

LAND FOR SALE

LEVY LAKE LOTS - LOT 9

SE COUNTY ROAD 337

Morrison, FL 32668

LISTED BY:

GREGORY DRISKELL

O: 863.648.1528 | C: 386.867.2736

greg.driskell@svn.com



**SALE PRICE****\$130,000****OFFERING SUMMARY**

ACREAGE:	20.1 Acres
PRICE / ACRE:	\$6,468
CITY:	Morriston
COUNTY:	Levy
PROPERTY TYPE:	Acreage & Acreage Homesite

PROPERTY OVERVIEW

Levy Lake Lot 9 is a great investment opportunity to purchase a high and dry lot on Race Pond Road in Levy County. The lot has a great deal of potential and is ideally situated as a home site for your next country getaway. Next door to Goethe State Forest and close to Cedar Key and the Gulf of Mexico, the location is ideal for those who enjoy outdoor recreation. Gainesville and the University of Florida are nearby as well as Ocala and its premier equestrian facilities. Call Greg Driskell today to see Levy Lake Lot 9.



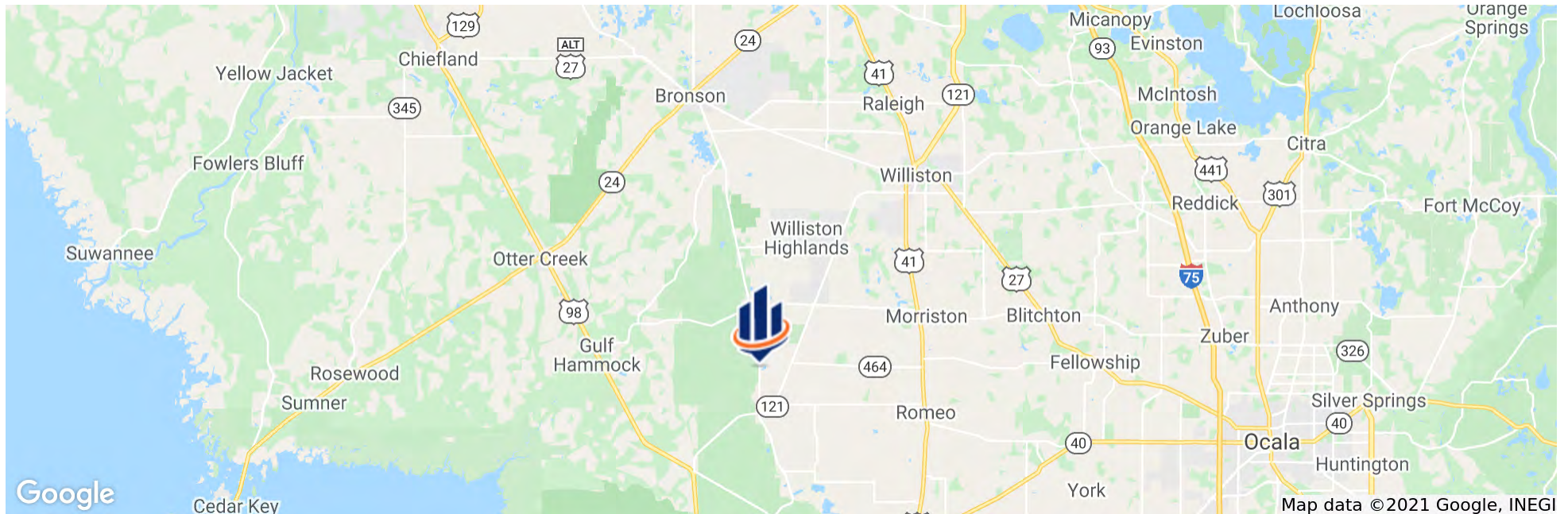
SPECIFICATIONS & FEATURES

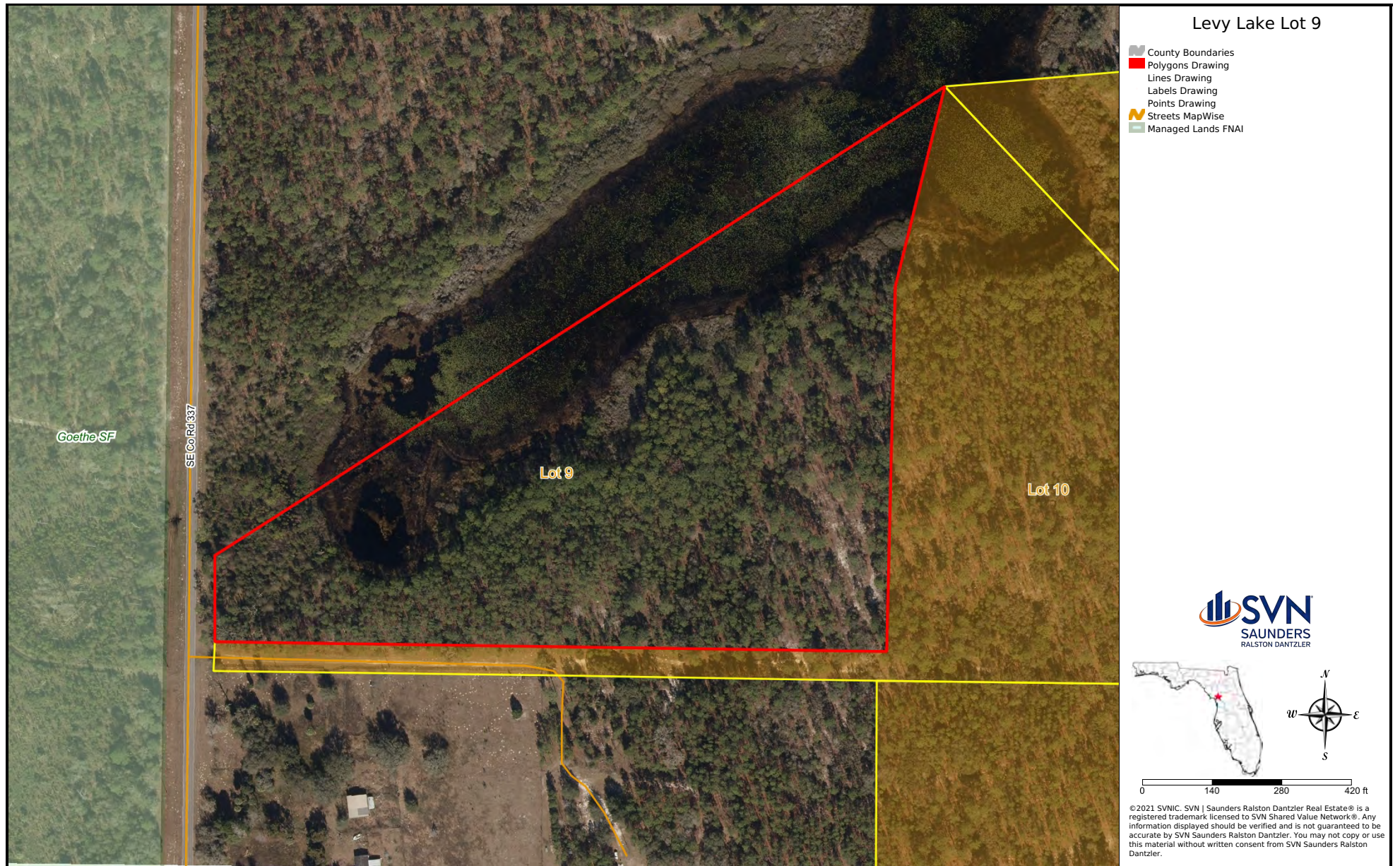
UPLANDS / WETLANDS:	60% Uplands
SOIL TYPES:	Candler Fine Sand
TAXES & TAX YEAR:	\$39.96 - [2020]
ZONING / FLU:	Agricultural / Rural Residential [1 D.U. / 10 Ac]
LAKE FRONTAGE / WATER FEATURES:	Frontage on Race Pond, a 20-acre lake
WATER SOURCE & UTILITIES:	None currently installed
ROAD FRONTAGE:	190 feet along County Road 337
NEAREST POINT OF INTEREST:	Goethe State Forest lies across CR 337 from the property. Williston and its small town charm are a 15 minute drive, while Ocala, Cedar Key, Crystal River, the Gulf of Mexico and Gainesville less than an hour away.
CURRENT USE:	Planted pines were recently harvested.
POTENTIAL RECREATIONAL / ALT USES:	Once the area is replanted, bowhunting would be feasible.
LAND COVER:	Several nice large live oaks on each lot, plus some palms.

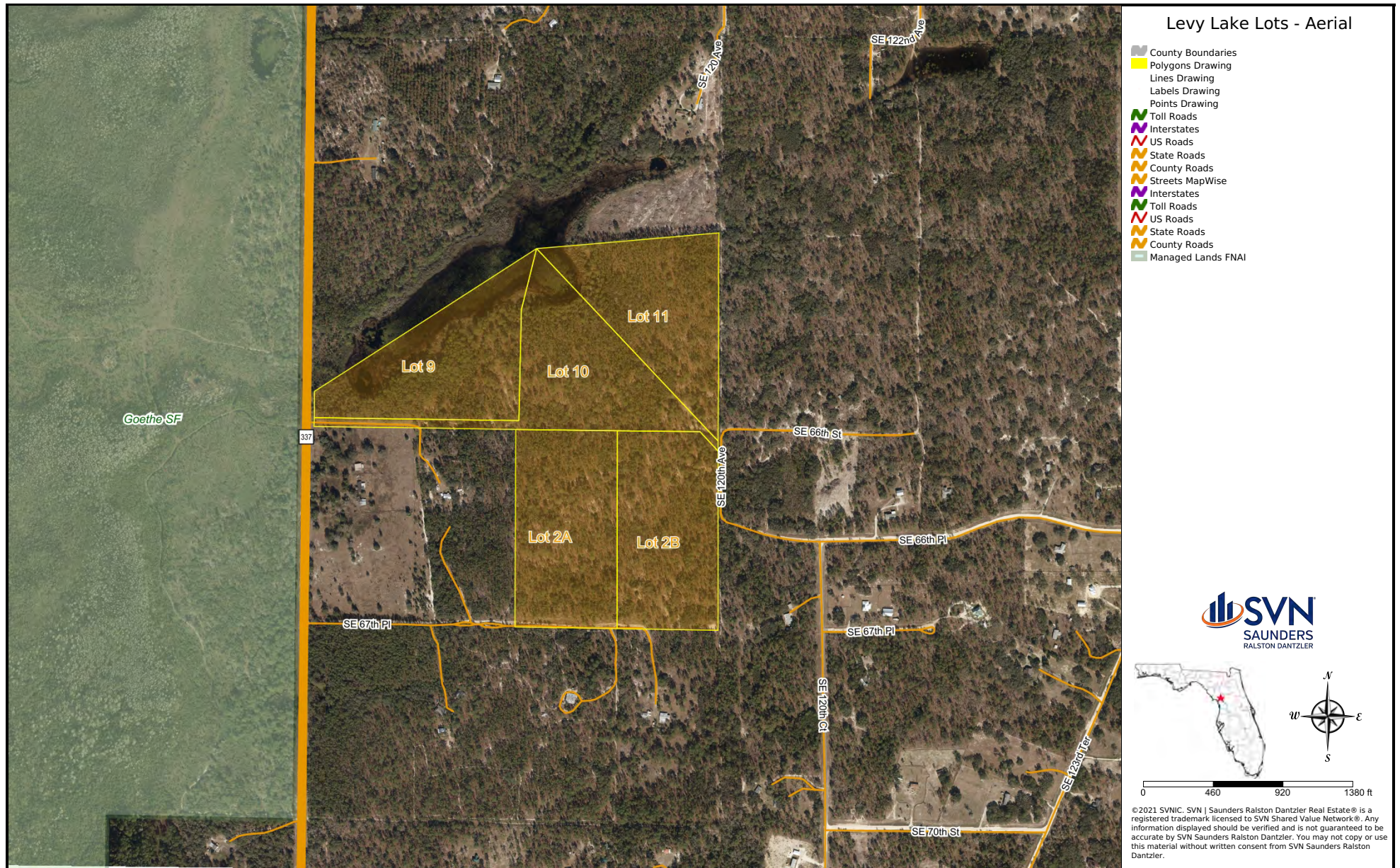


LOCATION & DRIVING DIRECTIONS

PARCEL:	0374500900
GPS:	29.2404045, -82.5794465
DRIVING DIRECTIONS:	From State Road 121 and County Road 337 intersection southwest of Williston, proceed north on CR 337 for 2.1 miles to the property on your right [east].
SHOWING INSTRUCTIONS:	Call Greg Driskell









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

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

