SUMTER COUNTY AG & COMMERCIAL
LAKE PANASOFFKEE, FL | SUMTER COUNTY

67.64 ± ACRES TOTAL
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

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