

Palmetto Bluff

MLS # 374076

302± ACRES - PALATKA, PUTNAM CO., FLORIDA



CATTLEMEN, INVESTORS & OUTDOORSMEN TAKE NOTICE

- * **302± acres** of gorgeous, improved pastures & natural wildlife buffers.
- * Property was originally 604± acres but northern 301 acres were sold so call today so you don't miss out on what's still available (see attached map for details).
- * **CENTRALLY LOCATED** between Jacksonville, Ocala & Gainesville.
- * Only 30 miles from I-95 and I-10 but there is **TONS OF WILDLIFE!**
- * Approximately ½ mile of road frontage on Millican Rd. (County Grade Road)
- * Great Agricultural Tract - Cattle, Hay, Cropland... **QUALITY SOILS!!!**
- * 5" artesian well with natural water flow.
- * Great interior road system with dykes, swales & culverts for drainage.
- * Tax ID #'s 330827-0000-0060 & 330827-0000-0060 (2012 RE Taxes = \$1,495)
- * **2011 Market Value, as established by Putnam Co., was estimated at \$3,053/ac but this opportunity is being offered at only...**

\$1,795 per acre!

www.mcbrideland.com



Phone: (352) 401-3755

Fax: (352) 401-3757

Mobile: (352) 362-5226

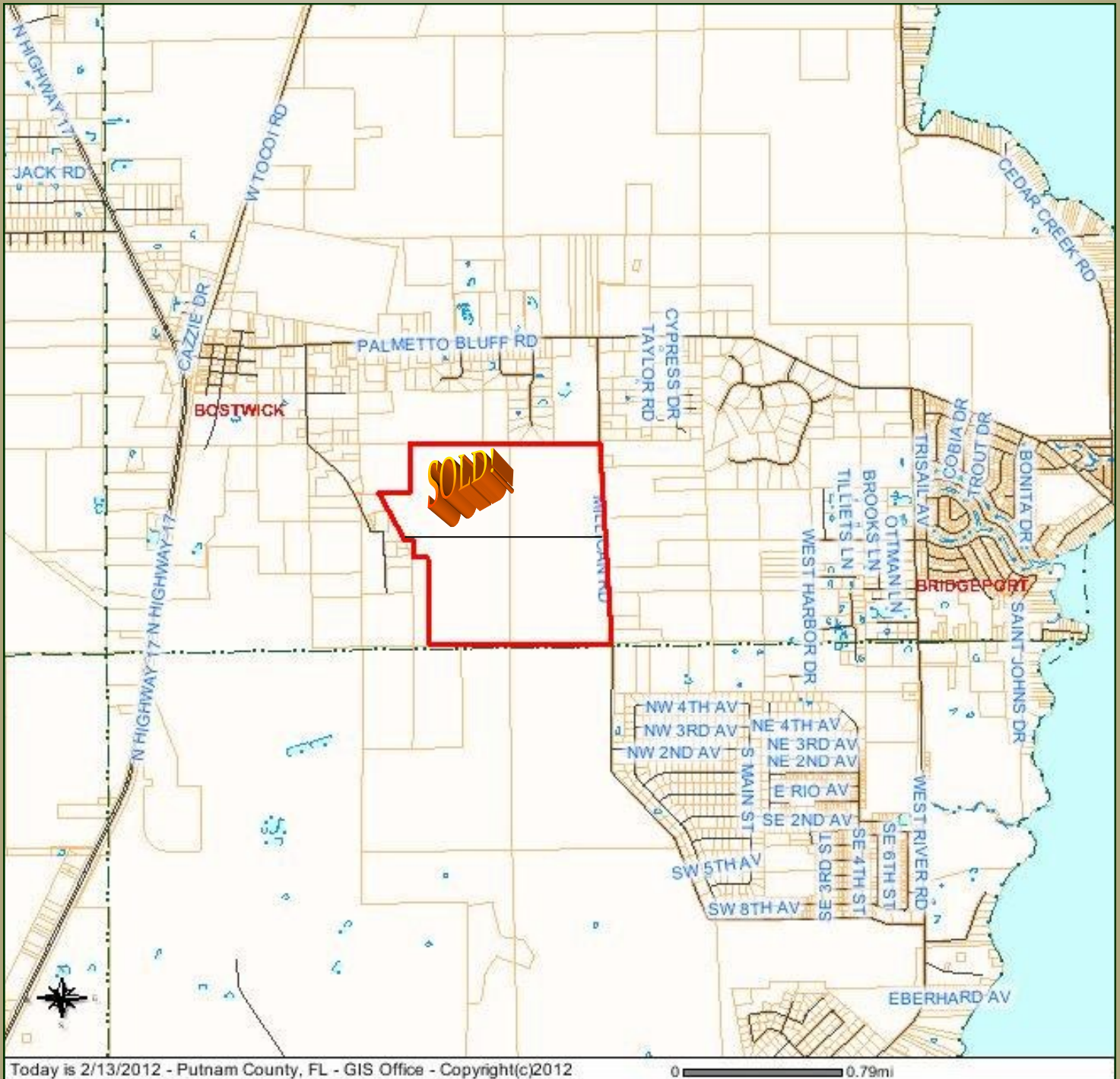
Aerial

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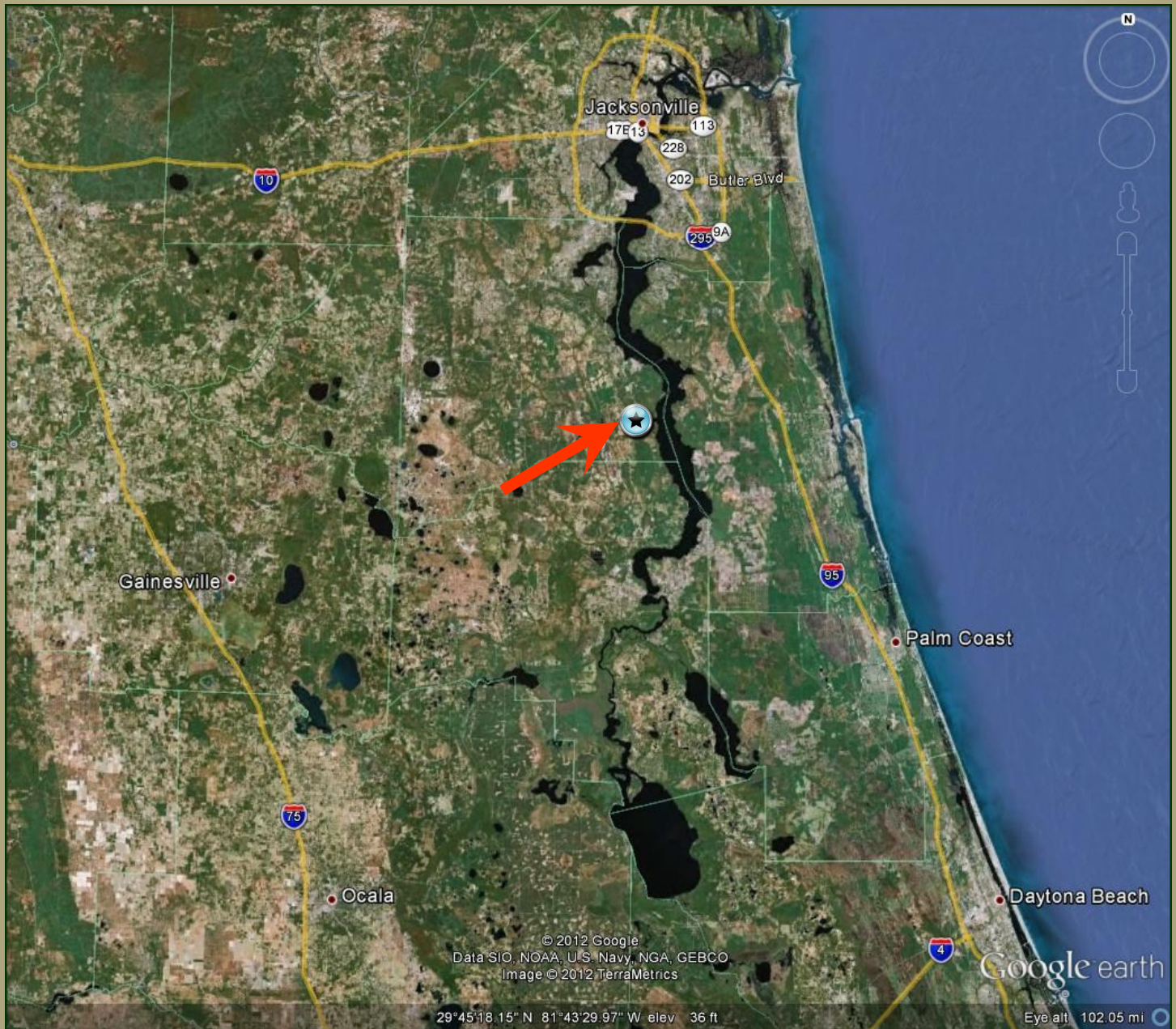
Location / Plat Map

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Geographical Map & Directions

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From Palatka:

Take SR-17 North to CR 209 (aka Palmetto Bluff Road). Make a Right on CR 209 and take approx. 2 miles to Millican Road. Make a Right on Millican Road to property on your Right (approx. ½ mile). Gate is locked so call McBride Land for details.

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