

\$99,900 - 7305 Cr 647, BUSHNELL

MLS® #G5086658

\$99,900

2 Bedroom, 1.00 Bathroom, 624 sqft

Residential on 1.48 Acres

HOLIDAY HEIGHTS, BUSHNELL, FL

Calling all outdoor lovers! Here is your opportunity to own this nearly one and a half acre homesite located directly across the street from the Withlacoochee River. There is currently a single wide mobile home on site that is non livable, and will need to be removed, opening up a blank canvas for your dream home, vacation getaway, or short term rental opportunity. This partially wooded homesite is zoned for mobile home or site built home, giving you options for quiet country living. Utilities are established on property and county impact fees for a dwelling have been paid, taking care of a great deal of work and expense for you. With a little bit of clean up and clearing of overgrowth, this property will be a beautiful homesite. Wildlife abounds the area and it is common to spot deer and turkeys on the property! Imagine, sitting on your back deck and watching the deer feed and frolic at the back of the property. With the Withlacoochee River within walking distance, you can take advantage of fishing, boating, kayaking or other activities. There are also several Florida State parks within a few miles, as well as the Rails to Trails cycling/walking trail. The Withlacoochee state forest nearby offers a plethora of outdoor activities, from hiking, hunting and fishing, to camping, RV'ing, or just nature exploration. I75 access is just a 10 minute drive, making commuting to Tampa, Orlando, Ocala and other larger cities very convenient. US HWY 41, and US HWY 19 are also in close proximity making those coastal



commutes convenient as well. Shopping and restaurants are a short 10 minute drive to "town" in Bushnell. Here you'll find grocery stores and dining options and a whole lot of small town charm. But wait...there's more. Just a short drive in the opposite direction, will bring you to Brooksville and all of the amenities it has to offer, like shopping, entertainment, and medical facilities. You want more options? Well, the City of Inverness is only 20 minutes away, there is a whole other town to explore with its own kind of charm. Inverness boasts a ton of shopping, dining and entertainment opportunities as well as medical facilities and a hospital. The beautiful Florida Gulf Coast is only 30-40 minutes away making those fishing getaways super convenient or for catching a sunset with that special someone. Don't miss this opportunity to own such a unique location and peaceful retreat at a great price!

Built in 1973

Essential Information

MLS® #	G5086658
Price	\$99,900
Sold Price	\$85,000
Sold Date	November 5th, 2024
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	624
Acres	1.48
Year Built	1973
Type	Residential
Sub-Type	Mobile Home
Status	Sold

Community Information

Address	7305 Cr 647
Area	Bushnell

Subdivision	HOLIDAY HEIGHTS
City	BUSHNELL
County	Sumter
State	FL
Zip Code	33513-7607

Interior

Interior Features	Ninguno
Appliances	Electric Water Heater
Heating	None
Cooling	None

Exterior

Exterior Features	Awning(s)
Roof	Metal
Foundation	Crawlspace

Additional Information

Date Listed	September 5th, 2024
Days on Market	375
Zoning	RR1C

Listing Details

Listing Office	CONNIE MAHAN REAL ESTATE GROUP
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