

Scroll Down to see
City Building Lots,
Land, Acreage
& Country Estates
on western side of
Florida, at Gulf of
Mexico (Gulf of America?)
Properties near Tampa Bay
Citrus County,
Charlotte County,
Dixie County,
Sarasota County.

100% Owner-Financing NO DOWNPAYMENT REQUIRED

Call (305) 333-7551 with any questions!

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

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Land For Sale by Owner

BUY DIRECT -- NO DOWN PAYMENT REQUIRED!

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Guaranteed Property Exchange Program Three years to change your mind

Scroll down for updated property inventory for

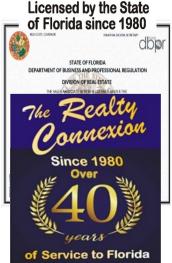
WESTERN FLORIDA (Gulf of Mexico side)

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









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 lots in 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 as 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 <u>Tampa Bay & Tampa International Airport</u> and 90 minutes from Orlando. It is only less than 30 minutes east of the <u>sandy beaches on the Gulf of Mexico!</u> The <u>Withlacoochee State Forest</u>. 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 NativeAmerican 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 Pkway (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 Dunellon 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!

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





2302 Madison Ave
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.



\$13,900, \$0 down, \$149 per mo



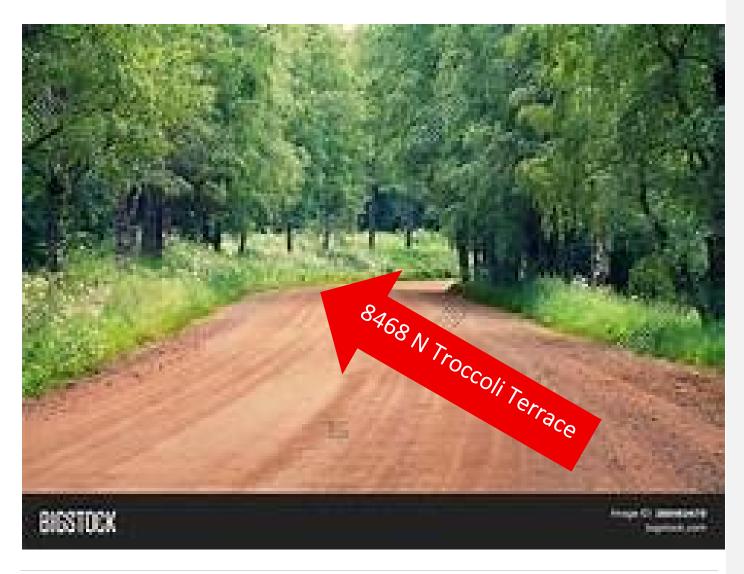
CT 2101D 8468 N. Troccoli Terrace, Crystal River, FL \$19,900, \$0.00 Down, \$219 per month (63 x 116 ft)





At the NW corner of Troccoli Terrace & W Baumgardner Lane (as shown above) this oversized corner property is ideally located near the Gulf of Mexico and all the amenities ansd conveniences afforded by Crystal River, Florida!

SEE PICTURE OF PROPERTY BELOW ON NEXT PAGE!



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





8655 N Discalfani Loop (Lot 20)
Crystal River
95 x 105 ft
Partially cleared. Elec Avail. Ready to build!
\$18,900
\$0.00 Down
\$219 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



312 Smallwood Ave, Inverness
75 x 135 ft, with electric.
Nice neighborhood level, high and dry lot.
\$18,500, \$0.00 down, \$229 mo
PB 6, BLK 23, LOT 35





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!

\$1,900 \$0.00 Down \$219 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



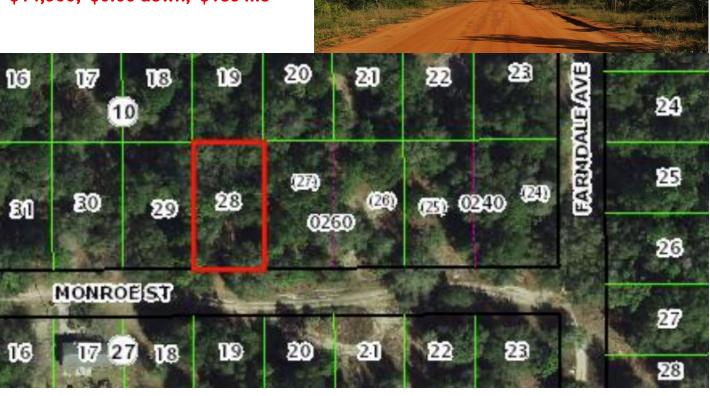




6033 E Calico Lane is 1 block from the 50,000-acre Citrus Wildlife

CT 2148-B

75' x 135 ft 2310 Monroe Street, Inverness Quiet and secluded. Electric immediately available \$14,900, \$0.00 down, \$159 mo



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, \$229 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



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 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 (Lots 8 & 9).

The properties are served with city sewer and water!

Take the oversized corner (lot 9) for \$26,900, \$0.00 Down, \$289 mo.

Or take the adjoining lot (lot 8) for \$21,900, \$0.00 Down, \$229mo.

Or save \$4,500 and take them both for \$44,300, \$0.00 Down, \$469 mo.



3244 W Camilo Dr, Citrus Springs, FL

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

\$21,900, \$0.00 down, \$229 mo



1890 W Delmane Dr, Citrus Springs, FL CITY WATER - PAVED ROAD, \$249 mo

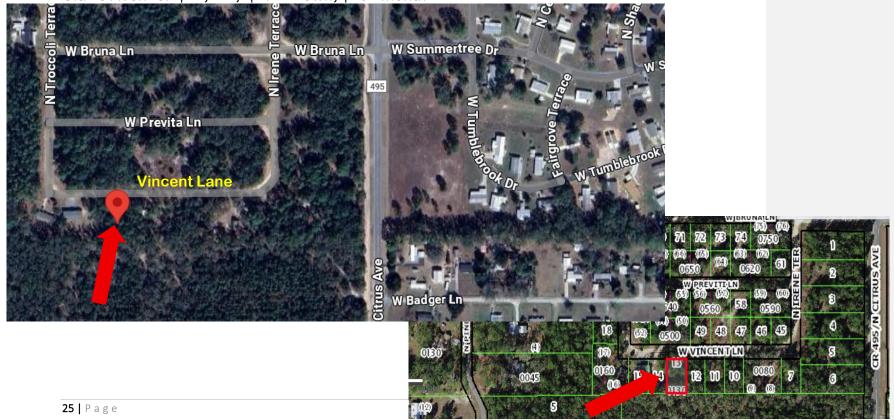
This 85 x 125 ft prime building lot on paved road with city water is in a beautiful, quiet and peaceful neighborhood.





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, \$239 month



CT 106 -- 2006 Milton Avenue, Inverness Village, FL partly cleared) .24 Acre Bldg Lot (75' x 141 ft) Unit 2, Blk 1, Lot 62



SCROLL DOWN FOR OTHER WESTERN FLORIDA COUNTIES

Highlands County (Sebring), Dixie County (Old Town), Charlotte County (Port Charlotte),

Hernando County (Brooksville) & Sarasota County (North Port)

Sebring, Old Town, 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)

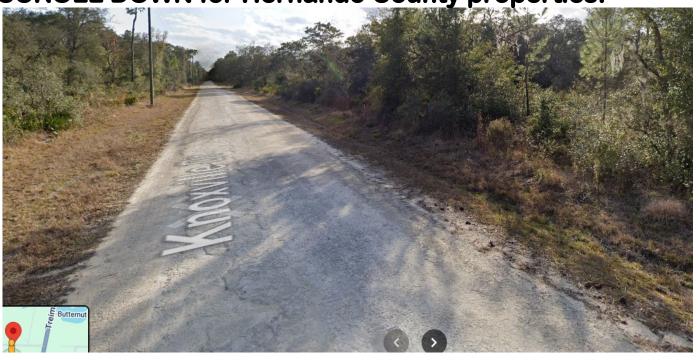


DX 2207 Dixie County, SE 929th St, Old Town (Suwannee Gardens, Block 16, Lot 34). 50 x 100 ft mobile home lot across the street from 187 SE 929th St, as shown on map below.

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



SCROLL DOWN for Hernando County properties:





RM-FLC 2002 <u>Table Rock Drive</u>, Ridge Manor Estates, Hernando County **1.16 Acres** (165' x 306 ft). Located just west of Brooksville off U.S 301 (Treiman Blvd). Unit 4, Blk 20, Lot 5. <u>Directions from Brooksville or I-75</u>: Take Rt 50 East, then north (left) on U.S. 301 and left on Wilford Street, then 5th right turn on Table Rock Drive. Property is on east side of Table Rock Drive, 660 ft south of Umbrella Rock Drive (as shown on the maps below) \$24,900, \$0.00 Down, \$269 Month (No Down Payment)



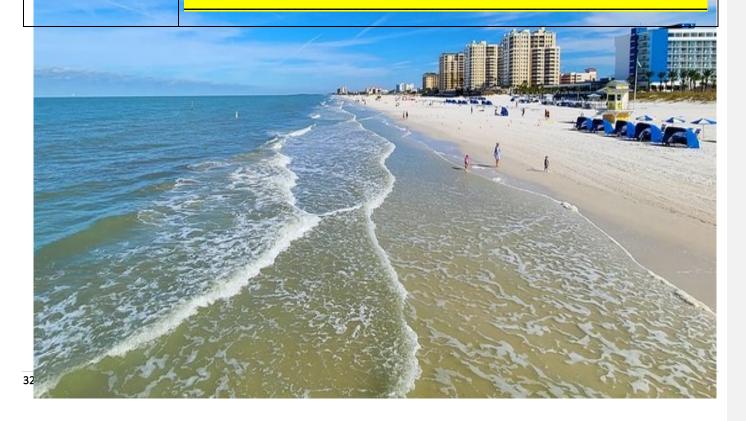






Charlotte County residential **\$0.00 Down** Ownership!

The following building lot is located in **PORT CHARLOTTE (Charlotte County, FL).** Port Charlotte is located directly on the Gulf building lots 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

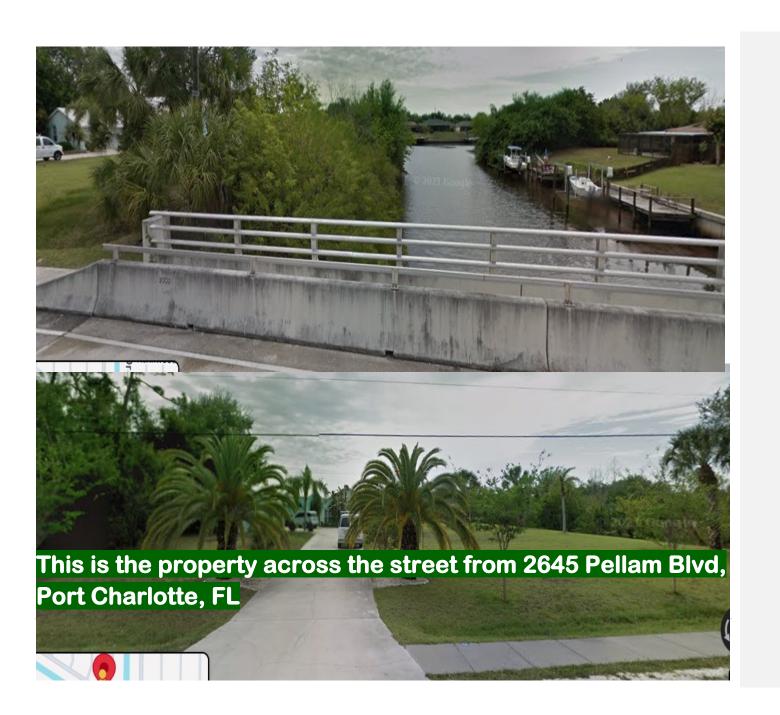
2465 Pellam Boulevard, Port Charlotte, FL 33948

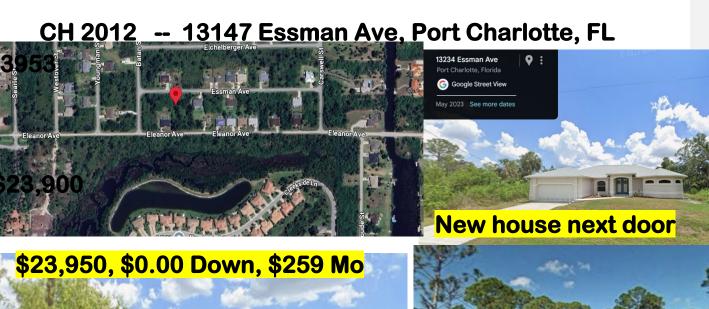
Exquisite .29 acre, oversized corner lot (complete with "100% positive" Development Suitability Assessment!)
122 ft on Cannolot Blvd & 103 ft on Pellam Blvd across the street from the junction of two navigable Canals (Auburn Waterway & Pellam Waterway) both leading to Myakka River & The Gulf of Mexico! 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:







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







CH-2128 27337 Treadmill Drive, Tropical Gulf Acres (TGA) - Punta Gorda, FL



60 x 120 ft improved lot. Great location between City of Punta Gorda and Gulf of Mexico! Property improved with fence, driveway and clearing worth several thousand dollars!



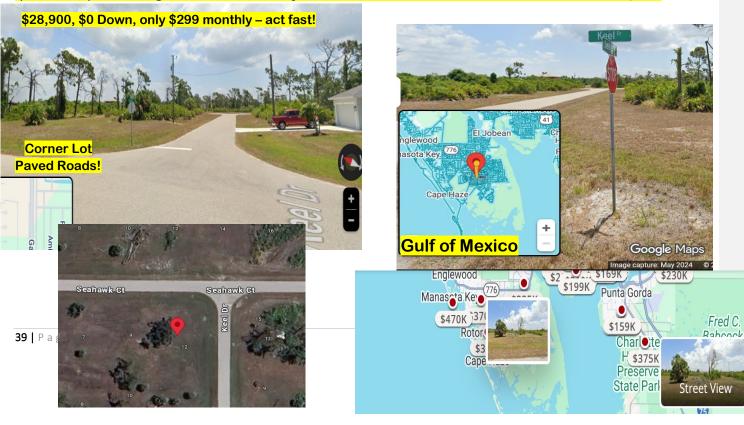


27337 Treadmill Drive, Tropical Gulf Acres TGA) - Punta Gorda, FL



CH 12-KEEL 11 Seahawk Court, Rotunda Sands, Placida, Florida 33946 – where Coral Creek meets Gasparilla Sound at the Gulf of Mexico / Gulf of America

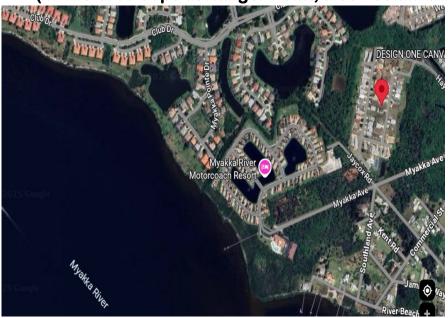
11 Seahawk Ct (aka 12 Keel Drive) In Rotunda Sands, Placida, FL (a "no HOA" suburb of Port Charlotte, Florida, across the Jobean Bridge of the Myakka River). Seller-Financing \$0 Down - Save over \$10,000.00! A beautiful, High & Dry, over-sized corner lot, worth much more than our asking price. It is 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 conveient to Myakka River and The Gulf of Mexico / Gulf of America! \$18,900 \$0.00 Down, \$219 month

NO DEED RETRICTIONS!

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!

SCROLL DOWN FOR North Port, Sarasota County, Florida

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







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



SAR 2026 North Port, Sarasota County, FL Oversized one-



southern corner of Pilgrim
Road & Amish Circle in North
Port. Located adj to new home
at 6114 Amish Circle, North
Port, FL 34288. Already
partially cleared and with
extra land on both sides (144 ft
on Amish Circle & 111 Ft on
Pilgrim Road), there is a lot
more than 1/3 acre to mow!

third Acre (.35 ACRES) at



NEW HOME NEXT DOOR at 6114 Amish Cir

Commented [MP1]:

A great buy for the discerning who want to eventually have a home in Sarasota County's best neighborhood!



SAR 11 - Heyward Street, North Port, FL. Sarasota County



HG 2501 Highlands County, FL (near Sebring)

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) Sale pending Perez

1625 Chatsworth Street, Lake Placid, FL 33852

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

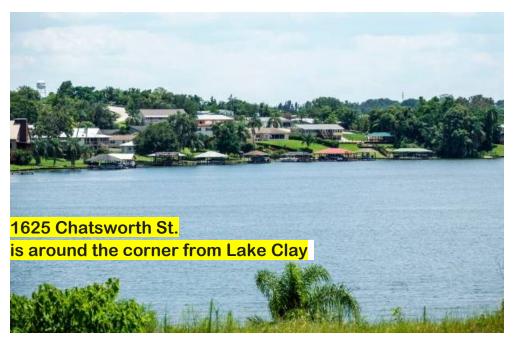
(see 2 more pictures below)





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 **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 Deeb 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 o \$1,000 deposit is required (depending on total price).. Your **Barranty** 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)

* **Dur 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!