

I N V E S T M E N T O P P O R T U N I T Y

**40.49
A C R E S**

Crystal River, Citrus County,
Florida

\$546,615

\$13,500 per acre

Low Density Residential | Holiday Acres Area | Mid-Size Tract Premium

EXECUTIVE SUMMARY

40.49 AC

Total Land Area

\$547K

Asking Price

**\$13,500/
AC**

Price Per Acre

LDR

Zoning

Investment Highlights

- Ideal mid-size tract in Crystal River market
- LDR zoning allows residential development
- N Jorie Terrace access in Holiday Acres area
- Adjacent to 77.59 AC parcel (available separately)
- Strong Nature Coast buyer demand

PROPERTY OVERVIEW

Address:	1267 N Jorie Ter
City:	Crystal River, FL 34428
County:	Citrus County
Zoning:	LDR (Low Density Res)
Current Use:	Vacant / Non-Ag
Ownership:	Sastray Vatsala
Tax District:	Coastal Rivers Basin

MARKET ANALYSIS

Citrus County Land Values by Parcel Size

20-100 AC

\$11,250/AC

Large parcels

10-20 AC

\$15,000/AC

Mid-size tracts

5-10 AC

\$18,750/AC

Small farms

2-5 AC

\$28,125/AC

Hobby estates

Pricing Rationale

- 40 AC sits between 20-100 AC and 10-20 AC brackets
- Smaller parcels command premium per-acre pricing
- \$13,500/AC reflects mid-point positioning
- Adjacent 77 AC parcel priced at \$11,250/AC
- Combined 118 AC available for package deal

Florida Market Context

FL Farmland Avg:	\$10,403/AC
Citrus Co. Growth:	+47% YoY
Daily Net Migration:	1,000+ people
Land.com Median:	\$12,687/AC
Mid-size Premium:	15-20%

VALUATION ANALYSIS

Valuation Scenarios (40.49 Acres)

County Assessed

\$243K

\$6,000/ac

Large Parcel Rate

\$456K

\$11,250/ac

ASKING PRICE

\$547K

\$13,500/ac

Mid-Size Rate

\$607K

\$15,000/ac

Tax Implications

Current Annual Taxes:

\$3,236

Tax District:

Coastal Rivers Basin

Millage Rate:

14.8298 mills

Classification:

Non-Agricultural

Package Option Available

Adjacent Parcel

77.59 AC

Adjacent Price

\$872,888

Combined Acreage

118.08 AC

Combined Total

\$1,419,503

OWNERSHIP & HISTORY

Current Ownership

Owner: Vatsala Sastry
Type: Individual
Mailing: 12306 Tradition Dr
City: Dade City, FL 33525

Sales History

Feb 2005:	\$1,200,000	<i>Multi-parcel</i>
Jan 2004:	\$275,000	<i>Multi-parcel</i>
Jan 2001:	\$42,500	<i>Warranty deed</i>

Investment Thesis

- Mid-Size Premium: 40 AC parcels attract buyers seeking more than hobby farms but less than large ranches
- Flexibility: Can be purchased standalone or combined with adjacent 77.59 AC for 118+ acre estate
- Location Value: Crystal River area experiencing strong growth from Tampa metro expansion
- Development Ready: LDR zoning allows residential subdivision or private estate development

LOCATION & ACCESS

Distances from Property

Crystal River Downtown **8 mi** 15 min

Three Sisters Springs **10 mi** 18 min

Homosassa Springs **12 mi** 20 min

Inverness **15 mi** 22 min

Tampa **75 mi** 1 hr 20 min

Regional Highlights

- Crystal River Manatee Tours
- Three Sisters Springs
- Kings Bay Water Access
- Withlacoochee State Trail
- Suncoast Parkway Extension
- Strong Retirement Market

Access & Infrastructure

Road access via N Jorie Terrace. Property is in the Holiday Acres area of Crystal River, adjacent to 77.59 AC parcel on W Maryland Rd. Tax district: Coastal Rivers Basin. Electric service available. Well and septic required.

DISCLOSURES

Important Disclosures

1. This presentation is for informational purposes only and does not constitute an offer to sell.
2. All financial projections and valuations are estimates based on publicly available data.
3. Property does not currently have agricultural exemption; buyer should verify tax implications.
4. Prospective buyers should conduct independent due diligence including environmental assessment.
5. Property taxes and assessed values are subject to change upon transfer of ownership.
6. Zoning and development potential should be verified with Citrus County planning department.

Data Sources

Citrus County Property Appraiser | Prime Land Buyers | Saunders Real Estate | Land.com