



# LEVY COUNTY 10 ACRE HOMESITE

Southeast 98th Street, Dunnellon, FL 34431

Clay Taylor, ALC

863.224.0835

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Shea R. Booster

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## PROPERTY OVERVIEW



<b>Sale Price</b>	<b>\$130,000</b>
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## PROPERTY OVERVIEW

Discover a blank canvas in this 10-acre parcel nestled in the heart of Levy County, Florida, just south of Williston. This raw land offers a world of possibilities and natural beauty. With power lines tracing the southern and western boundaries, the foundation for your future abode awaits. Well and septic will be needed, providing you the opportunity to tailor these utilities to your specific preferences.

The property is graced by the presence of majestic American Turkey Oaks and a variety of Florida's native trees, creating a serene and tranquil atmosphere that showcases the state's natural splendor. But what truly sets this property apart is its potential. Whether you envision a charming homestead or an equine paradise for the horse enthusiast in you, this property has the capacity to fulfill your dreams. Located in close proximity to Ocala and the esteemed World Equestrian Center, it offers the perfect setting for an equine property or a cozy homesite.

If you're seeking a slice of Florida's captivating countryside to call your own, this 10-acre gem presents an exceptional opportunity to transform your aspirations into reality. Create the life you've imagined in this corner of Levy County.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>10 Acres</b>
<b>Price / Acre:</b>	<b>\$13,000</b>
<b>City:</b>	<b>Dunnellon</b>
<b>County:</b>	<b>Levy</b>
<b>Property Type:</b>	<b>Land:</b>

## SPECIFICATIONS & FEATURES



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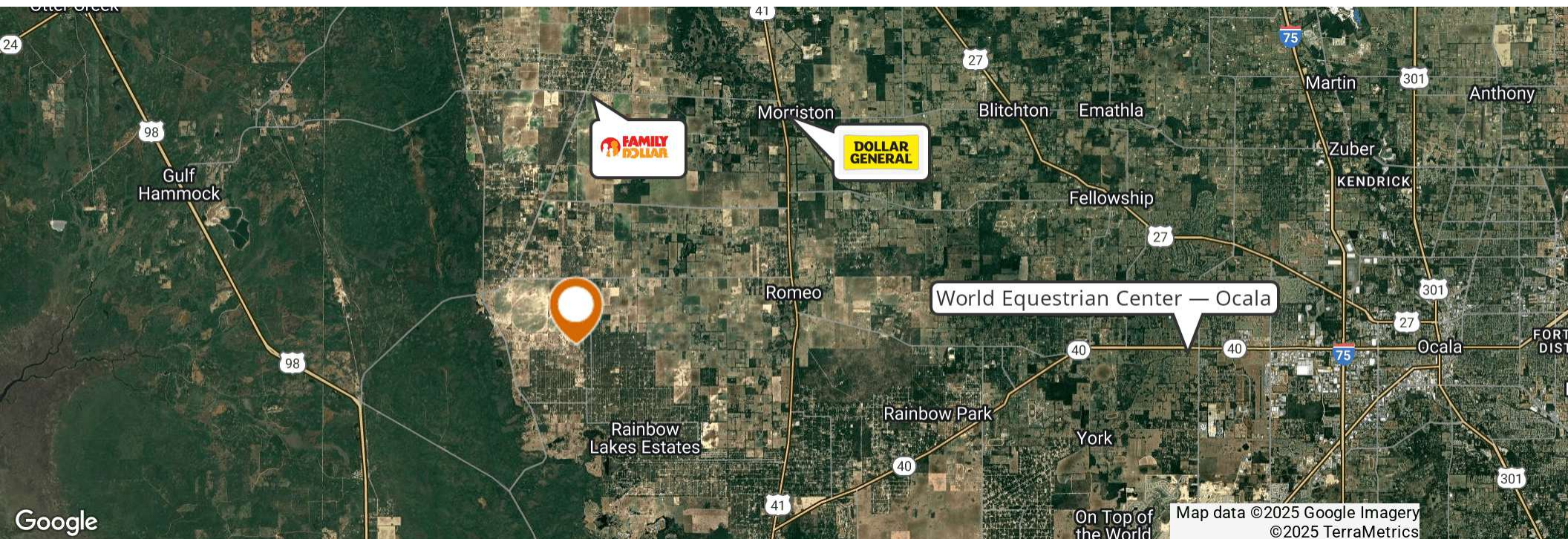
<b>Uplands / Wetlands:</b>	100% uplands
<b>Soil Types:</b>	Candler Fine Sand
<b>Road Frontage:</b>	SE 98th St
<b>Nearest Point of Interest:</b>	40 mile to Gainesville 25 miles to Ocala 21 miles to Williston
<b>Potential Recreational / Alt Uses:</b>	Homesite and/or conversion to equestrian
<b>Land Cover:</b>	Natural vegetation and trees

## LOCATION



## LOCATION & DRIVING DIRECTIONS

Parcel:	0378500900
GPS:	29.1882336, -82.539642
Driving Directions:	Call listing agents for driving directions
Showing Instructions:	Call listing agent



ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### CLAY TAYLOR, ALC

Senior Advisor

clay@saundersrealestate.com

Direct: 877.518.5263 x311 | Cell: 863.224.0835

## PROFESSIONAL BACKGROUND

Clay Taylor, ALC is a Senior Advisor at Saunders Real Estate.

Clay has been with Saunders Real Estate since January 2007. Prior to that, he worked 23 years with the Polk County School Board, 21 of those years being at Lakeland High School as a teacher and football coach. While there, he coached the defensive backs as that was the position he played at LHS and in college. The last 10 years he was the defensive coordinator, where he helped lead the Dreadnaughts to six State Championships and the “mythical” National Championship twice.

Clay obtained a Bachelor of Science degree in Food and Resource Economics from the University of Florida. Prior to that he attended and played football at Carson Newman College in Jefferson TN and the University of Central Florida in Orlando, FL.

Clay is a member of National RLI (Realtor’s Land Institute) and has served as treasurer of the Florida RLI Chapter since 2008. He is also a member of the FAR (Florida Association of Realtors ®), the NAR (National Association of Realtors ®), the LAR (Lakeland Association of Realtors ®), and the CID (Commercial & Industrial Division of LAR).

Clay’s personal interests include exercising, hunting, fishing, watching sports, traveling, and spending time with his wife Gigi, his adult children Maddie, Clayton, and Jesse, and his yellow lab Tucker.

Clay specializes in:

- Residential Land Development
- Ranches & Recreational Land
- Agricultural Land

## ADVISOR BIOGRAPHY



### SHEA R. BOOSTER

Advisor

shea@saundersrealestate.com

Direct: **877.518.5263 x393** | Cell: **541.771.1177**

## PROFESSIONAL BACKGROUND

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



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