

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.



**Continue to
 SCROLL DOWN
 for
 Western Florida
 Properties.**
 (for other properties,
 close this screen)

3 Years to Change Your Mind



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.

Licensed by the State of Florida since 1980



RECK SCOTT, GOVERNOR

JONATHAN ZACHER, SECRETARY



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

DIVISION OF REAL ESTATE

THE SALES ASSOCIATE HEREIN IS LICENSED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES

PRICE, MARTIN J

2103 DISCOVERY CIRCLE WEST
DEERFIELD BEACH FL 33442

LICENSE NUMBER: SL331963



This is

document.

*The Realty
Connexion*

Since 1980

Over

40

years

of Service to Florida

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 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!**

10 miles southwest of Citrus Springs is **Crystal River (on the Gulf of Mexico)**. It is home to the Crystal River 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 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 (no traffic lights).



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

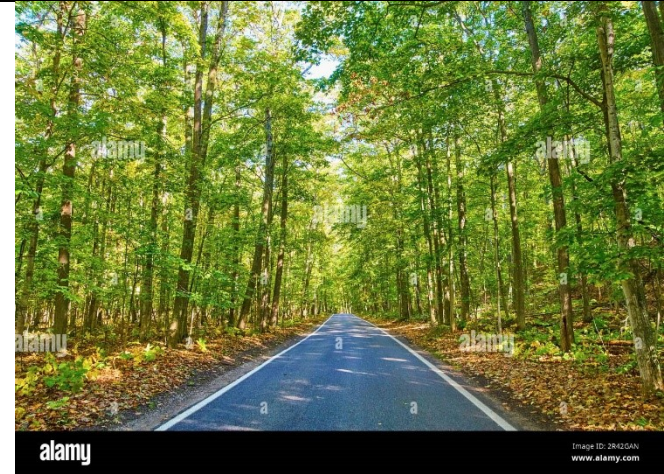


NO DOWN PAYMENTS REQUIRED FOR THESE CITRUS COUNTY LOTS AND ACREAGE!

PUT ANY ADDRESS IN GOOGLE MAPS, GO DOWN TO STREET LEVEL, AND LOOK AROUND AT THE HOMES ON THE BLOCK!

CT 23-MBI (Unit 23, Blk 1672, Lot 35)

6792 N Varsity Drive, Citrus Springs
80 x 125 ft bldg lot on paved road
in the woods. Nice neighborhood
in Citrus Springs, FL.
Grab this before it's gone!
\$14,900, \$0 Down, Only \$179 mo



CT 2016

Dunnellon, FL

(just north of Citrus Springs in Horse country!)

5663 N Decarlo Drive

City water available on this 80 x 125 ft Building lot. Nice neighborhood on paved road...

\$19,500
\$0 Down
\$219 per month buys it!



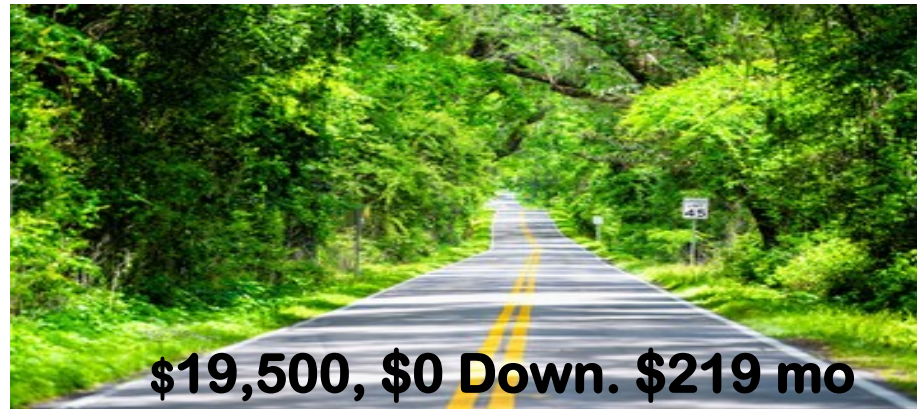
CT 2206	2802 Woodhill Street, Inverness	75' x 136 ft	Located only 5 blocks from W Main St for shopping, restaurants, etc \$13,900 \$0 Down \$169 mo				
CT 2171	8655 N Discalfani Loop Crystal River	95 x 105 ft	Partially cleared.. Elec Avail. Ready to build!	\$17,900 \$0 Down \$219 mo			
CT 2304	75 x 135 ft bldg lot across the street from beautiful, well-groomed horse farm in Inverness!	221 S Border Ave. NE corner of South Border Ave & South Crestview Ave, Inverness, FL 34452. \$24,900, \$0 Down, only \$259 per month					

**CT 2027
City Water
Available!**

Located only 1 block south of W Citrus Springs Blvd – in the very center of Citrus Springs.

**7248 N Galt Point,
Citrus Springs**

UNIQUE!
This 80 x 125 ft “double corner” building lot has entrance available from 7248 N Galt Place and from Alley Road at rear!

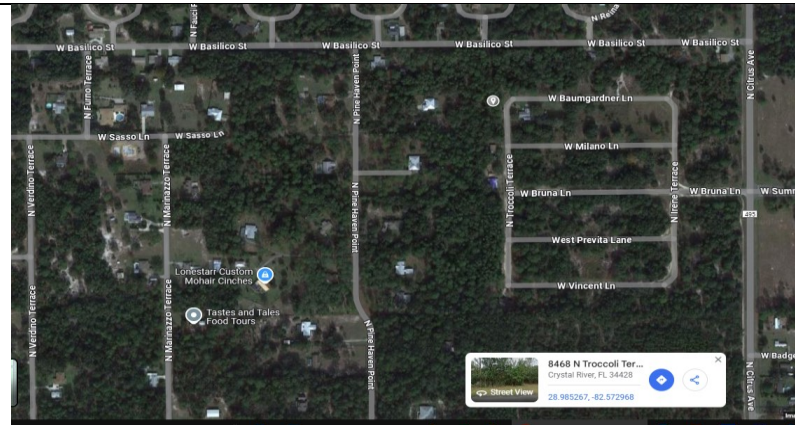


CT 2101D

**64 ft ROAD FRONT
x 116 ft front x 200 ft
across rear line!
OVERSIZED
BLDG LOT!
.34 Acres
Triangular shaped**

**8468
Troccoli Ter,
Crystal
River, FL**

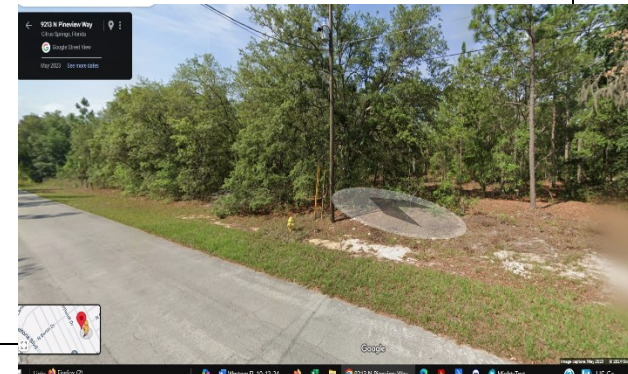
**\$23,900
\$0 down
\$249 per mo**



**CT 1915 A
and
CT 1915 B
With City Water!
\$23,500 each
\$0 Down
\$259 month ea
Sale pending
DaCosta**

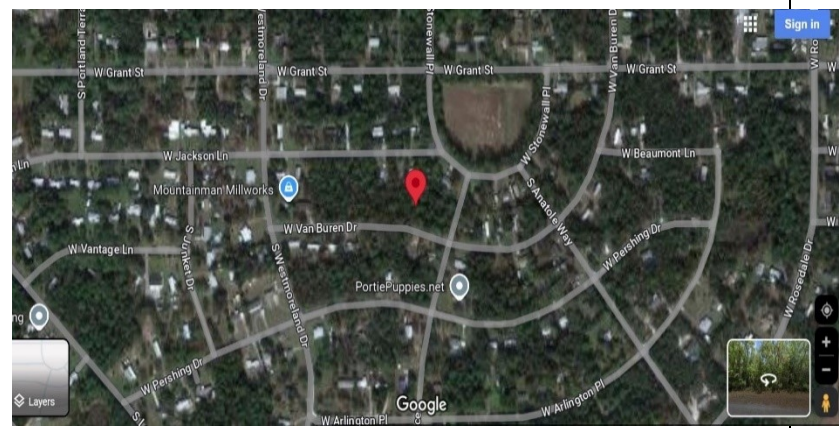
**9332 & 9342
N Pineview Way.
Citrus Springs**
SAVE \$5,000
Take both for only
**\$42,000
\$0 Down
\$429 monthly**

**2 adjoining bldg lots,
80 x 125 ft each,
One half Acre!
partly cleared –
with paved road,
electric and city
water to the site!**



Dixie County Skyline Heights Unit 1 Block 8 Lot 13	DX 2102	50 x 100 ft mobile home lot on the south of NE 482nd Ave, 325 ft west of NE 580th Str	\$6,995 \$0 Down \$119 monthly

CT 2204	6857 W Van Buren Drive, Homosassa, FL, 34448	50 x 143 ft approved mobile home lot. \$16,900 \$0 down, \$189 per month
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map ref # CT 184
Citrus County
10385 W Dunnellon Rd,
(County Rd 488),
Crystal River

.61 Acres

(100' x 266 ft to rear)

Prev sold for \$27,000,

Now Only \$21,900

Seller-Financing at only

\$0 Down, \$229 mo

Crystal River, FL



County Road 488
10385 West Dunnellon Rd

CT 2144

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)

\$23,900

\$0 Down

\$259 Mo



Taylor St, and
Independence Hwy

SH 1901, Spring Hill, Hernando County Florida.

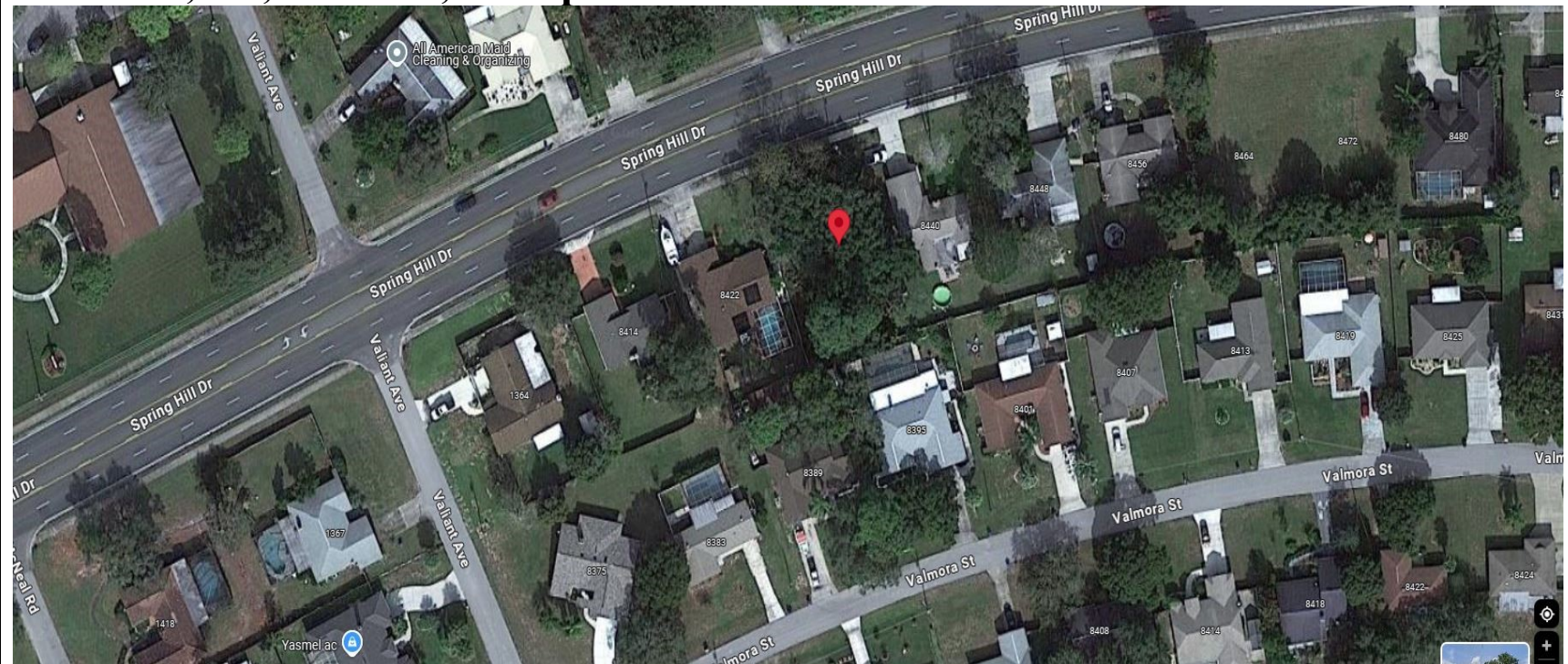
Oversized lot at the SE corner of Ireland St and Montague Ave (10,725 sq ft)

Wonderful location of upscale homes in Hernando County. Near Gulf of Mexico, shopping and all amenities.

Seller – financing, \$32,900, \$0 down, \$349 per month.

SH 1820, Spring Hill, Hernando County FL

75 x 132 ft building lot, conventionally located on Spring Hill Drive (located between the residences at 8422 and 8440 Spring Hill Dr) on the main boulevard between downtown Spring Hill and the Gulf of Mexico on the West and I-75 on the east side. \$29,500, \$0 down, \$319 per month



CHARLOTTE COUNTY & SARASOTA COUNTY

(Port Charlotte and North Port)

Port Charlotte, Punta Gorda & North Port) South of Tampa on the GULF of MEXICO!
Approved building lots in southern Sarasota County and northern Charlotte County from \$139 per month! Perfect opportunity to build your custom home with pool on any of the following lots. Port Charlotte, Placida and Englewood and North Port are great neighborhoods in close proximity to US-41 and I-75 and are located along the southern boundary of Sarasota County between Naples, Cape Coral and Punta Gorda on the south and Tampa Bay on the north.. Port Charlotte/ North Port has more than 165 miles of waterways, providing access to Charlotte Harbor and the Gulf of Mexico and many more miles of natural shoreline and sandy beaches bordering Charlotte Harbor the Peace River and Myakka River. But that's not all. Seven of the 21 golf courses located in Charlotte County are found in Port Charlotte. Port Charlotte Beach complex offers tennis courts, basketball court, picnic areas, community pool, boat ramp, bocci ball, fishing pier and a beach area right on Charlotte Harbor. Shopping, restaurants, schools and more. Great Schools!

CH 2127

**13259 Santa Maria Dr, Punta Gorda,
\$23,900, \$0 Down, \$259 per month**

Tropical Gardens, Unit 10, Block 223, Lot 17



**KEEP SCROLLING DOWN FOR MORE
PROPERTIES IN OTHER FLORIDA COUNTIES!**

**VOLUSIA COUNTY, CLAY COUNTY, BREVARD COUNTY, MARION COUNTY, HERNANDO COUNTY,
HENDRY COUNTY,**

Questions? Call us (305) 333-7551

OTHER 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 to \$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 6 different ways:

1. By mailing us a personal check or money order (or having the auto-pay program of your bank doing 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. 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 over40 Years!