



# For Sale

- 6.3 Acres
- Parcel Number C36-033
- Elevation 95' to 55' (Front to back)
- Rural feel—perfect for dream home
- 2 miles to downtown Wildwood
- New Twisted Oaks Mixed-Use Development nearby

**\$250,000**

**Tract 1, CR 221**

**Wildwood, FL 34785**



**Danny Smith, ALC, CCIM**

Smith & Smith Realty, Inc.

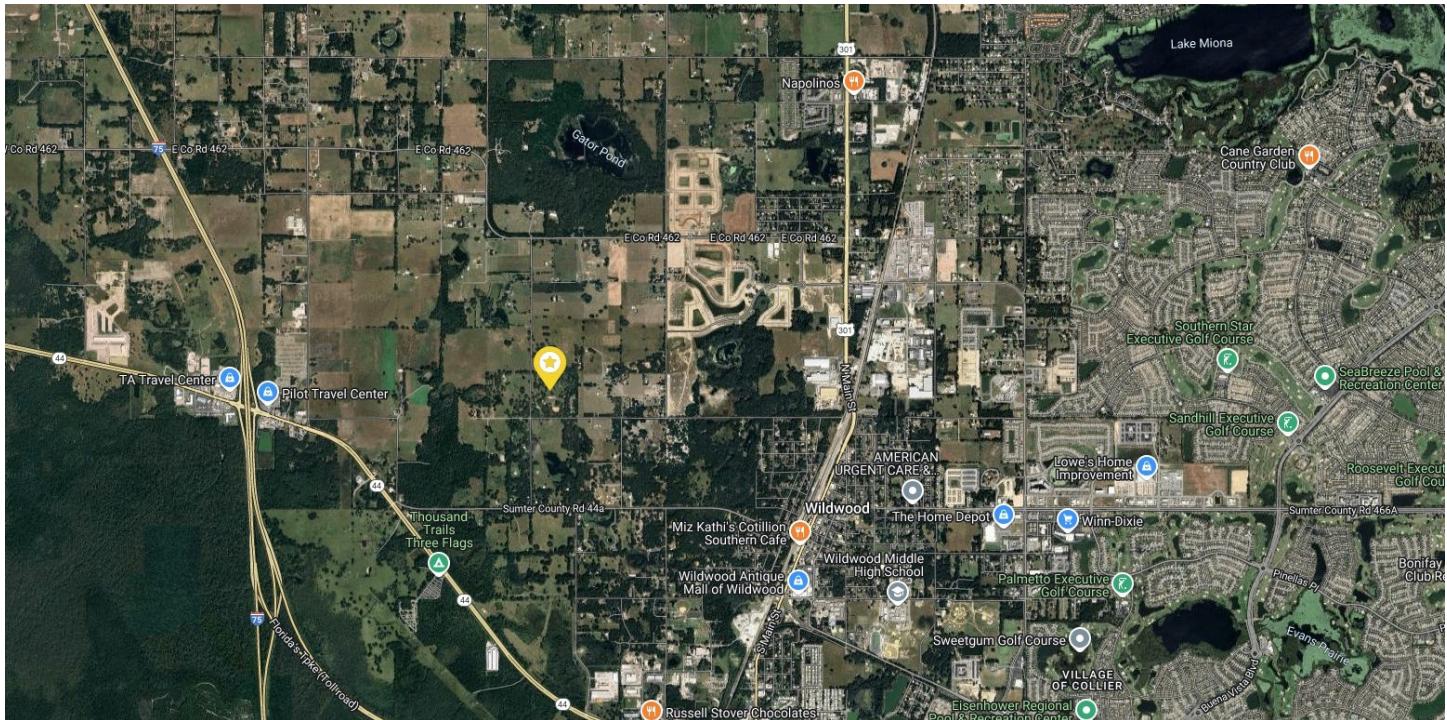
11804 CR 201

Oxford, FL 34484

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# Map of Property



## Additional Photos



# Sketch of Description

# Property Description

Experience the perfect mix of privacy, natural beauty, and convenience with this exceptional 6.30-acre property in Wildwood. Nestled among towering oak and hickory trees, the land offers gently rolling terrain with elevations ranging from 55 to 95 feet, creating both seclusion and endless possibilities for landscaping. Around 2.71 acres are within Flood Zone A, allowing for flexible planning and development options. Situated on a quiet side street, this property provides a tranquil rural atmosphere while still being close to everything you need. Major highways such as US 301, I-75, SR 44, and the Florida Turnpike are just minutes away, making commuting simple. The exciting new Twisted Oaks mixed-use development, less than 1.5 miles away, will introduce dining and retail options to the area. Downtown Wildwood is just 2 miles down the road, and The Villages to the east offers an array of shopping, dining, and entertainment choices. Smaller parcels like this (under 10 acres) are becoming increasingly rare.

**Sumter County Parcel:** C36-033

Two additional parcels are also available for purchase—ask for details!

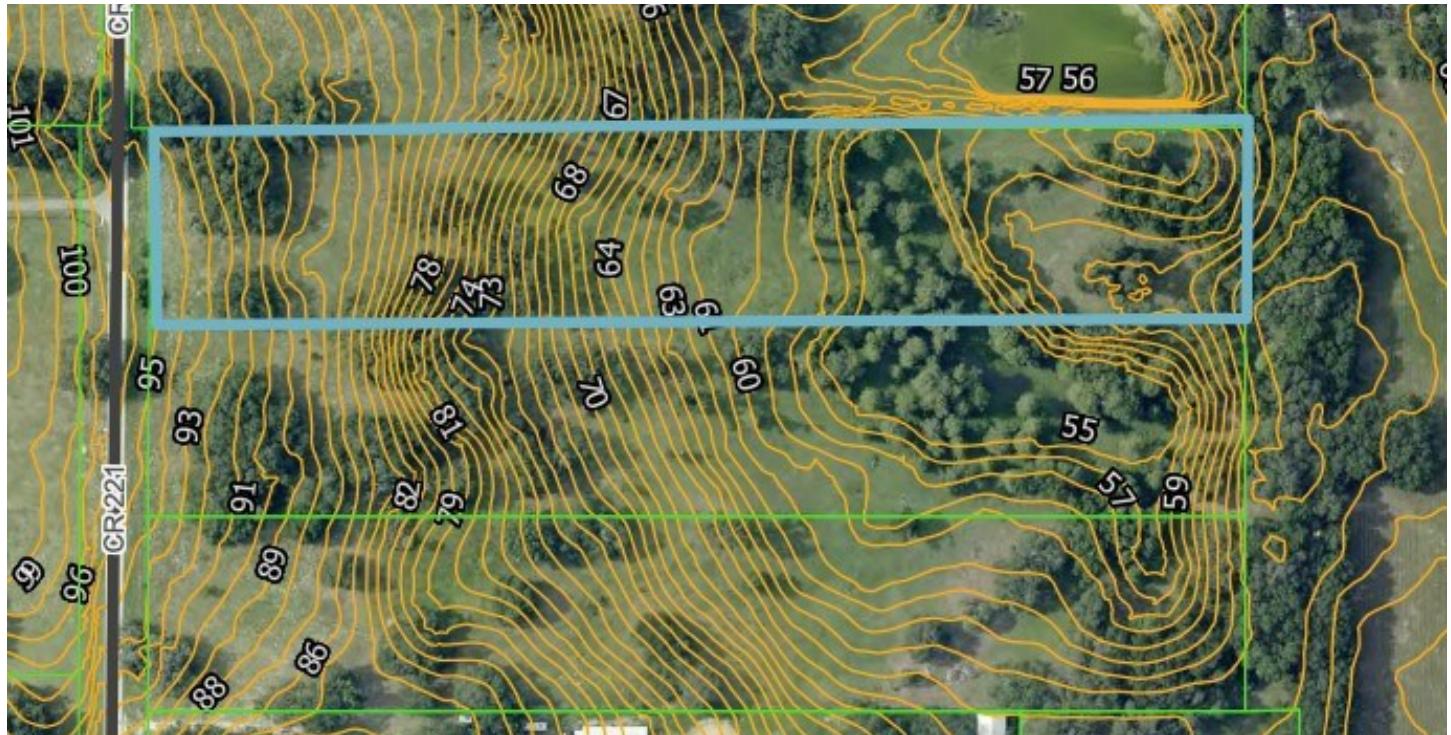
## Demographic Profile



# Flood Zone Map



# One Foot Contour Map

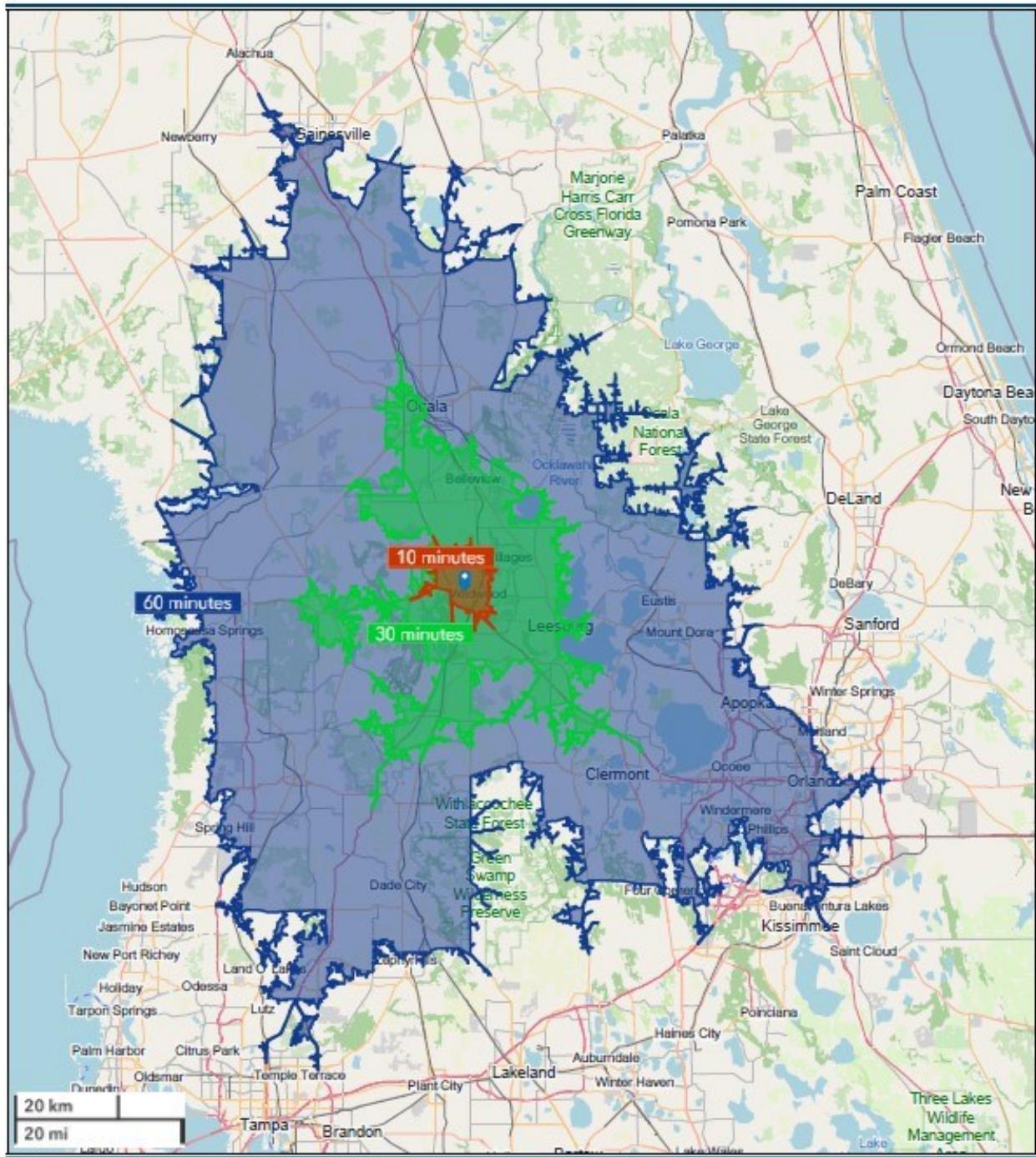


# Drive Time Map



## Drive Time Map

0000 CR 221, Wildwood, FL 34785



December 13, 2024