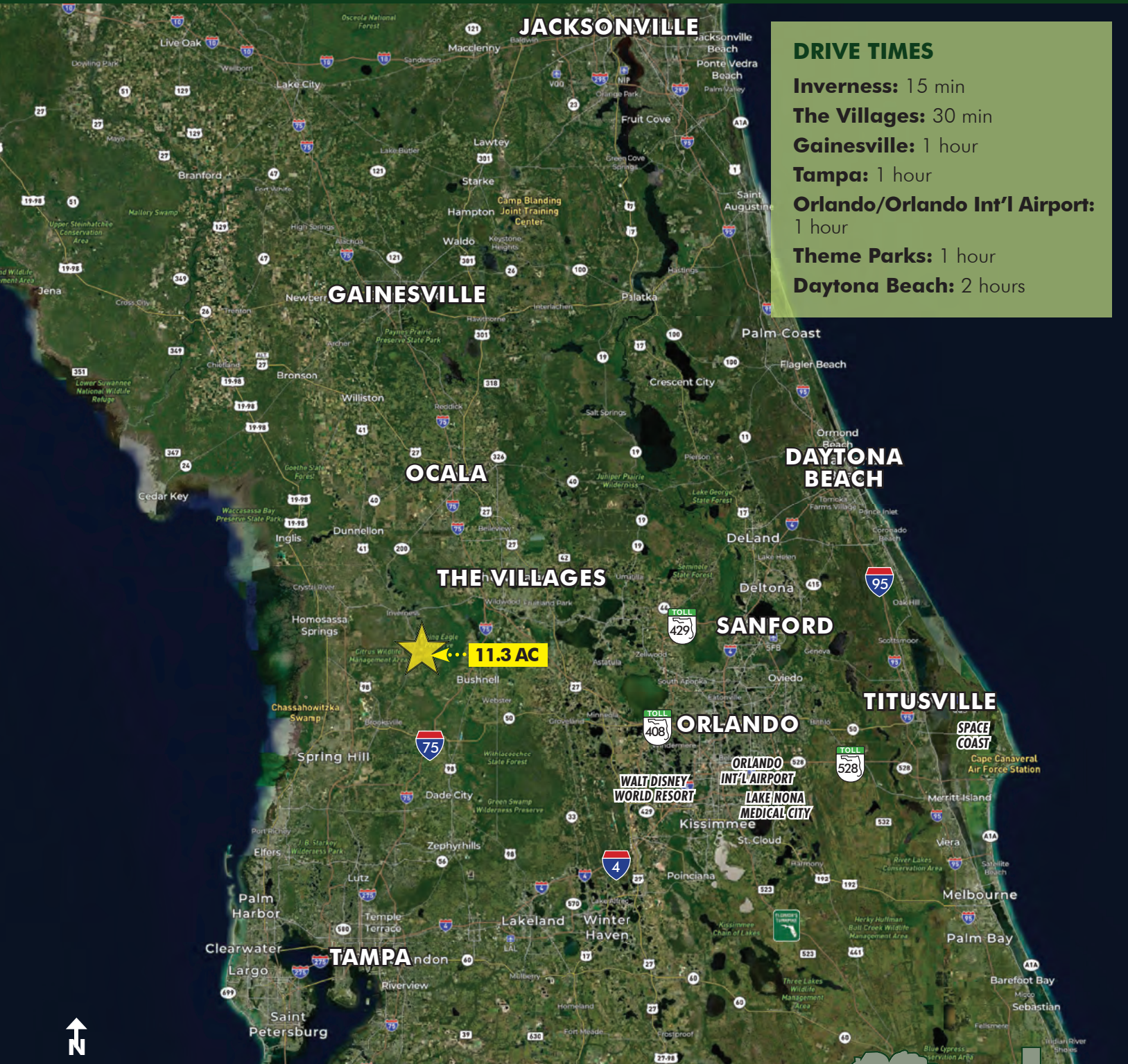
Gainesville: 1 hour

Tampa: 1 hour

Orlando/Orlando Int'l Airport:
1 hour

Theme Parks: 1 hour

Daytona Beach: 2 hours



LOCATION MAP

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