

INVESTMENT OPPORTUNITY

40.49  
ACRES

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

<b>Address:</b>	1267 N Jorie Ter
<b>City:</b>	Crystal River, FL 34428
<b>County:</b>	Citrus County
<b>Zoning:</b>	LDR (Low Density Res)
<b>Current Use:</b>	Vacant / Non-Ag
<b>Ownership:</b>	Sastry Vatsala
<b>Tax District:</b>	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:	<b>\$10,403/AC</b>
Citrus Co. Growth:	<b>+47% YoY</b>
Daily Net Migration:	<b>1,000+ people</b>
Land.com Median:	<b>\$12,687/AC</b>
Mid-size Premium:	<b>15-20%</b>

# 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:	<b>\$1,200,000</b>	<i>Multi-parcel</i>
Jan 2004:	<b>\$275,000</b>	<i>Multi-parcel</i>
Jan 2001:	<b>\$42,500</b>	<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

## 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.

## Regional Highlights

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

# 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*