



Sumter County Ag & Commercial

Lake Panasoffkee, FL • Sumter County

Ideal for Hunting, ATVs, Horses, and Cattle!



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This property is located on the north side of SR 44, west of CR 470 between Wildwood and Inverness. It is in unincorporated Sumter County and near the Withlacoochee River and Lake Panasoffkee. The property is partially cleared with scattered Live Oak trees, Cabbage Palms and is ideal for hunting, ATVs, horses, and cattle.

Acreage: 67.64 +/- acres

Sale Price: \$899,999 **Price Reduced**

County: Sumter

Site Address: 4064 W SR 44, Lake Panasoffkee, FL 33538

Road Frontage: 2,573 +/- FT paved road frontage on SR 44

Soil Types: Paisley and Mabel Fine Sands

Land Cover: Partially cleared with scattered Live Oak trees and Cabbage Palms

Uplands/Wetlands: 92% uplands

Zoning/FLU:

- Agriculture 57.72 +/- acres
- Commercial 9.92 +/- acres allows general commercial development and activities with approval from Sumter County

Potential Uses: Hunting, ATVs, horses, cattle

57.72 +/- Acres Agriculture
9.92 +/- Acres Commercial

Ideal for Hunting, ATVs, Horses, Cattle!

**Near Withlacoochee River
and Lake Panasoffkee**

Parcel ID: SWF Parcel No. 191931145

GPS: 28.859113, -82.174534

Driving Directions:

- From Interstate 75, take exit 329 and go west on SR 44 towards Inverness
- Go about 5.5 miles and the property is on the north side of SR 44



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