

WILLISTON WOODED ACREAGE

WILLISTON, FL | LEVY COUNTY

60 ± AC

PRICE REDUCED!



Just a mile from downtown Williston is an outstanding undeveloped land investment opportunity located in Levy County. It lies adjacent to the unique Blue Grotto Spring and dive experience and is approximately one-half hour away from Florida's beautiful Cedar Key on the Gulf of Mexico and the University of Florida in Gainesville.

Williston Wooded Acreage was recently a productive timber property with approximately 35 acres of planted pines. The previous pines were harvested, and the land is now ready to be cleared and replanted. The property's location in Northern Florida makes it an ideal place for someone interested in accessing Florida's strong timberland market from a smaller scale operation. With an excellent upland to wetland ratio, the property is

well suited to development, small-scale timber, or multi-agricultural uses. The northern side of the parcel, approximately 17 acres, is a mix of various hardwoods, including oak and cypress.

The future land use for this property is Urban Low-Density Residential which allows for predominantly single-family residential uses and accessory and supportive uses for residential development. The maximum residential density for this property is one dwelling unit per acre. The Williston Wooded Acreage would be a great homesite with income benefits from timber or

a potential development site. With Gainesville located just 20 miles north, and Williston Municipal Airport only 5 minutes away, the accessibility of this property is very convenient.





SPECIFICATIONS & FEATURES

Acreage: 60 ± AC

Sale Price: \$510,000

Price per Acre: \$8,500

Site Address: NE 172nd CT, Williston, FL 32696

County: Levy

Road Frontage:

- 2,038 ± FT on NE 172nd CT
- 1,323 ± FT on NE 35 ST

Predominant Soil Types: Pedro-Jonesville-Shadeville Complex, Moriah-Bushnell-Mabel, Limestone Substratum, and Levyville-Shadeville Complex

Uplands/Wetlands: 0.61 total wetland acres

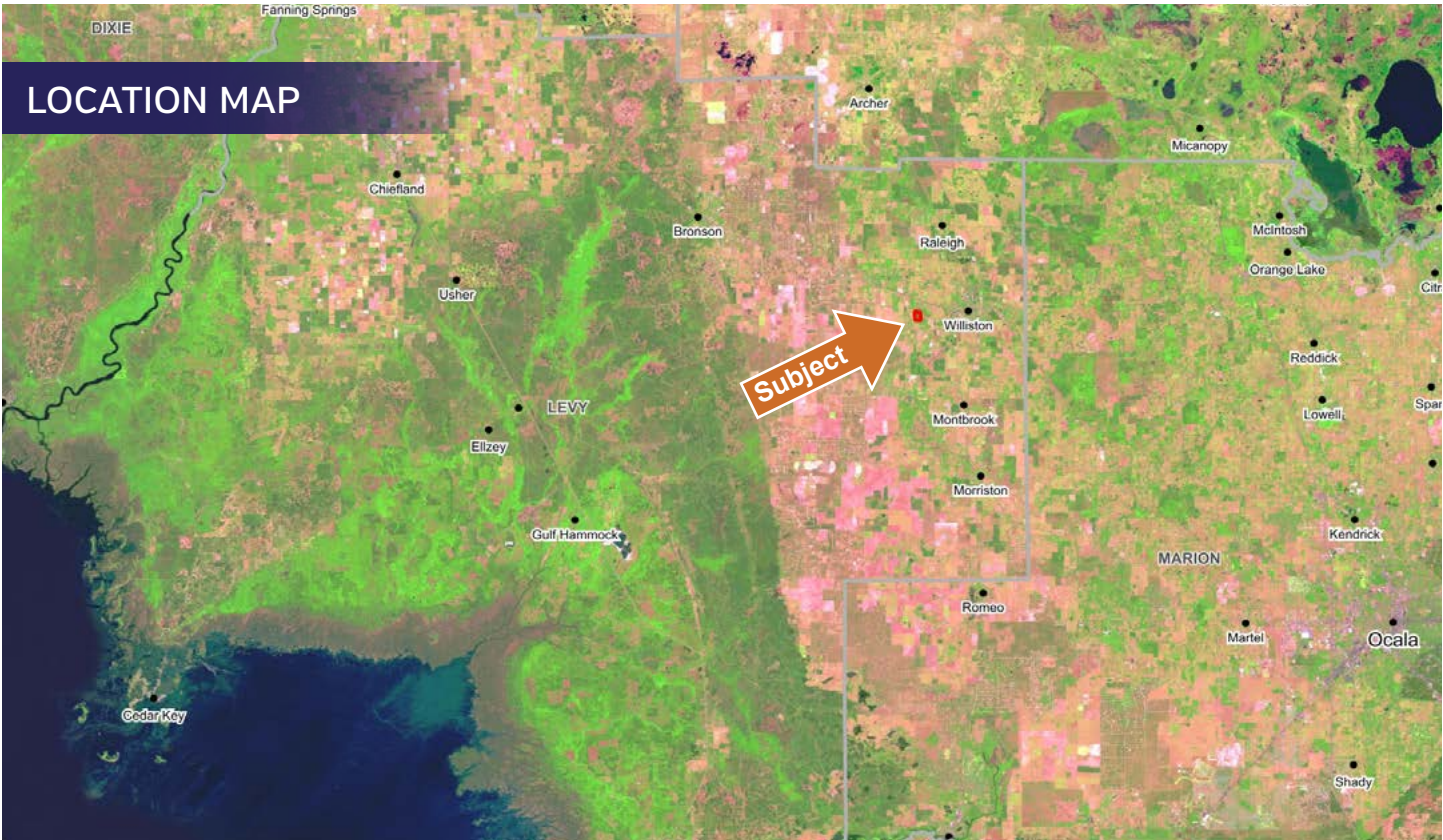
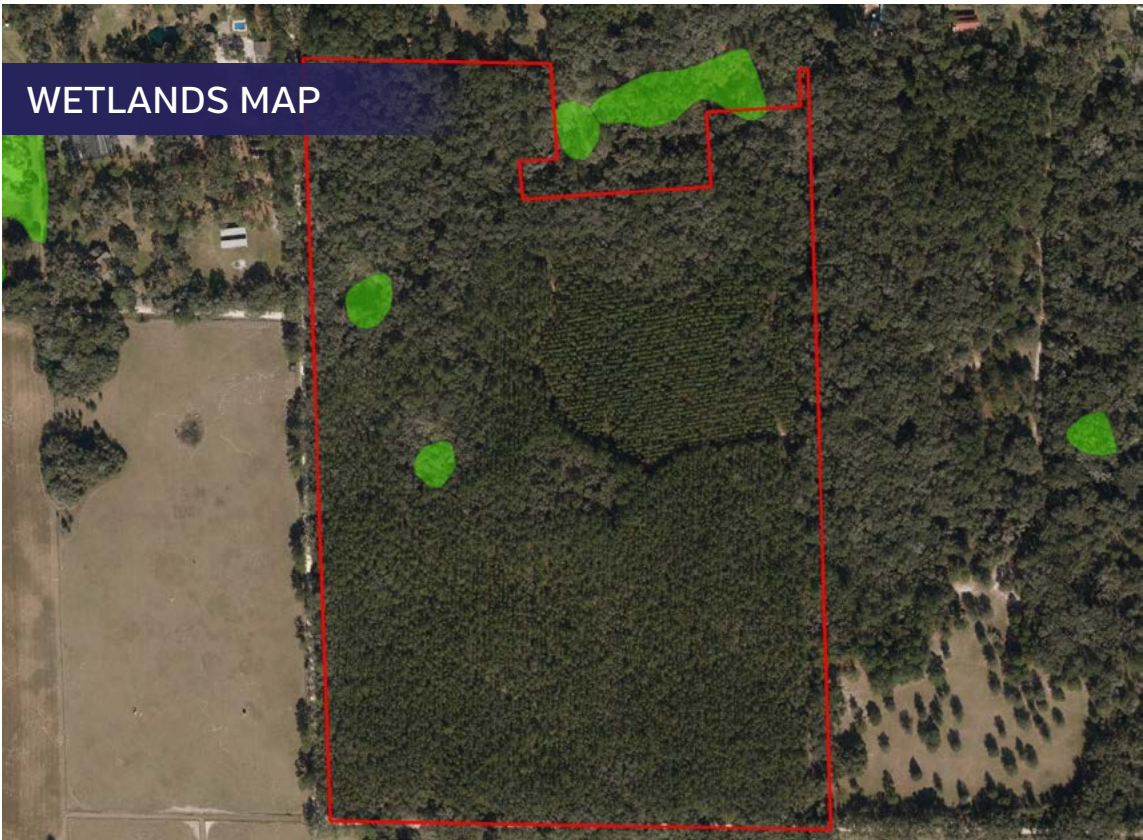
Water Source & Utilities: Electricity available

Zoning: Municipal Service District

Future Land Use: Urban Low-Density Residential

Taxes: \$217.61 (2020)

Current Use: Currently used as a 60 ± AC timber investment





LOCATION & DRIVING DIRECTIONS

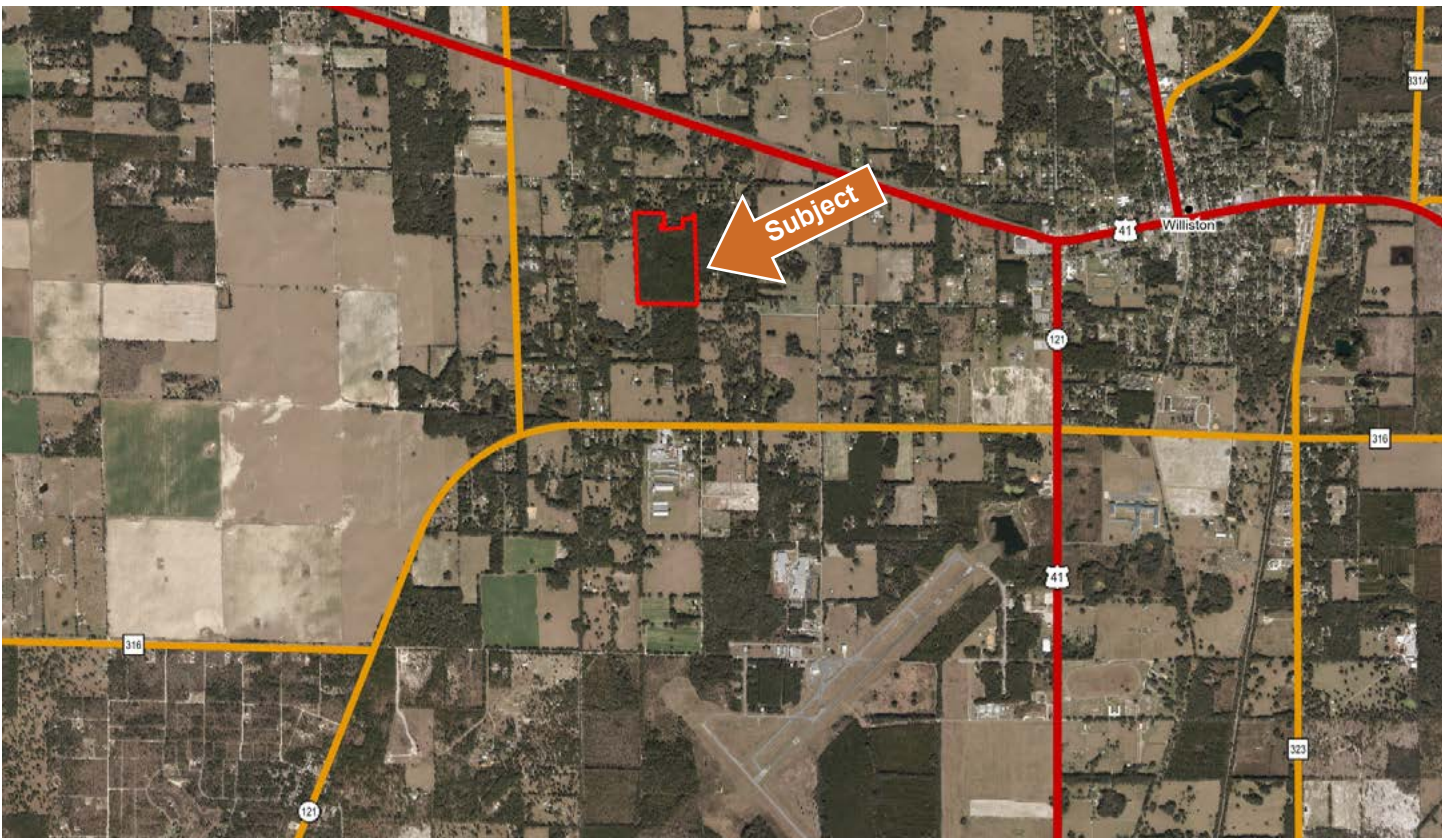
Parcel IDs: 0434900000

GPS Location: 29.385300, -82.483415

Driving Directions:

- From Ocala, head west on Highway 27
- Take 27 through Williston and turn left on NE 172 Ct.
- The property will be on your left

Showing Instructions: Contact the listing advisor, Dusty Calderon, 407.908.9525.





Adjacent to the Blue Grotto Spring
and dive experience





1723 Bartow Rd | Lakeland, Florida 33801

60 ± AC • Outstanding undeveloped land investment opportunity located in Levy County

Adjacent to the very unique Blue Grotto Spring and dive experience
Well suited to development, small-scale timber, or multi-agricultural uses

Visit SVNsaunders.com and search for: **Williston Wooded**

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