

SCROLL DOWN TO SEE WESTERN FLORIDA PROPERTIES FOR SALE

Western Florida (Gulf of Mexico side)

NOW YOU CAN BUY FLORIDA LOTS & ACREAGE DIRECTLY FROM THE OWNERS!

100% Owner-Financing!

Deal directly with the seller!

No down payment required!

NO BROKERS, NO AGENTS, NO MIDDLEMEN,

NO REALTORS NO COMMISSIONS, NO KIDDING!

AND YOU GET 3 YEARS TO CHANGE YOUR MIND!

Ask about our three-year Buyer Property Exchange

Guarantee Questions? Call (305) 333-7551

We offer prime lots & acreage throughout Florida

SCROLL DOWN FOR SELLER-FINANCED PROPERTIES IN 7 FLORIDA COUNTIES



Land For Sale by Owner

BUY DIRECT -- NO DOWN PAYMENT REQUIRED!

No Brokers, No Realtors, No Commissions, No Middlemen, No Agents, No Fees,

100% Seller-Financing available with all properties!

Title conveyed for all properties by "Free & Clear" Warranty Deed

Guaranteed Property Exchange Program
Three years to change your mind

Scroll down for updated property inventory for

WESTERN FLORIDA

(Gulf of Mexico side)

To access Eastern Florida (ATLANTIC COAST) and Northern Florida (PANHANDLE) inventories, just close this screen.

to

Welcome to
FLORIDA
The Realty Connection®

Lots & Acreage Available!

CELEBRATING
Since
40 YEARS
1980
ANNIVERSARY

The Best Deal on Earth is Florida Earth!

You have 3 years to change your mind

For Sale By Owner

The only Florida real estate company offering ...
***Property Exchange Privilege**

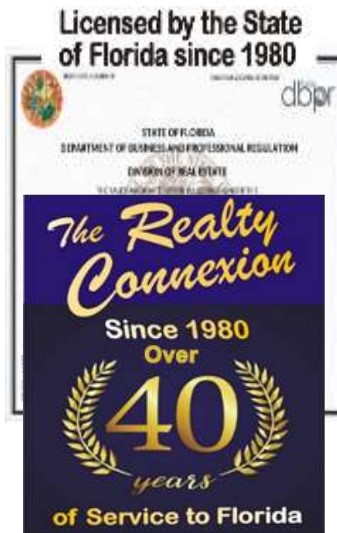
Don't worry about your property selection!
Our "Buyers' Property Exchange Privilege" guarantees the right for buyers to exchange properties for any other in our inventory for a period of 3 years!

Signed Martin I. Price CEO

Satisfaction Guaranteed Exchange Privilege

* Guarantee applies to Buyers whose accounts are in good standing and who wish to apply principal paid in to a different property. Full guarantee regulations provided upon written request.





The Price family has been in the land business for 5 generations!

Martin Price, is the current CEO of The Realty Connexion. His maternal grandfather, Jacob Kallenberg, managed farms as far back as 1924 in Dade County, Florida (in what is now Hialeah). His paternal grandfather, Samuel Price, was developing building Willimantic, CT in 1927. His father, Jack Price, was building motels and other commercial properties in Spartanburg, SC in the 50's and 60's. His Son, Peter, is Senior VP of Realty Connexion and his grandson, Joseph, is interning with the company, part-time while attending The University of South Florida in Orlando . . .For info on our CEO, go to www.MartinPrice.info

and here is what they are saying about The Realty Connexion:

"What I like best about The Realty Connexion is that they give you the original survey plat map and all the info before you purchase and then you can do your due diligence and get 3 years to change your mind and swap to another property." **Nicole Spriggs, Ocala, FL**

"It is incredible! You can invest in Florida real estate with no money down & no credit check. No qualifying requirement of any kind"

David Shepard, Denver, CO

"... when you call them, you get a real live person on the phone who is knowledgeable and answers all your questions."

Lauren Summer, Providence, RI

"They have an extraordinary inventory of over 100 city lots, acreage parcels and mini farms all over the state of Florida."

Marco M. Rodriguez, Boynton Beach, FL

SCROLL DOWN FOR PROPERTY INFORMATION

North of Tampa Bay

CITRUS COUNTY

Citrus Springs, Inverness, Crystal River, Dunnellon

**On the Gulf of Mexico and less than 1 hour (65 miles)
from Citrus County to the beaches of Tampa Bay or to Tampa Airport.**

Citrus Springs was developed by the [Mackle Brothers](#), prominent Florida real estate developers working with The Deltona Corporation on this upscale community consisting of over 30,000 homesites. The area currently has two elementary schools (Citrus Springs Elementary School and Central Ridge Elementary School, opened fall 2008) and one middle school (Citrus Springs Middle School). There are plans for an 80-acre high school campus complete with public park. The [Withlacoochee State Trail](#), a 46-mile (74 km) bike riding trail which was converted from the railroad lines built in the early 1900s, runs through Citrus Springs, in places parallel to US 41. While Citrus County is small and mostly rural, it boasts a dozen malls and shopping centers with most well-known chains and stores and several medical centers including Citrus Memorial Hospital, centrally located in Inverness.

15 miles south of Citrus Springs is **Inverness, the County Seat**. Inverness is located in eastern Citrus County 90 minutes north of [Tampa Bay & Tampa International Airport](#) and 90 minutes from Orlando. It is only less than 30 minutes east of the [sandy beaches on the Gulf of Mexico!](#) The [Withlacoochee State Forest](#). Runs along the southern border of Inverness! Inverness is just a few minutes NE of Lecanto and is bordered on the East by Chain of Lakes (thousands of acres of excellent fishing lakes as well as thousands of Springs is **Crystal River (on the Gulf of Mexico)**. It is home to the Crystal River National Wildlife Refuge, sheltering manatees year-round. Boardwalks at Three Sisters Springs Wildlife Refuge offer views of the marine mammal and the natural springs. Northwest is Crystal River Archaeological State Park, with remains of an early Native American settlement, including ceremonial mounds. Building Lots available at [Citrus Springs, Crystal River & Inverness](#) (Citrus County is on the Gulf of Mexico and only 72 miles via Turnpike to Orlando) and just 1 hr, 15 min north of Tampa via Sun Coast Pkwy (no traffic lights). of acres of prime Florida hunting and conservation lands!)

The following Inverness properties are at the County Seat and just minutes from the 20,000 acre Apopka Chain-of-Lakes public boat ramp. Great Large Mouth and Blue Gill fishing! The Crystal River properties are minutes to the sandy beaches of the Gulf of Mexico and Citrus Springs and Dunnellon are between the two!



Crystal River, Citrus Springs & Inverness, Citrus County, FL
On the Gulf of Mexico, just north of Tampa Bay!



NO DOWN PAYMENTS REQUIRED FOR THESE CITRUS COUNTY LOTS AND ACREAGE!

CT 2166

3655 E Bernice Street, Inverness Highlands
Oversized building lot. 120' x 120 ft (.33 acres)
just 2 blocks north of SR44 / Gulf to Lake Hwy
in nice quiet neighborhood on paved road.
\$19,900 \$0 Down \$219 month



CT 2141

2302 Madison Ave **SALE PENDING LOVE,**
Inverness Acres

Large lot (90' x 135 ft)

Quiet Rural Neighborhood with electric and
good access only 1 block from Constitution Blvd!
Good access to property on an as yet
unpaved road.

\$12,500, \$0 down, \$149 per mo



CT 2144 Citrus County (North of Tampa)
 2713 Taylor Street West, Inverness.
 80 x 125 ft. Located at SW corner of
 Taylor Street and Independence Hwy,
 north of 44 (East Gulf to Lake Highway)
\$19,900 \$0 Down \$229 Mo
SW corner of Taylor St, and Independence Hwy



CT 2171

8655 N Discalfani Loop (Lot 20)

Crystal River

95 x 105 ft

Partially cleared. Elec Avail. Ready to build!

\$21,900

\$0.00 Down

\$239 mo



CT 2174

8543 N Discalfani Loop (Lot 26)

Crystal River

75 x 120 ft x 120 ft across rear

Elec Available. Ready to build!

\$21,900

\$0.00 down

\$239 mo



CT 2205

312 Smallwood Ave, Inverness

75 x 135 ft on paved road, with electric.

Nice neighborhood level, high and dry lot.

\$28,500, \$0.00 down, \$329 mo

PB 6, BLK 23, LOT 35



CT 2156

Located on quiet cul-de-sac only 1 block from SR 44 (E. Gulf to Lake Hwy)

611 S. Savary Ave, Inverness

This 80 x 125 ft lot is in nice, quiet neighborhood!

\$16,900 \$0.00 Down \$189 month



Property backs onto old golf course – now wilderness

CT 148

6033 E. Calico

Lane, Inverness

80' x 120 ft

Paved Rd, elec available!

Ready to build.

\$19,500

\$0.00 down

\$219 per mo



6033 E Calico Lane is 1 block from the 50,000-acre Citrus Wildlife Management Area which is part of the Withlacoochee State Forest

CT 2148-B

75' x 135 ft

2310 Monroe Street, Inverness

Quiet and secluded.

Electric immediately available

\$14,900, \$0.00 down, \$189 mo



CT 2008

9690 N Quarry Dr Citrus Springs

(backs onto 4,000 sq ft buffer strip between
property and HWY US 41 / N Florida Ave)

.36 Acres

80' x 197 ft

**On paved road with
city water hook-up avail**

\$21,900

\$0.00 down

\$249 mo



CT 2002 -- 2391 West Hampshire Blvd, Citrus Springs

95 x 125 ft, partially cleared oversized corner at Swanson Dr and West Hampshire Blvd on paved roads! Excellent neighborhood for your home.

\$21,900, \$0.00 Down, \$249 per month



CT 2018

6343 E Quincy St, Inverness, FL 34452 (some maps show it as South Quincy St)

This 80 x 120 ft lot is located on a paved road in nice neighborhood with friendly neighbors.

\$17,900

\$0.00 Down

\$189 Mo



CT 2103D

**8223 W Baumgardner
Lane, Crystal River, FL
34428** **Sale Pending Jordan**

This nice oversized lot on a
county-maintained road is .26
acres! If you want a property that
combines rural solitude with
convenience to shopping,
doctors, etc., **THIS ONE IS FOR
YOU!!**

\$19,500, \$0.00 Down, \$219 Mo



CT 2019 & CT 2020

2400 & 2420 W Angler Lane, CITRUS SPRINGS, FL

Located at the corner of W Angler Lane and W Castania Dr, two adjoining building lots.

The properties are served with city sewer and water!

Take the oversized corner (lot 9) for \$31,900, \$0.00 Down, \$349 mo.

Or take the adjoining lot (lot 8) for \$23,900, \$0.00 Down, \$269 mo.

Or save \$5,900 and take them both for \$49,900, \$0.00 Down, \$519 mo.



CT 1920

3244 W Camilo Dr, Citrus Springs, FL

.35 Acre oversized hilltop lot, on paved road served with city water! A really beautiful property in a nice neighborhood.

\$24,900, \$0.00 down, \$279 mo



CT 2042

1890 W Delmane Dr, Citrus Springs, FL

This 85 x 125 ft prime building lot on paved road with city water is in a beautiful, quiet and peaceful neighborhood.



CT 2111

8202 W. Vincent Lane, Crystal River, FL

This oversized (90 x 132 ft) lot in Sunshine Gulf Estates backs onto acres & acres of Florida wilderness! In a very quiet & secluded neighborhood at Citronelle, just off County Road 495 / N Citrus Avenue. \$22,900, \$0.00 Down, \$249 month



CT 2201 -- 10164 N Holyoak Terrace, Dunnellon, FL

At the NW corner of Holyoak Ter, and West Broadway St. Red arrow shows right of way entrance to property from N Sun City Ter along unpaved right of way road to property on Holyoak Ter.



Oversized double lot (140 x 150 ft) approved for 2 residences.
Rainbow Estates, Unit 2, Block 18, Lots 9 & 10. Secluded corner property with no neighbors on any side. Each lot only \$12,500, \$0.00 Down, \$139 per month. **OR SAVE \$5,500 AND GET BOTH FOR \$19,500, \$0.00 DOWN, \$219 MO**



SCROLL DOWN FOR OTHER WESTERN FLORIDA COUNTIES

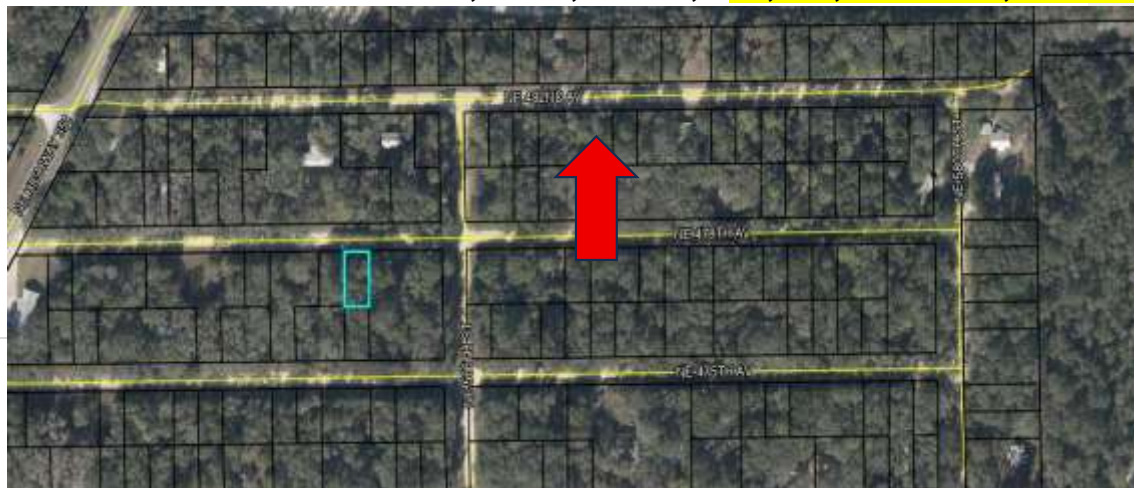
Highlands County, Dixie County, Charlotte County, Hernando County & Sarasota County

**Sebring, Lake Placid, Port Charlotte,
North Port, Spring Hill, Brooksville**

DIXIE COUNTY – ON THE GULF of MEXICO

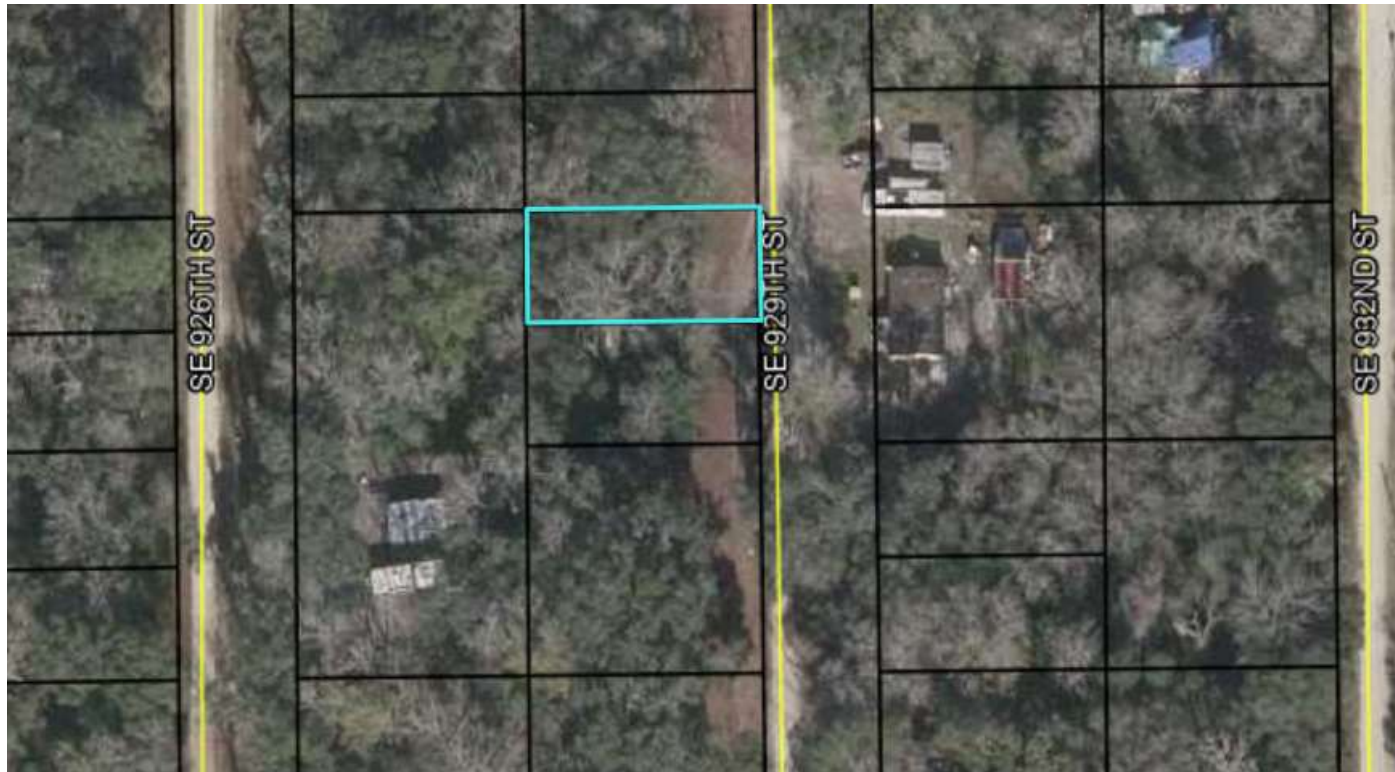
DX 2102 Dixie County, Skyline Heights, Unit 1, Block 8, Lot 13, 50 x 100 ft mobile home lot on the south side of NE 482nd Ave, 325 ft west of NE 580th Street **\$8,995 \$0 Down \$119 Mo** (red arrow) .

DX 2104 Dixie County, Skyline Heights, 50 x 100 ft mobile home lot located on south side of NE 478th Ave, 150 ft west of NE 566th St. Unit 1, Blk 9, Lot 15, **\$8,995, \$0 Down, \$119 Mo** (blue outline)



DX 2207 Dixie County, SE 929th St, Old Town (Suwannee Gardens, Block 16, Lot 34). 50 x 100 ft mobile home lot across the street from 187 SE 929th St, as shown on map below.

\$8,995, \$0.00 Down, \$119 Month



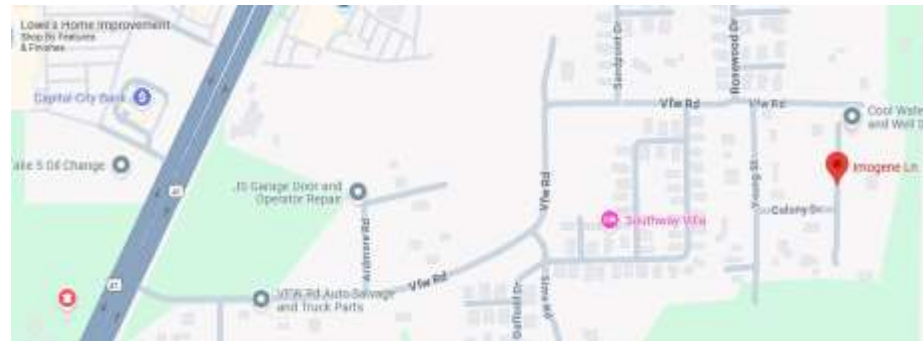
Hernando County

Two, 50 x 135 ft Mobile Home sites across the street from each other on Imogene Lane, located ½ way between Spring Hill (on Gulf of Mexico) & Brooksville!

BK 2501 Wooded Mobile Home Lot
(backing on wooded wilderness)
\$9,500, \$0.00 Down, \$119 Mo

BK 2502 Mostly cleared Mobile Lot
\$12,500, \$0.00 Down, \$149 Mo

Take them both & save \$3,100.00
Only \$18,900 for both, only \$239 Mo



Directions: From US RT41, (Just south of Wiscon Road) go east on VFW RD to right on Young Street, then left on Colony Drive and left on Imogene Lane to the end (the lots are near the end, on both side of the road).



Commented [MP1]:

Hernando County

RM 2302 - Ridge Manor Estates on Knoxville Drive backing onto Rt 301

Treiman Blvd (just north of Rt 50). **\$18,500, \$0.00 Down, \$219 month.**

This 50 x 300 ft (.344Acre) lot is located on east side of Knoxville Drive, beginning 305 ft north of Cornerstone Drive.



**Charlotte
County
residential
building lots
\$0.00 Down
Ownership!**

**The following building lot is located in
PORT CHARLOTTE (Charlotte County, FL).
Port Charlotte is located directly on the Gulf
of Mexico, 75 miles south of Tampa Bay and
75 miles north of Naples, FL. It joins Sarasota
County on its north side and Punta Gorda &
Fort Myers on the south side. GREAT AREA!**



CH 2501

2465 Pellam Boulevard,
Port Charlotte, FL 33948

Exquisite .29 acre, oversized corner lot (complete with "100% positive" Development Suitability Assessment!)
122 ft on Cannolot Blvd &
103 ft on Pellam Blvd

across the street from
the junction of two navigable
Canals (Auburn Waterway &
Pellam Waterway) both leading
to Myakka River & The Gulf
of Mexico! Property is only 1
mile south of Port Charlotte
Town Center on Murdock



Beach & boat ramp only minutes away! See more
Pictures below: \$27,500, \$0.00 Down, \$329 Month

See additional pictures below:



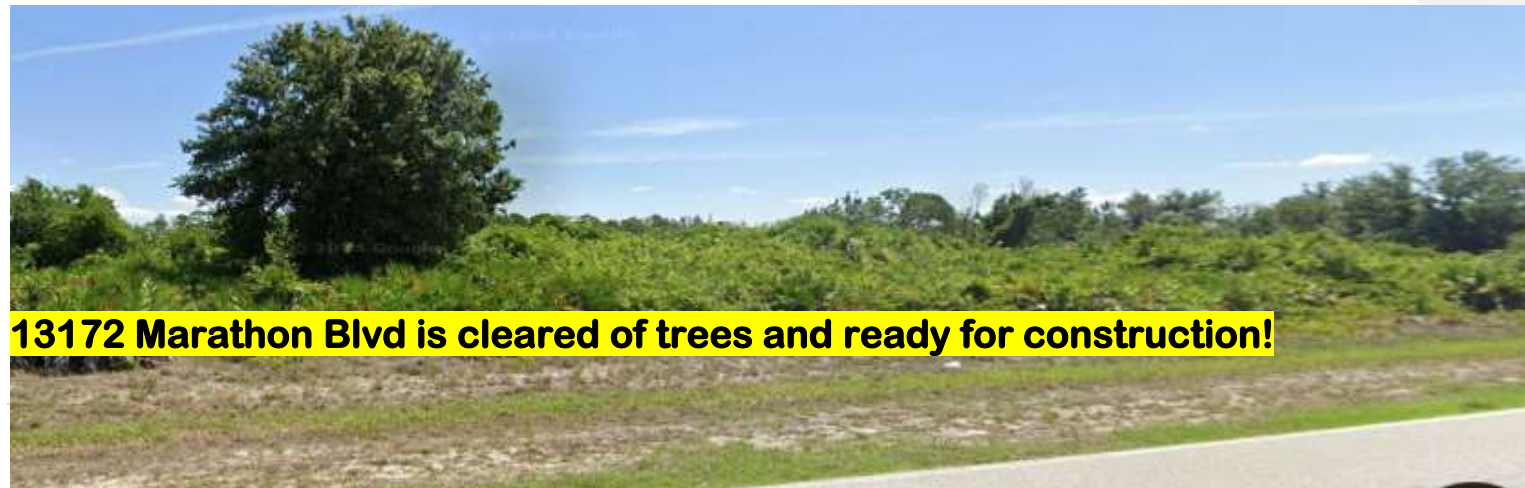
**This is the property across the street from 2645 Pellam Blvd,
Port Charlotte, FL**

CH 2109

13172 Marathon Blvd, Port Charlotte, FL

.26 acre (89 x 125 ft) lot is in lovely neighborhood near the Myakka River & the Gulf, for fishing, boating and all water sports! \$32,500 **OBO**, \$0.00 Down, \$379 Month

2 new houses across the street!



13172 Marathon Blvd is cleared of trees and ready for construction!

CH 2499 11 Seahawk Court, Rotunda Sands, Placida, Florida 33946 –
where Coral Creek meets Gasparilla Sound at the Gulf of Mexico / Gulf of America

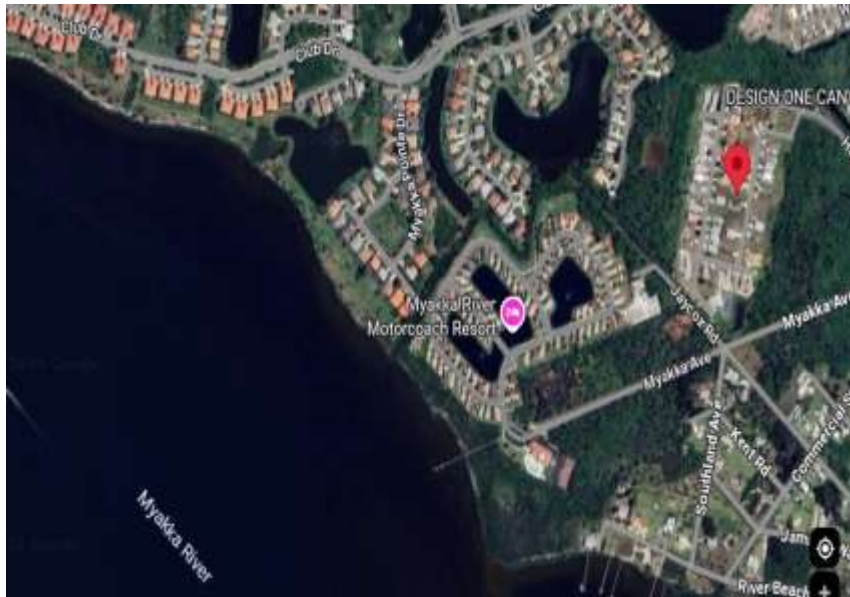
11 Seahawk Ct (aka 12 Keel Drive) In Rotunda Sands, Placida, FL (a “no HOA” suburb of Port Charlotte, Florida, across the Jobean Bridge of the Myakka River). **Seller-Financing \$0 Down - Save over \$10,000.00!** A beautiful, High & Dry, over-sized corner lot, worth much more than our asking price. It is an 80 x 100 ft building lot area on an over-sized corner with extended boundaries to the paved road on both sides making it, in effect, an actual permanent lot of about 110 ft x 125 ft, making it about one-third of an acre! Other lots are listed and selling for as much as \$50,000! **(Save over \$10,000 - just one example: 10 Seahawk Court, across the street is currently priced at \$39,500. Google it, or see Zillow or Realtor.com for 10 Seahawk Court, Placida, FL.)** The property is already cleared & served with electricity, public sewer and city water in a very quiet and up-scale neighborhood - It is ready for construction of a residence! Annual taxes about \$450.



CH 2036 4270 Oak Terrace Circle, Port Charlotte, FL

(in The Tree Tops at Ranger Point, a 55+ community with City Water & Sewer)

Residents of The Tree Tops at Ranger Point have access to amenities including a clubhouse with a multipurpose room. Outdoors, residents can enjoy a heated pool and patio, a tennis court, a pickleball court, and shuffleboard courts. Residents enjoy a low-maintenance lifestyle thanks to a homeowners' association that takes care of the common area, pool, and landscaping maintenance. With more free time, homeowners at The Tree Tops at Ranger Point can enjoy spending time with family or lounging by the pool.



Very convenient to Myakka River and The Gulf of Mexico / Gulf of America!

\$27,500, \$0.00 Down, \$289 month

NO DEED RESTRICTIONS!

A standout feature of this community is the absence of deed restrictions, allowing homeowners the freedom to personalize their properties to reflect their unique tastes and lifestyles. Whether you envision a vibrant garden, a cozy outdoor retreat, or a workshop for your hobbies, the possibilities are endless here. This flexibility fosters a sense of individuality and creativity among residents, making each home truly one-of-a-kind. The Tree Tops at Ranger Point is surrounded by natural beauty, with nearby parks and

recreational areas perfect for outdoor enthusiasts. Enjoy leisurely strolls, bike rides, or family picnics in the lush green spaces that characterize this idyllic neighborhood. Additionally, the community is just a short drive away from the stunning Gulf Coast beaches, shopping centers, and dining options, ensuring that you have easy access to everything you need. Experience the charm and warmth of The Tree Tops at Ranger Point, where community spirit thrives, and the possibilities for your dream home are limitless. Join us in this inviting neighborhood and start creating lasting memories in your very own piece of paradise! E

SAR 2010 North Port, SARASOTA COUNTY San Maria Circle Blk 899, Lot 40

2705 San Maria Cir
6.25 Acre Estate

This oversized lot, just off N Chamberlain Blvd, is located beginning 80 ft west of the residence at 2763 San Maria Circle and joins 6 ¼ Acres of land at 2705 San Maria Circle, North Port, FL 34286 on the west side (as shown) which is a half-million dollar estate home! It also backs onto a flood retention area R.O.W. which means no neighbor immediately on any side! A steal at \$24,500, \$0.00 Down, \$269 Mo



Corner at San Maria Circle
& N Chamberlain Boulevard

LOCATION, LOCATION, LOCATION!



SAR 2023 North Port, SARASOTA COUNTY KASKIN AVE Blk 548, Lot 5

This property (80 X 125 ft) is located adjacent to east side, and adjoining 4484 Kaskin Avenue.

NEXT DOOR TO A BRAND NEW HOME under construction **ON A QUIET STREET!**

125 ft DRIVEWAY
ALREADY CLEARED!
\$27,900, \$0.00 Down,
\$299 Month



SAR 1908 North Port, SARASOTA COUNTY GASCOM STREET Blk1668, Lot 4

This property (82 X 125 ft) is located adjacent to north side, and adjoining

GASCOM ST. NEXT DOOR TO A BRAND NEW HOME IN A QUIET

NEIGHBORHOOD! \$25,900, \$0.00 Down, \$269 Month



**BRAND NEW HOME
AT 2139 GASCOM**

82 X 125 FT LOT FOR SALE

HG 2501

This Building Lot is located in Highlands County Florida at Sylvan Shores, Lake Placid (a wonderful lake access community, just minutes south of the famed Sebring Race Course)

**1625 Chatsworth Street,
Lake Placid, FL 33852**

\$16,900, \$0.00 Down, \$189 month

(see 2 more pictures below)



Lake Placid, Florida, offers small-town charm, outdoor recreation, and a unique artistic atmosphere, making it a potentially good fit for those seeking an affordable, scenic lifestyle.





OTHER FLORIDA COUNTIES

For Eastern Florida Counties & Florida Panhandle properties simply close this page

NO DOWN PAYMENT - NO CREDIT CHECK - NO QUALIFYING

Since you are probably wondering “how”, we want to share with you 2 easy steps to buying land from us at the Realty Connexion

SCROLL DOWN

Step 1.

Choose your property

Choosing your property is the first step in the buying process. We suggest that you put the address into Google Maps or Google Earth and go down to street level and look around. (If the property in question does not specifically have a street address, please call us so that we can assist you in locating the property by Google Maps and GPS).

Call us to ask any questions, and, if inconvenient to physically inspect the property, or if you live in another state or out of the country . .

DON'T WORRY ~~Our~~ **Guarantee*** is that you have 3 full years to swap for any other property in our inventory!

Step 2.

Buy now before the property you have selected is gone.

Ask for the “**Buyer's Package**” (plat map, pictures & ~~Warranty Deed Agreement~~). Until you sign the Agreement and return it with the 1st monthly payment, you are under no obligation to purchase.

There are 3 ways to buy:

1. CASH SALE -- Pay 10% deposit plus \$425 closing costs with your initial contract. We do the paperwork and present you with the **Title Search showing that the property is FREE & CLEAR** (no liens or mortgages and that taxes are paid currently) and we provide you with a copy of your Warranty Deed (title). The balance of the purchase price is then due at closing about 10 to 14 days later.

2. DEED & MORTGAGE CLOSING WITH 25% DOWN PAYMENT -- Same procedure as above, except that instead of paying 100% of the purchase price, you pay only 25% and we, as the Sellers, take back a mortgage for 75% of the purchase price. Because there is a mortgage involved (with additional documents and recording costs), the Buyer's closing costs are \$105.00 more, and are simply added to your mortgage amount. After the closing and recordation of your Warranty Deed, your monthly installment payments are as indicated on our website listing (usually \$119 - \$169).

3. 100% SELLER-FINANCING -- Seller-financed properties are paid for in easy monthly installments. There is no credit check and you are automatically approved. For properties under \$10,000, **NO DOWN PAYMENT REQUIRED**, just remit the first monthly payment to us with your contract. For properties priced at \$10,000 and higher, a \$500 or \$1,000 deposit is required (depending on total price).. Your **Warranty Deed Agreement** entitles you to immediate ownership and occupancy of the property. You are entitled to receive your recorded Warranty Deed when you have paid in 50% principal of the purchase price.

Monthly installment payments can be made in any of 7 different ways:

1. By mailing us a personal check or money order (or having the auto-pay program of your bank do it.
 2. Setting up auto-pay with us using your bank account or credit card.
 3. Calling in a credit card payment.
 4. Paying online at www.MonthlyLandPayment.com and get an instant E-mail receipt.
 5. PayPal;
 6. Zelle,
 7. Or you can even take a picture of your personal check with your smart phone and text it or E-mail it to us – we can use it to do an ACH bank debit.
- But, please, if you are e-mailing or texting, be sure to advise us of such by telephone call and tell us so that we can properly locate it and post it to your account and confirm payment to you!

QUESTIONS? Call us at (305) 333-7551)

* **Our Guarantee** is that you have 3 full years from the date of purchase to swap for any other property in our inventory – and here is how it works:

You can swap for any other property, then currently, in our inventory for sale. It matters not whether you are selecting a more expensive property or a less expensive property, whatever principal amount(s) are paid in - you get to trade “dollar-for-dollar” and get credit for the amount paid in. The only things that are required is that you be a timely payer of all amounts specified to be paid, if you are on

installment payments, and that your account be current. If you are a cash payer and have already received your deed, you will only pay, again, the specified \$385.00 closing cost.

Martin I. Price, CEO (*Realty-Pro*) – Florida Lic # SL331963

Serving Florida Investors for over 45 Years!