

Cinnamon Hills West Residential

High Springs, FL • Alachua County

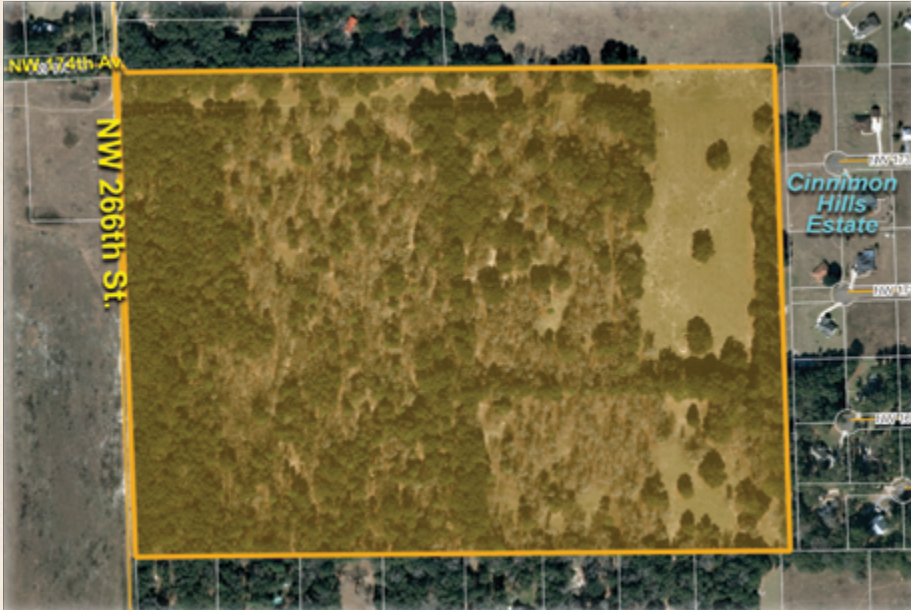
63 +/- Acres



Secluded Estate Homesite • Investment • Excellent Development Potential
Current Cattle Lease • Ag Exemption

Cinnamon Hills West Residential

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This pristine property has beautiful mature hardwood forests and rolling pastures that give the feeling of being miles from civilization once inside the gate.

Located within the southwest city limits of High Springs, it is adjacent to the Cinnamon Hills Estates.

The property is only 30 minutes from downtown Gainesville, the University of Florida, Shands Hospital, Santa Fe College, Santa Fe River, numerous springs and less than 15 minutes to I-75.

More information can be found at:

www.SREland.com/CinnamonHills

Secluded Acreage Estate Homesite

For the discriminating buyer looking for a secluded homesite in a pastoral setting, but within an easy driving distance to the city, this is as good as it gets.

Investment

For the investor, the property is being used for cattle grazing and has an agricultural tax exemption With a FLU designation of Residential Suburban and Residential-1 zoning, it has an excellent future development potential.

Parcel ID: 01481-001-000

GPS: Lat. 29.81453 N, Lon. 82.62524 W

Driving Directions:

- From the intersection of US 441 and US 41 in High Springs, travel south on US 41 for 0.8 miles
- Turn right on CR 340 and travel 1.5 miles
- Turn left on NW 266th Street and travel 0.5 miles to property gate and sign on left

Showing Instructions:

- Gate is locked; arrange showing with listing agent

3 +/- Miles to Downtown High Springs

8 +/- Miles to I-75

9 +/- Miles to Alachua

22 +/- Miles to Gainesville

Acreage: 118 +/- acres includes:

- 103 +/- acres of mature hardwood forest
- 15 +/- acres of pasture

Sale Price: \$590,000

Price per Acre: \$5,000

County: Alachua

Site Address: 17425 NW 266th Street, High Springs, FL 32643

Road Frontage: No frontage; direct access is from NW 266th Street

Water Source & Utilities: Well water, septic

Soil Types: Lake fine sands (98 +/- acres); Arrendondo fine sands (20 +/- acres)

Land Cover: Mature hardwoods forest, pasture

Uplands/Wetlands: 100% uplands

Fencing: Fully fenced

Current Use: Cattle grazing

Potential Uses: Hunting, horseback riding, estate homesite, rural residential, residential subdivision development, cattle grazing as interim use

Game Populations: Deer, small game

FLU: Residential Suburban

Zoning: Residential 1

Taxes: \$455.28, (2015)



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