

LAND FOR SALE

# CHIEFLAND NW 140TH STREET

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**NW 140TH STREET**

Chiefland, FL 32626

**LISTED BY:**

**GREGORY DRISKELL**

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## SALE PRICE

**\$300,000**

## OFFERING SUMMARY

ACREAGE:	39 Acres
PRICE / ACRE:	\$7,692
CITY:	Chiefland
COUNTY:	Levy
PROPERTY TYPE:	Farm, Ranch

## PROPERTY OVERVIEW

The Chiefland NW 140th Street property is a prime hayfield and pasture near Chiefland, Florida. The property is fenced for cattle and is currently used to grow Tifton 85 hay. Featuring 100% uplands, the high and dry acreage would make an excellent site for your next home. Additionally, most of the 39-acres are hidden from the road and are only accessible via one paved road access point.





## SPECIFICATIONS & FEATURES

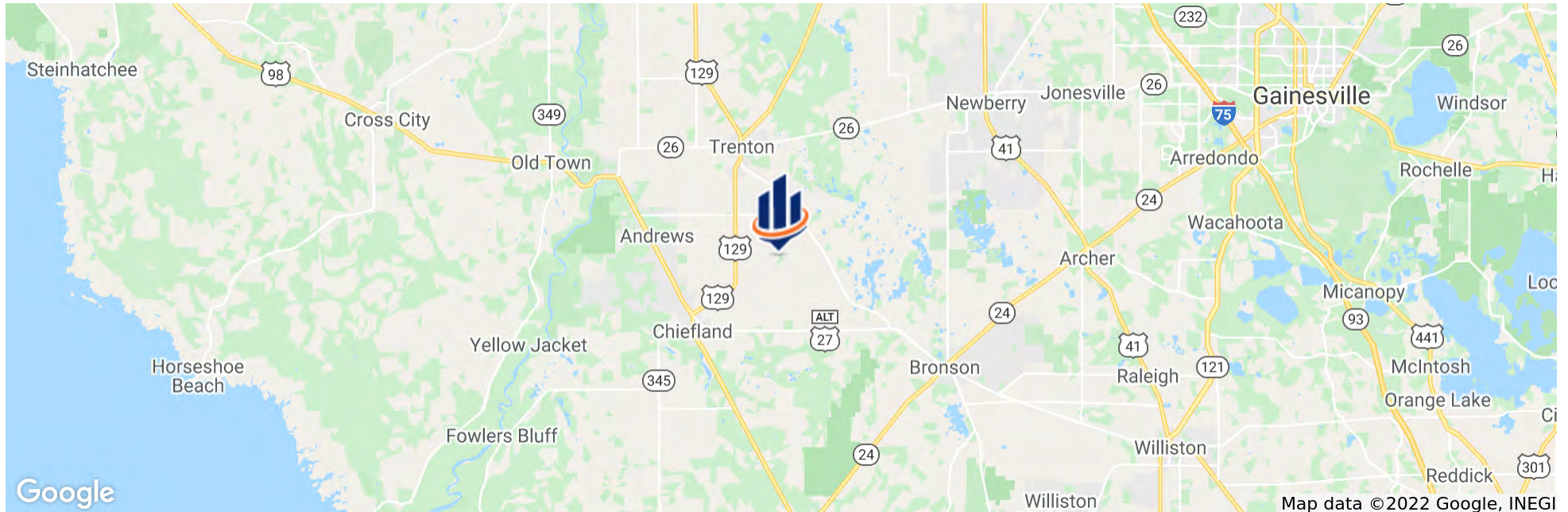
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>Farms &amp; Nurseries Properties</li> <li>Ranch</li> </ul>
<b>UPLANDS / WETLANDS:</b>	100% Uplands
<b>SOIL TYPES:</b>	Shadeville-Otela Complex and Otela-Candler Complex
<b>TAXES &amp; TAX YEAR:</b>	\$184.45 for 2021
<b>ZONING / FLU:</b>	Agricultural/Rural Residential
<b>WATER SOURCE &amp; UTILITIES:</b>	10" well
<b>ROAD FRONTAGE:</b>	100 feet along NW 140th Street
<b>NEAREST POINT OF INTEREST:</b>	Chiefland, Trenton, and Bronson are just a few minutes away. The Suwannee River, Goethe State Forest, and several state parks are within 30 minute drives
<b>FENCING:</b>	Perimeter fenced for cattle
<b>CURRENT USE:</b>	Hay production, Cattle grazing
<b>GRASS TYPES:</b>	Tifton 85 Bermuda
<b>WELLS INFORMATION:</b>	10" well
<b>CROP YIELD / INCOME:</b>	600 round bales of Tifton 85 hay per year





## LOCATION & DRIVING DIRECTIONS






<b>PARCEL:</b>	0155900200
<b>GPS:</b>	29.529265, -82.7836819
<b>DRIVING DIRECTIONS:</b>	From US19 & US129 in Chiefland: Go north on US129 for 3.3 miles to NW 130th St and turn right [East]; Continue for 2 miles to NW 10th Ave and turn left [North]; Go 1 mile to NW 140th St and turn right [east]; Continue for 1/4 ± mile; Property gate on right
<b>SHOWING INSTRUCTIONS:</b>	Call Greg Driskell

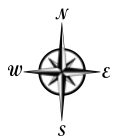






## Chiefland NW 140th Street - aerial

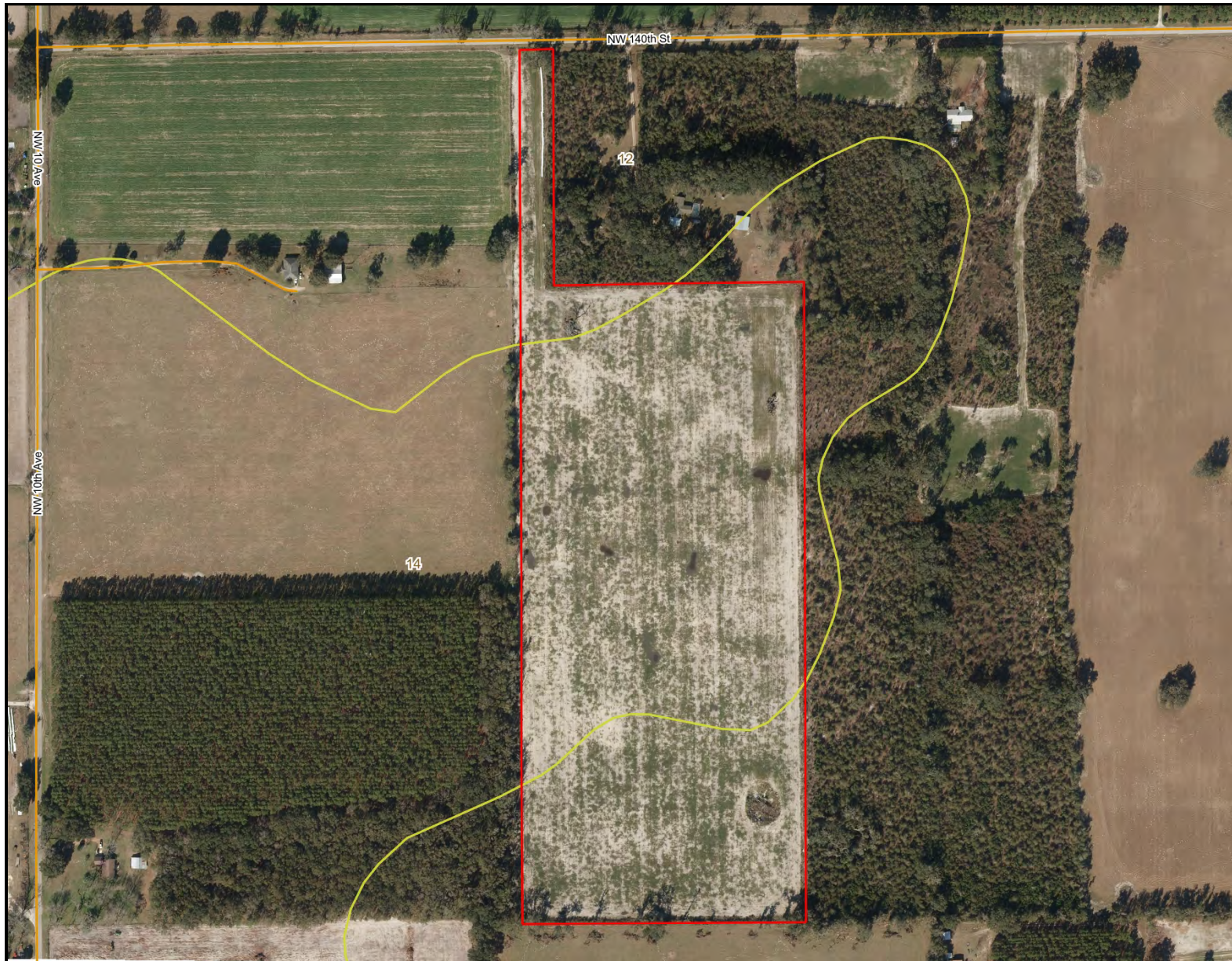
 Polygons Drawing  
 Lines Drawing  
 Labels Drawing  
 Points Drawing  
 Streets MapWise



0 280 560 840 ft

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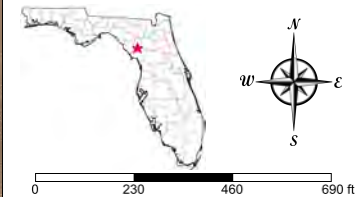




## Chiefland NW 140th Street - soils

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- N Streets MapWise
- W Soils Boundaries

CODE	DESC	ACRES
14	Shadeville-Otela Complex, 1 To 5 Percent Slopes	25
12	Otela-Candler Complex, 1 To 5 Percent Slopes	14
TOTAL = 39.2415087960108 acres		



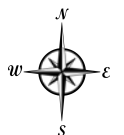
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# Chiefland NW 140th Street - topo

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Five Foot Contours
- Five Foot Contours2



0 230 460 690 ft

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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](http://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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