

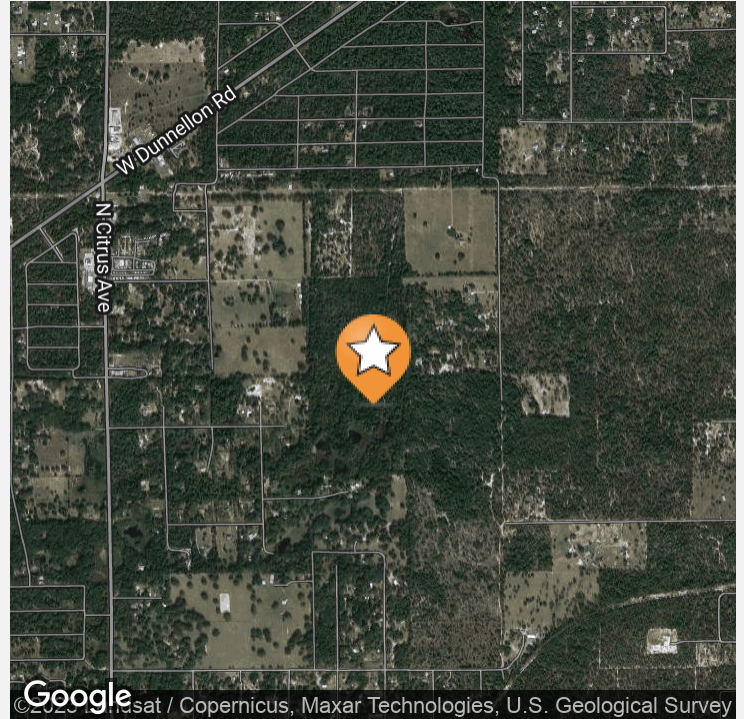


**FOR SALE
LAND
\$1,440,000**

**POTENTIAL LARGE LOT EQUESTRIAN
DEVELOPMENT LAND**

7540 W TOLLE LN, DUNNELLON, FL 34433





OFFERING SUMMARY

Listing Price	\$1,440,000
Acres	206.92 Acres
Price Per Acre	\$6,959
County	Citrus
Parcel IDs	2475218; 3233476; 2796065
Coordinates	28.9991211, -82.557779
Real Estate Taxes	-

PROPERTY OVERVIEW

These 206 acres are conveniently located just 10 mins north of the town of Crystal River. A good candidate for a large lot equestrian development, this property makes a perfect weekend getaway or a serene setting for a ranch homestead. Enjoy trail rides, camping, ATV riding, nature hikes, and all your favorite outdoor activities! With some minor work, a fishing pond is also possible on the property. Properties like these are hard to come by in the current market!

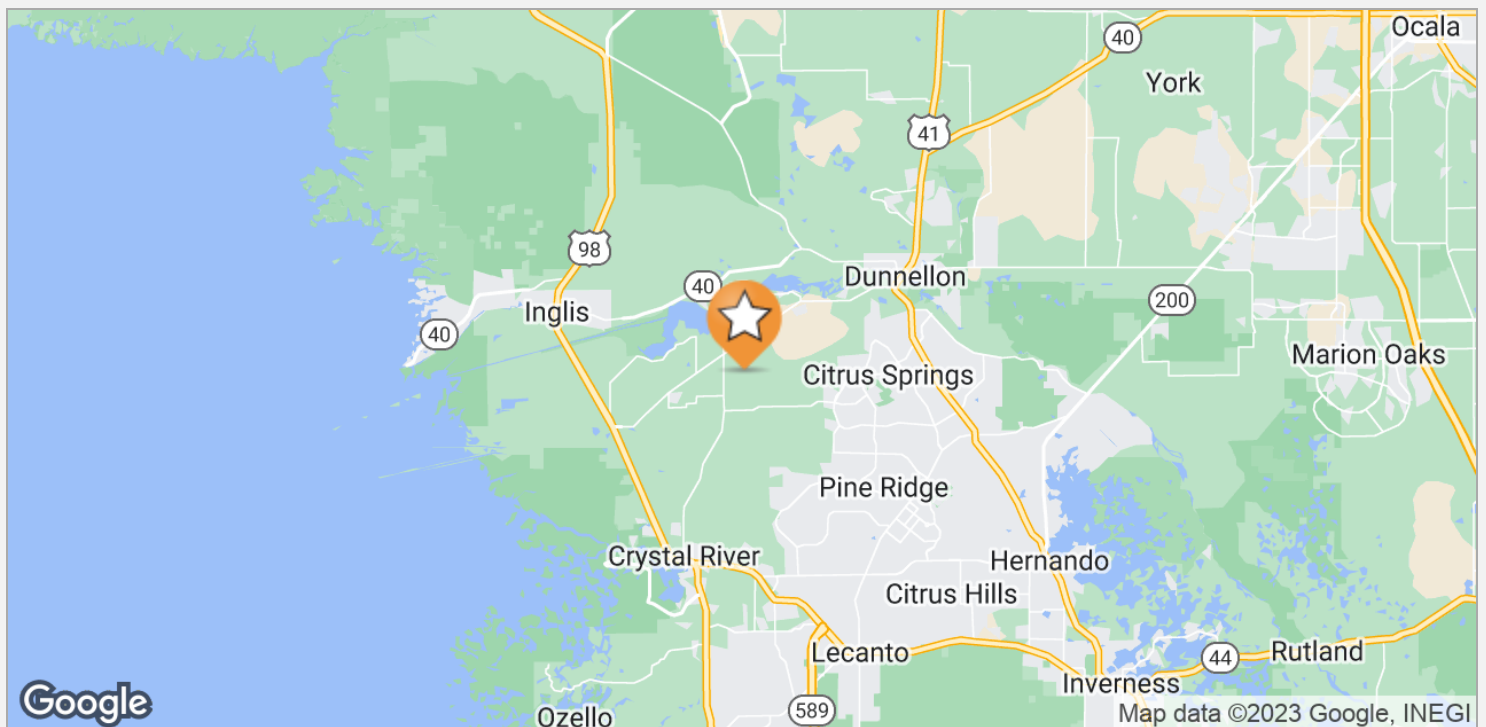
PROPERTY HIGHLIGHTS

- Dual access from north and south
- Develop large lots!
- Equestrian
- Estate lots
- Timber
- Close to Crystal River
- Perfect outdoor recreation property

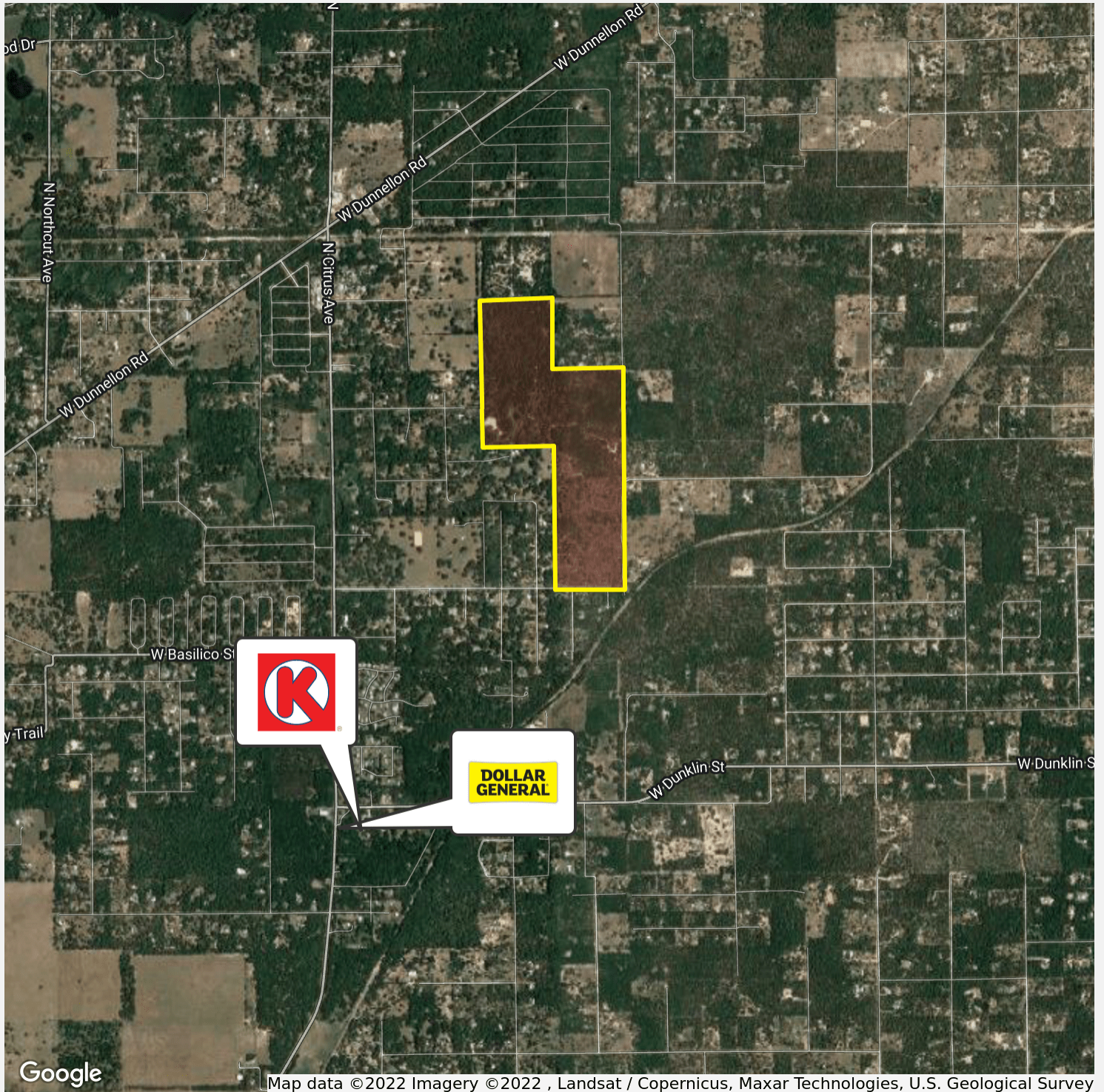
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BEN CROSBY, CCIM, ALC

Broker

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PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee
2016-2023 Member REALTORS Land Institute Education Committee
2015-2016 Member CCIM Institute Governance Committee
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)
2013 President Florida CCIM Chapter
2009-2014 Trustee, Florida REALTORS® Political Action Committee
2013 Florida REALTORS PAC Hall of Fame
Member East Polk, Greater Lake and Sumter County Assn of REALTORS
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS
CCIM Designation (Certified Commercial Investment Member)
ALC Designation (Accredited Land Consultant)
Member, Central Florida Commercial Association of REALTORS®
Member, Florida Gulf Coast Commercial Association of REALTORS®
Member, Florida and Georgia Chapters Realtors Land Institute
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award
Florida Realtors 2019 Commercial Achievement Award
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010
REALTORS® Land Institute Land Realtor of America 2014
Florida Chapter CCIM Hank Thompson Award 2014
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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