

LAND FOR SALE

CHIEFLAND 345 FARM

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Chiefland, FL 32626

LISTED BY:

GREGORY DRISKELL

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SALE PRICE

\$875,000

OFFERING SUMMARY

ACREAGE:	130.01 Acres
PRICE / ACRE:	\$6,730
CITY:	Chiefland
COUNTY:	Levy
PROPERTY TYPE:	Farm, Ranch

PROPERTY OVERVIEW

The Chiefland 345 Farm features prime pasture and farmland with excellent paved road frontage. The property is fenced and cross-fenced for cattle and was previously used for timber production. A portion of the farm is prepped and ready to grow watermelons. With easy access to Chiefland, Trenton, Bronson, and Gainesville, this tract is a great investment opportunity that would make an excellent homesite. Call Greg Driskell today to arrange your showing!



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Farms & Nurseries Properties • Ranch • Vegetables
UPLANDS / WETLANDS:	100% Uplands
SOIL TYPES:	Shadeville-Otela Complex and Otela-Candler Complex
TAXES & TAX YEAR:	\$690 for 2021
ZONING / FLU:	Agricultural/Rural Residential (1 d.u. per 10 ac)
WATER SOURCE & UTILITIES:	Private Well, Power
ROAD FRONTAGE:	1/2 mile along County Road 345 and 4/10ths mile along NW 10th Avenue
NEAREST POINT OF INTEREST:	Cedar Key, Gainesville, Ocala, and both the Suwannee and Santa Fe Rivers, plus a myriad of freshwater springs and their associated parks are less than an hour's drive
FENCING:	Fenced for cattle
CURRENT USE:	Cattle grazing and a portion cleared to grow watermelons
GRASS TYPES:	Bahia
LAND COVER:	Bahia, crops
STRUCTURES & YEAR BUILT:	Pole barn 60' x 26'



LOCATION & DRIVING DIRECTIONS

PARCEL:

0160600100;
0161000000

GPS:

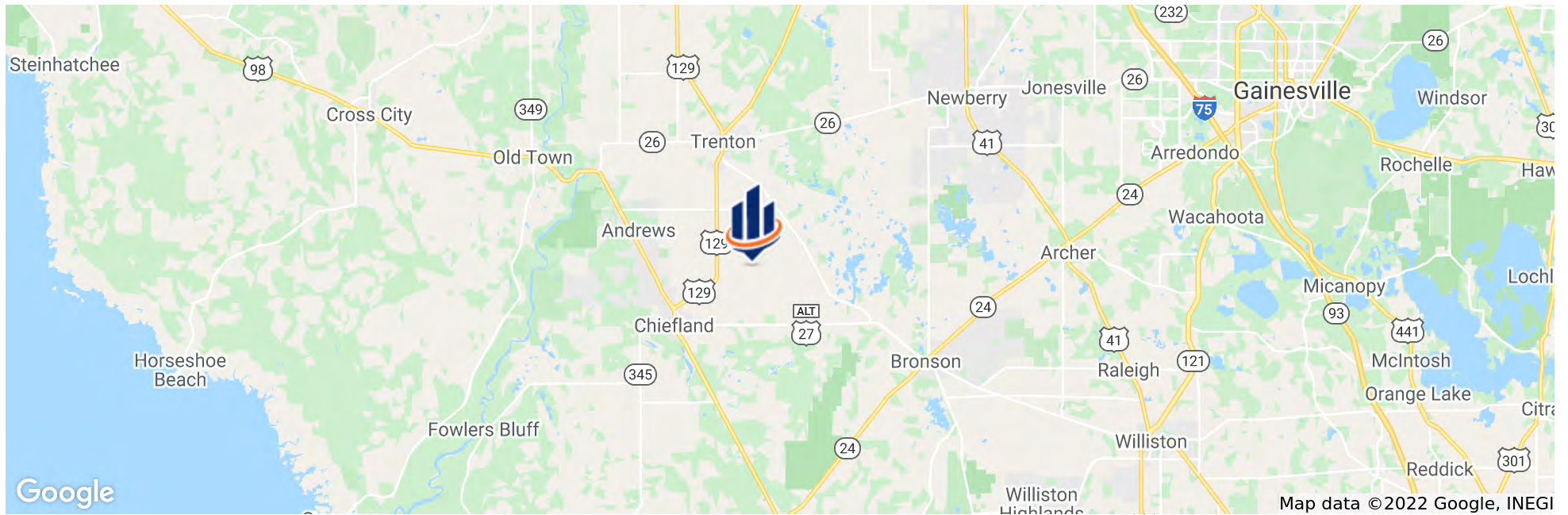
29.5172779, -82.790441

DRIVING DIRECTIONS:

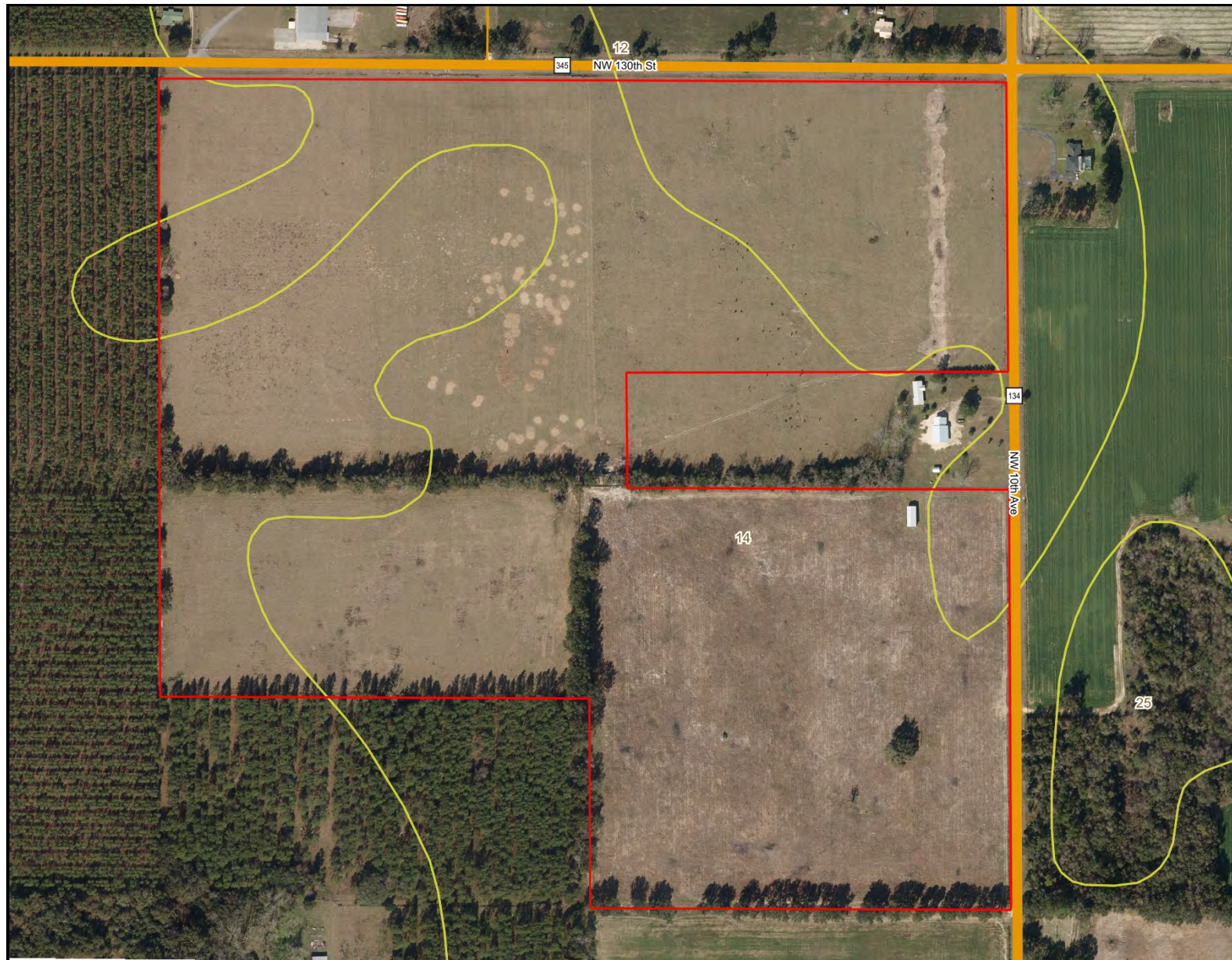
From US 129 and US 19/98 in Chiefland, go NE on US 129 for 3.3 miles to CR 345 and turn Right [E]; Go 1.5 miles and tract will begin on your Right [S] and continues for 1.2 miles to NW 10th Ave; Additional access point off NW 10th Ave.

SHOWING INSTRUCTIONS:

Contact Greg Driskell



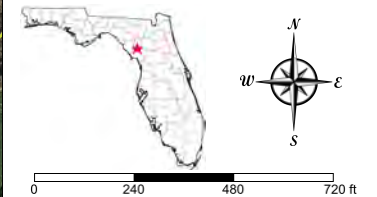




Chiefland 345 Farm - soils

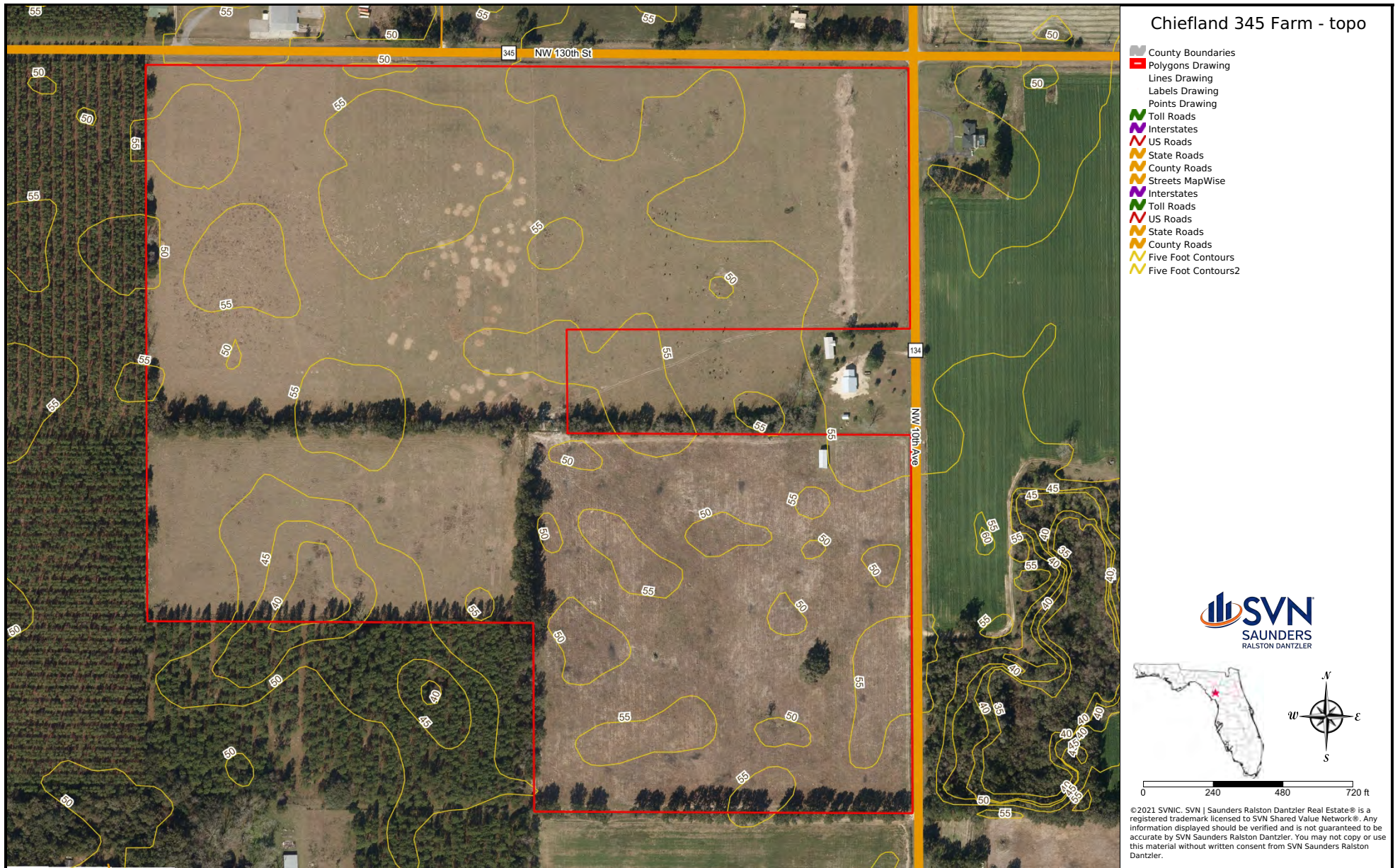
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Soils Boundaries

CODE	DESC	ACRES
14	Shadeville-Otela Complex, 1 To 5 Percent Slopes	79
12	Otela-Candler Complex, 1 To 5 Percent Slopes	47
		TOTAL = 126.046261169035 acres



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GREGORY DRISKELL

Advisor

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PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. [NRPS], a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies, both in Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian, and was born and grew up near St. Petersburg, FL. He holds a B.S. degree in Forest Resources and Conservation from the University of Florida. He is a member of the Society of American Foresters and the Florida Forestry Association and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

EDUCATION

Timberland
Recreational Land
Agricultural Land
Conservation Easements

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