

LAND FOR SALE

# CHIEFLAND 161 ACRES

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Chiefland, FL

**PRESENTED BY:**

**DAVID HITCHCOCK ALC, CCIM**

O: 863.648.1528 | C: 863.557.0082

david.hitchcock@svn.com

**GREGORY DRISKELL**

O: 863.648.1528 | C: 386.867.2736

greg.driskell@svn.com





**SALE PRICE**

**\$1,046,500**

### **PROPERTY OVERVIEW**

The Chiefland 161 Acres is located just Northwest of Chiefland, Florida. The property is completely fenced and currently supports about 35 head of cattle. The Chiefland 161 Acres is an excellent property that would be ideal for recreation or hunting. Call today to set up your showing.

### **OFFERING SUMMARY**

<b>ACREAGE:</b>	161 Acres
<b>PRICE / ACRE:</b>	\$6,500
<b>CITY:</b>	Chiefland
<b>COUNTY:</b>	Levy
<b>PROPERTY TYPE:</b>	Land: Land Investment



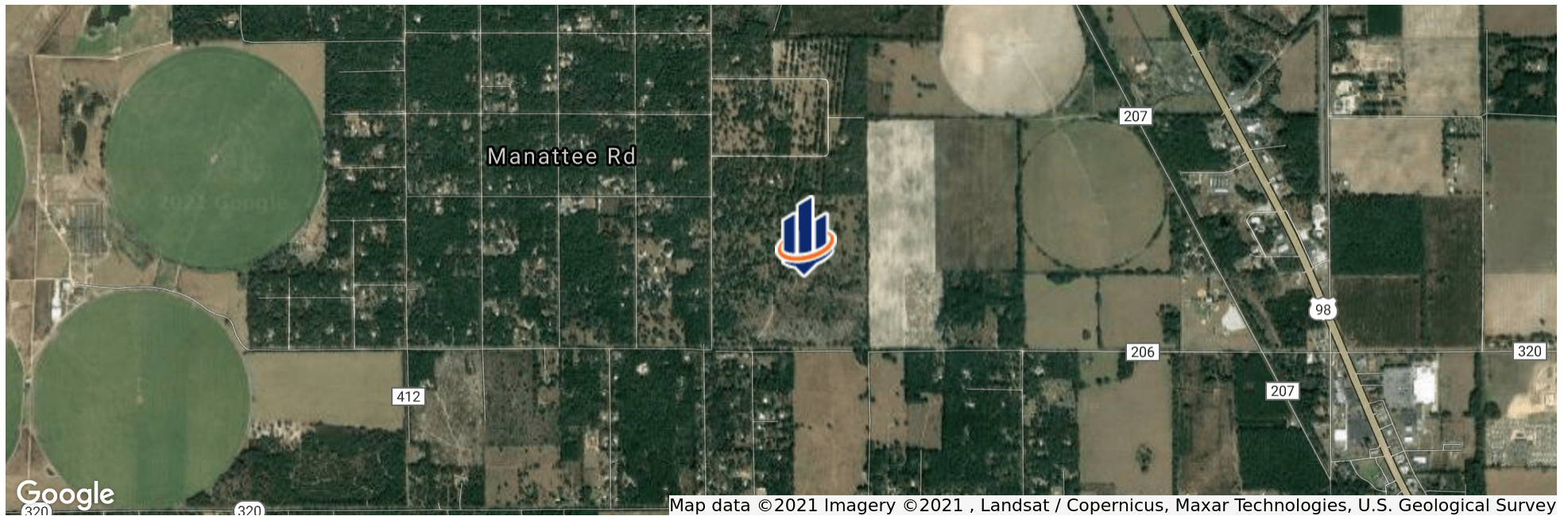
## SPECIFICATIONS & FEATURES

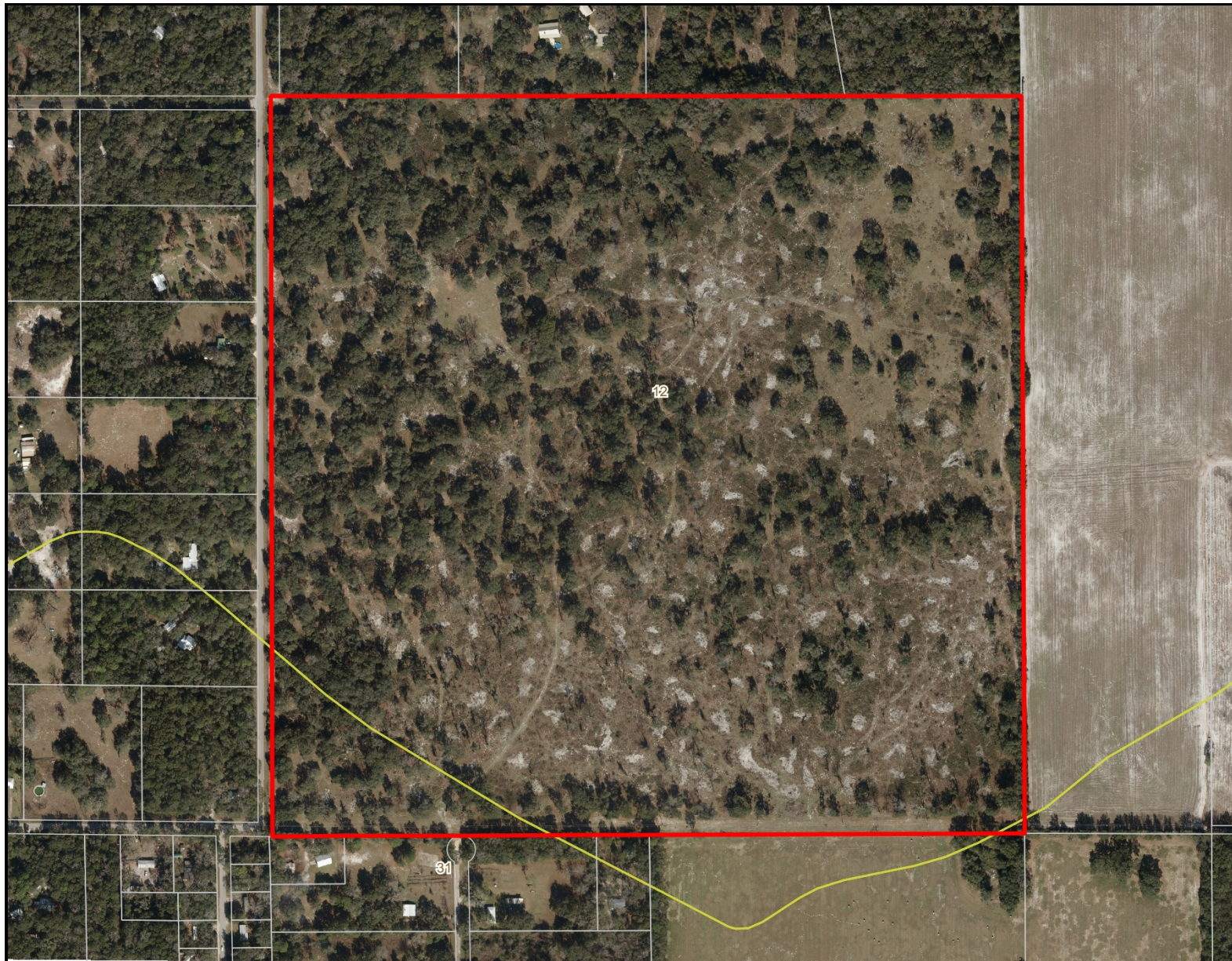
<b>LAND TYPES:</b>	Land Investment
<b>UPLANDS / WETLANDS:</b>	161.4 Acres Uplands
<b>SOIL TYPES:</b>	154 Acres Otela-Candler 7 Acres Jonesville-Otela
<b>TAXES &amp; TAX YEAR:</b>	\$594.41 - 2020
<b>ZONING / FLU:</b>	Ag
<b>LAKE FRONTAGE / WATER FEATURES:</b>	N/A
<b>WATER SOURCE &amp; UTILITIES:</b>	N/A
<b>ROAD FRONTAGE:</b>	80' on NW 78th Terrace, 2,600' on NW 80th Ave
<b>NEAREST POINT OF INTEREST:</b>	Manatee Springs is 4.5 miles to the West.
<b>FENCING:</b>	Surrounds property
<b>CURRENT USE:</b>	Cattle, hunting, recreation
<b>GRASS TYPES:</b>	Native
<b>STRUCTURES &amp; YEAR BUILT:</b>	none










## LOCATION & DRIVING DIRECTIONS

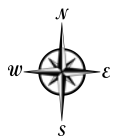
<b>PARCEL:</b>	0065000000
<b>GPS:</b>	29.5070873, -82.9010408
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"><li>• From Chiefland, FL go about a mile North on US 27A to SR 320</li><li>• Go West on SR 320 1.2 miles to NW 78th Terrace</li><li>• Go North on NW 78th Terrace about 1/2 mile to the property.</li></ul>
<b>SHOWING INSTRUCTIONS:</b>	Call David Hitchcock or Greg Driskell to schedule a showing.



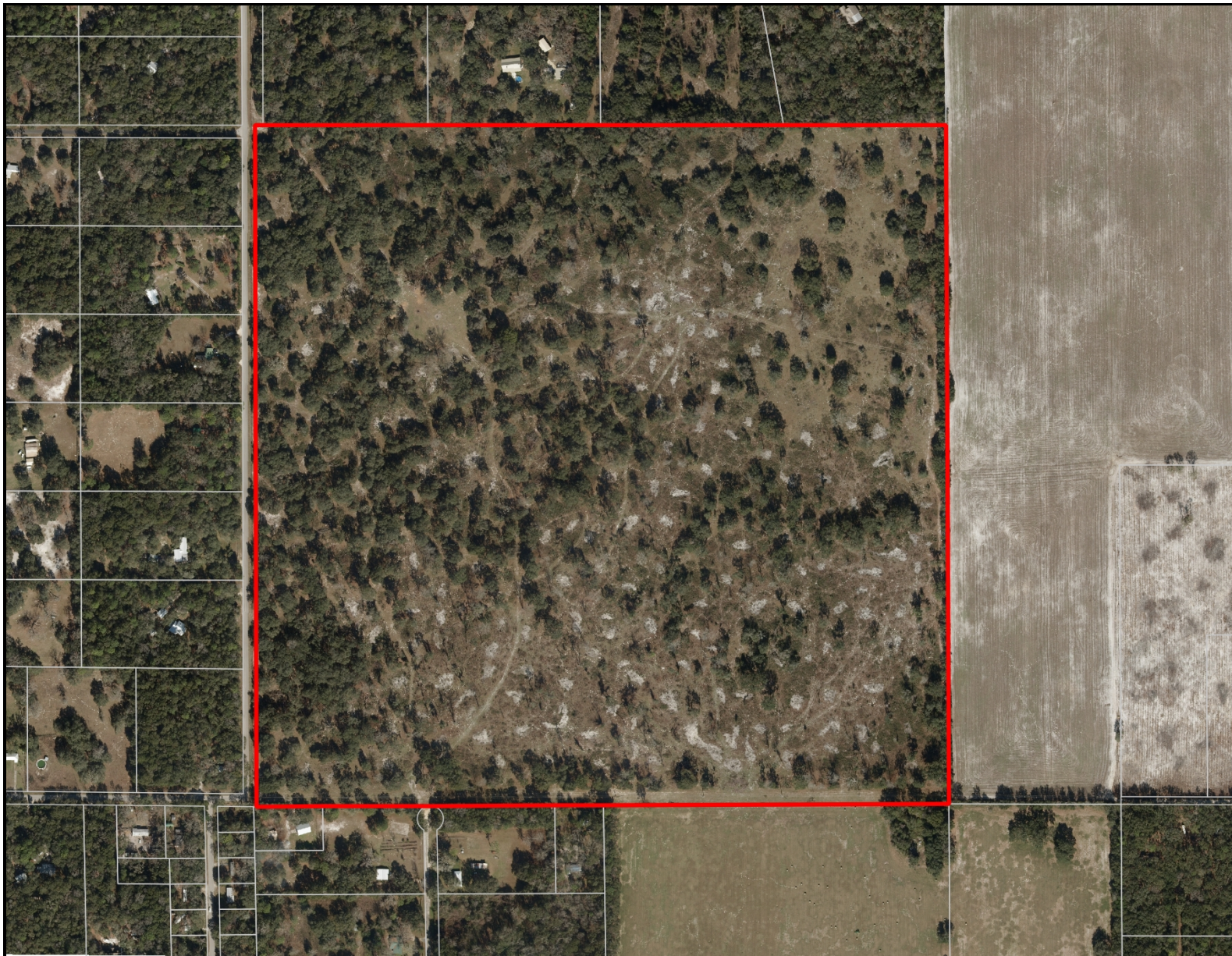


-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

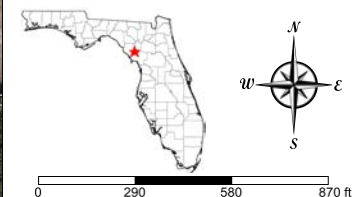
CODE	DESC	ACRES
12	Otela-Candler Complex, 1 To 5 Percent Slopes	154
31	Jonesville-Otela-Seaboard Complex, 1 To 5 Percent Slopes	7
TOTAL =		161.468767218427 acres



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0 290 580 870 ft

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1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

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