

LAND FOR SALE

# OBERT ROAD AND I-10 ACREAGE

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**OBERT RD.**

Cottdale, FL 32431

**LISTED BY:**

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**SALE PRICE****\$179,000****OFFERING SUMMARY**

|                |                      |
|----------------|----------------------|
| ACREAGE:       | 21.18 ± Acres        |
| PRICE / ACRE:  | \$8,451              |
| CITY:          | Cottdonale           |
| COUNTY:        | Jackson              |
| PROPERTY TYPE: | Acreage & Investment |

**PROPERTY OVERVIEW**

Obert Road and I-10 Acreage is a vacant wooded 22 ± acre property located halfway between Chipley and Mariana along I-10 just outside of Cottdonale, Florida. The property features 2,260 ± FT of frontage along Obert Road and 930 ± FT along I-10. The property is currently zoned AG-2, which allows for one dwelling unit per one acre. The Obert Road & I-10 Acreage offers a great investment opportunity in North Florida.



## SPECIFICATIONS & FEATURES

|                            |                                                              |
|----------------------------|--------------------------------------------------------------|
| UPLANDS / WETLANDS:        | 13.89 ± AC uplands   7.29 ± AC wetlands                      |
| TAXES & TAX YEAR:          | \$146.41 - 2021                                              |
| ZONING / FLU:              | AG-2, which allows for 1 DU/ 1 AC                            |
| WATER SOURCE & UTILITIES:  | Electric Available                                           |
| ROAD FRONTAGE:             | 2,260 ± FT along Obert Road and 930 ± FT frontage along I-10 |
| NEAREST POINT OF INTEREST: | Located halfway between Chipley and Mariana                  |



## LOCATION & DRIVING DIRECTIONS

### PARCEL:

13-4N-12-0000-0060-0011 13-4N-12-0000-0060-0017

### GPS:

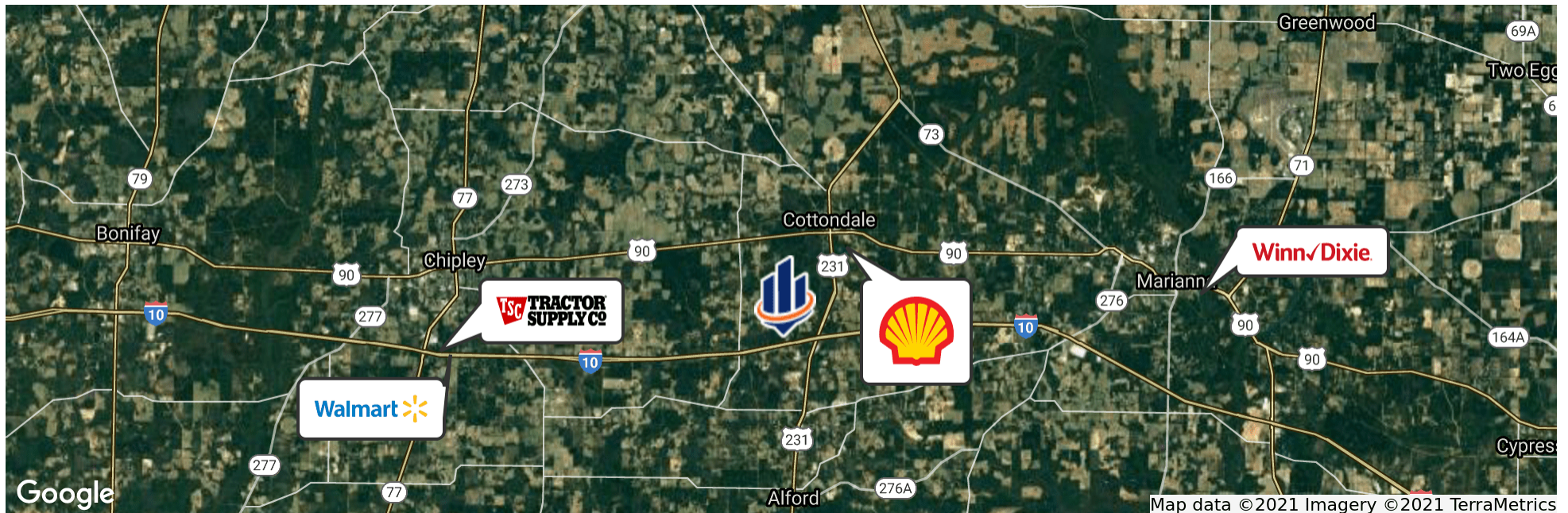
30.7511367, -85.3956716

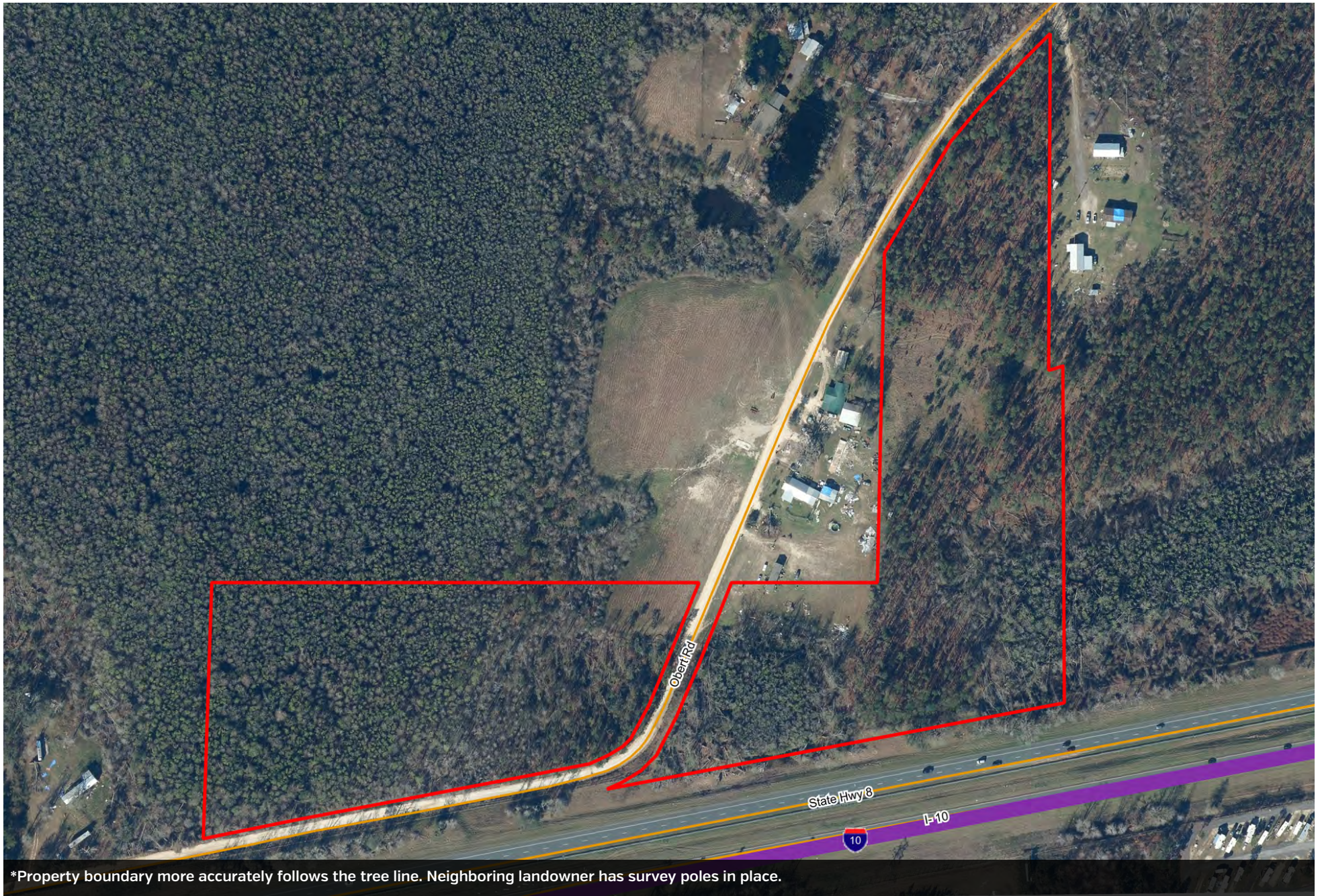
### DRIVING DIRECTIONS:

Take Exit 130 onto US-231 toward Cottondale, Turn north onto US-231, Travel 1.8 miles and turn left onto Obert Rd, Travel 2.7 ± miles on Obert Rd and arrive at the property

### SHOWING INSTRUCTIONS:

Call Jeremiah Thompson





\*Property boundary more accurately follows the tree line. Neighboring landowner has survey poles in place.



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