

**Bushnell 1.22 AC Vacant Lot**  
LOT39 S CR 647  
Bushnell, FL 33513

**\$50,000**  
1.22± Acres  
Sumter County



**Bushnell 1.22 AC Vacant Lot**  
**Bushnell, FL / Sumter County**

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**SUMMARY**

**Address**

LOT39 S CR 647

**City, State Zip**

Bushnell, FL 33513

**County**

Sumter County

**Type**

Recreational Land, Lot

**Latitude / Longitude**

28.647587 / -82.255831

**Taxes (Annually)**

\$177

**Acreage**

1.22

**Price**

\$50,000



## **Bushnell 1.22 AC Vacant Lot Bushnell, FL / Sumter County**

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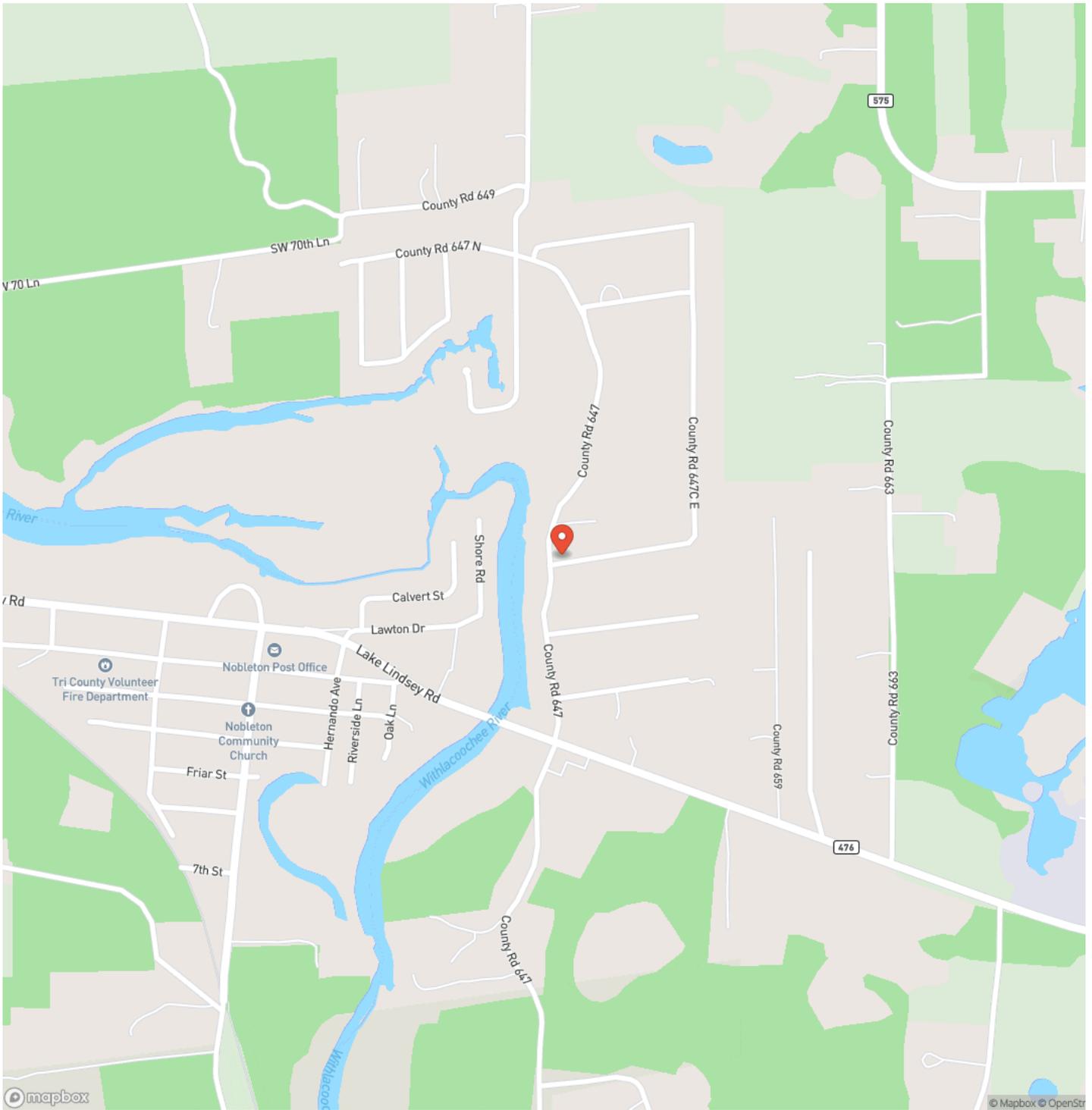
### **PROPERTY DESCRIPTION**

This 1.22-acre wooded corner homesite in Bushnell, Florida offers a quiet, buildable setting just minutes from the Withlacoochee River and surrounding state forest. With road frontage on two sides, the corner location provides flexible access and layout options while still maintaining the privacy and natural setting that make this area so desirable. The property features mature trees and a peaceful rural atmosphere, making it well suited for a primary residence, weekend retreat, or long-term investment in Florida's Nature Coast. The lot is zoned RR-1 (Rural Residential) and allows a site-built home, modular home, or mobile home. A perc test has been completed, a current survey is on file, and the property is located in Flood Zone X, helping reduce upfront uncertainty and development risk. Power is available nearby, septic will be required, and there is no HOA. Outdoor recreation is close at hand, with the Withlacoochee River, State Forest, and Rails-to-Trails system all just minutes away, offering boating, fishing, kayaking, hiking, cycling, and wildlife viewing. I-75 is approximately 10 minutes away, providing convenient access to Bushnell, Inverness, Brooksville, and the Florida Gulf Coast. This is a spacious corner parcel offering privacy, flexible access, and excellent proximity to nature and major routes in a rapidly growing part of Central Florida.

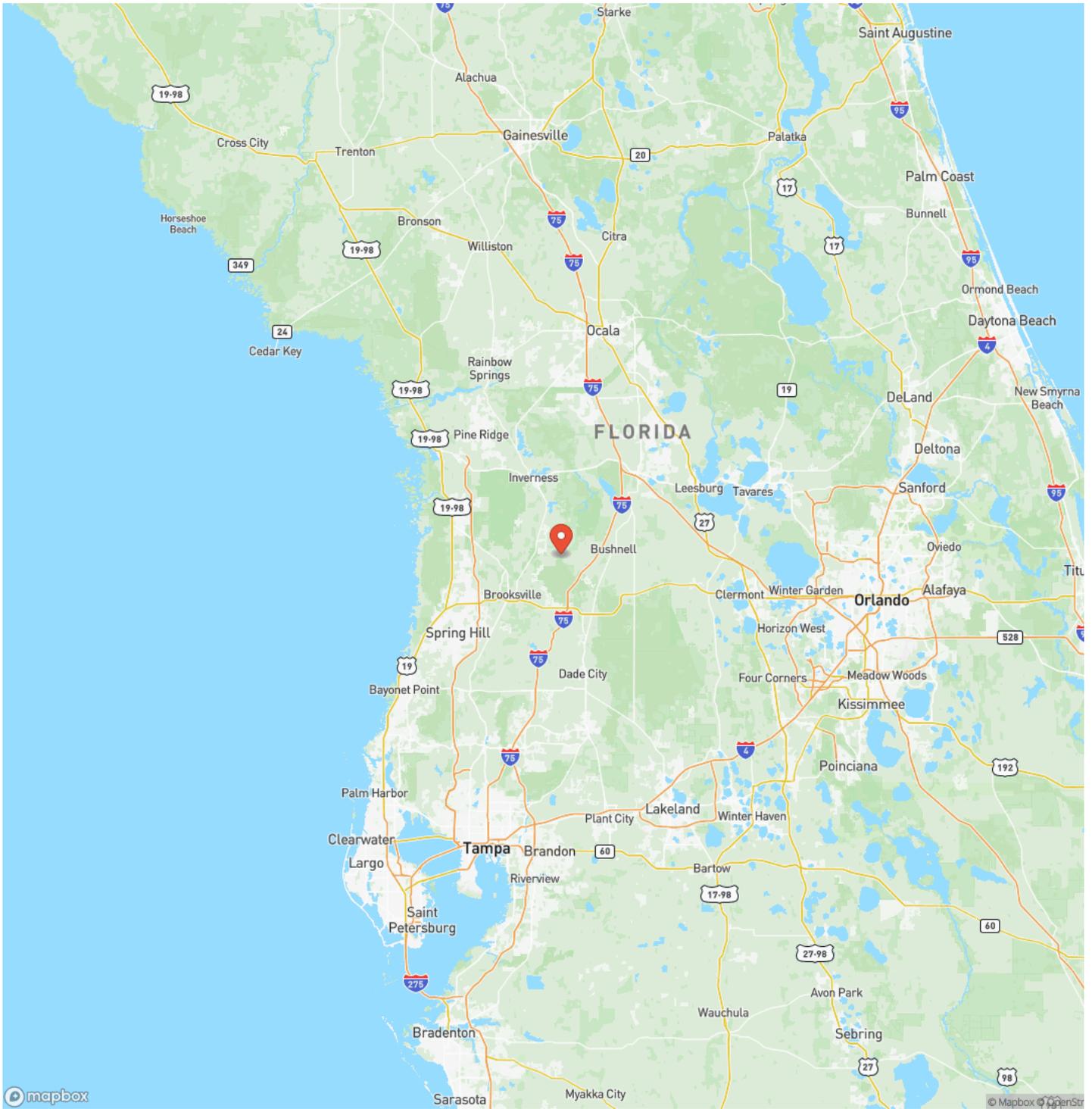
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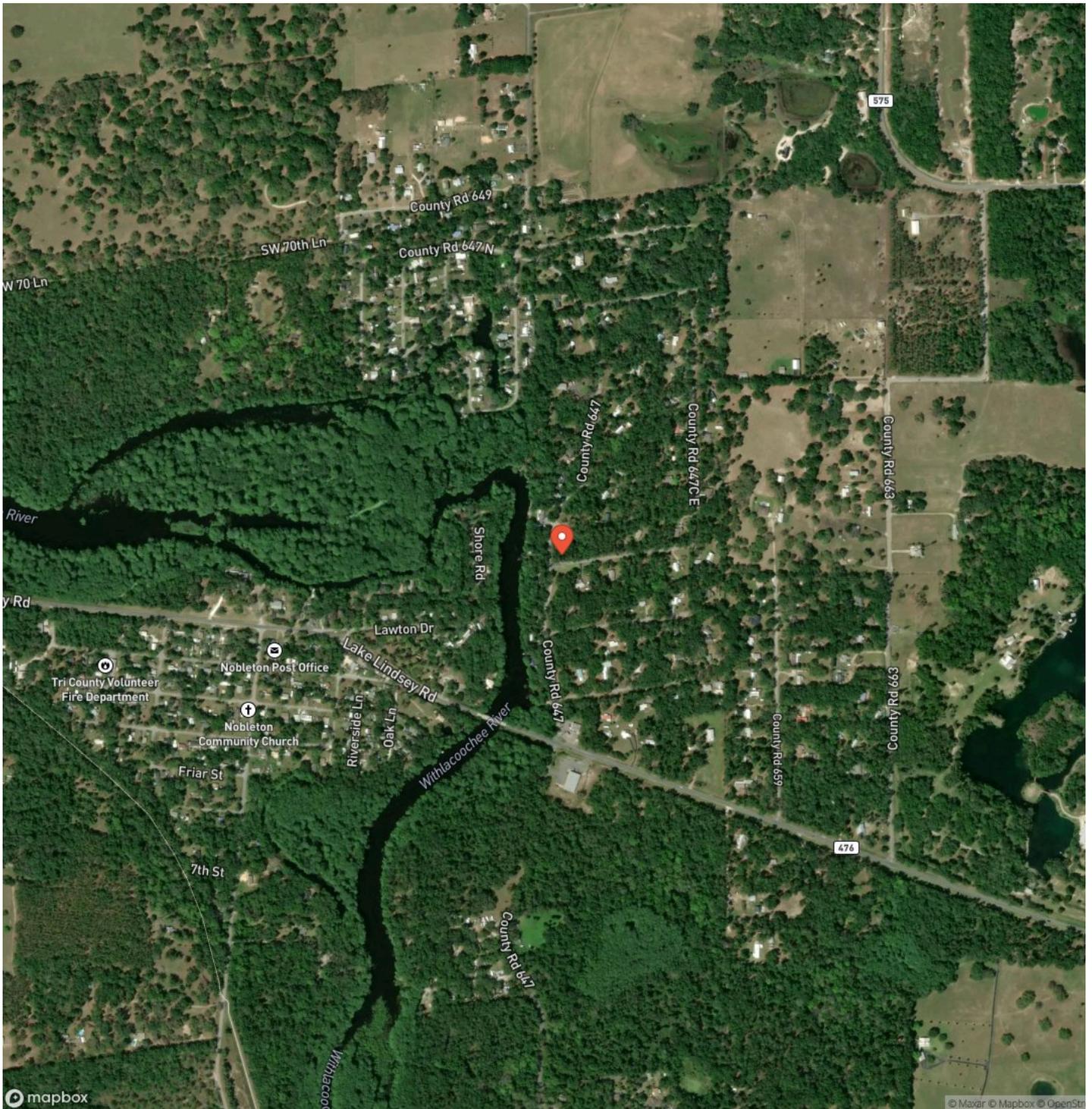
## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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