

CHIEFLAND PACKING SHED NORTHWEST 10TH AVENUE TRENTON

NORTHWEST 10TH AVENUE
TRENTON, FL 32693

Greg Driskell

O: 352.364.0070 | C: 386.867.2736
greg.driskell@svn.com



Property Overview



Sale Price

\$340,000

PROPERTY OVERVIEW

The Chiefland Packing Shed features a modern produce packing barn and loading dock plus good pasture on 11 acres. Currently used to grade, pack, and ship watermelons from surrounding farms, the barn complex could be repurposed for any number of agricultural uses or as a grownups "toy chest." Build a home or raise cattle and horses in the pasture around the barns. Nice paved road frontage with quick access to US 129, US 19/98 and US 27-Alternate and the towns of Chiefland, Trenton, and Bronson. Less than an hour from Gainesville and Ocala, as well.

OFFERING SUMMARY

Acreage:	10.58 Acres
Price / Acre:	\$32,136
City:	Trenton
County:	Levy
Property Type:	Ranch & Rec

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Equestrian
- Farms & Nurseries Properties
- Ranch

Uplands / Wetlands:

100% Uplands

Soil Types:

Primarily Shadeville-Otela Complex

Taxes & Tax Year:

2022 taxes were \$449

Zoning / FLU:

Agricultural

Water Source & Utilities:

Private Well & Septic

Road Frontage:

466 Feet along Northwest 10th Avenue
[Paved]

Nearest Point of Interest:

Cedar Key, Suwannee River, Goethe
State Forest, Manatee Springs State Park

Fencing:

Field Fence, Barbed Wire

Current Use:

Watermelon/Produce Packing Shed,
Cattle Grazing

Land Cover:

Pasture

Structures & Year Built:

- 70' x 100' main packing shed/loading dock plus 2 more adjacent pole barns all with concrete floors
- Over 9000 SF under roof

Location



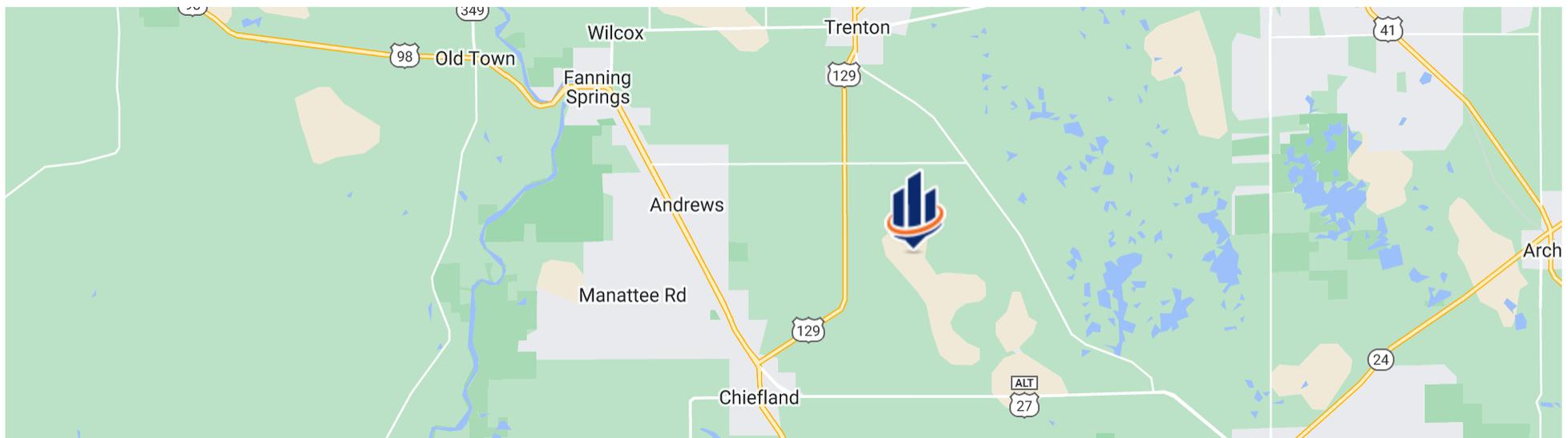
LOCATION & DRIVING DIRECTIONS

Parcel: 0156200300

GPS: 29.5262592, -82.7899963

Driving Directions: From US 19/98 and US 129 in Chiefland; Go north on US 129 3.3 miles to CR 345 [NW 130th] and turn right [east]; Proceed 2.0 miles to NW 10th Ave and turn left [north]; Property entrance will be on your left in 1/2 mile

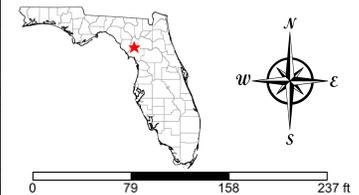
Showing Instructions: Call Listing Agent



Aerial Map

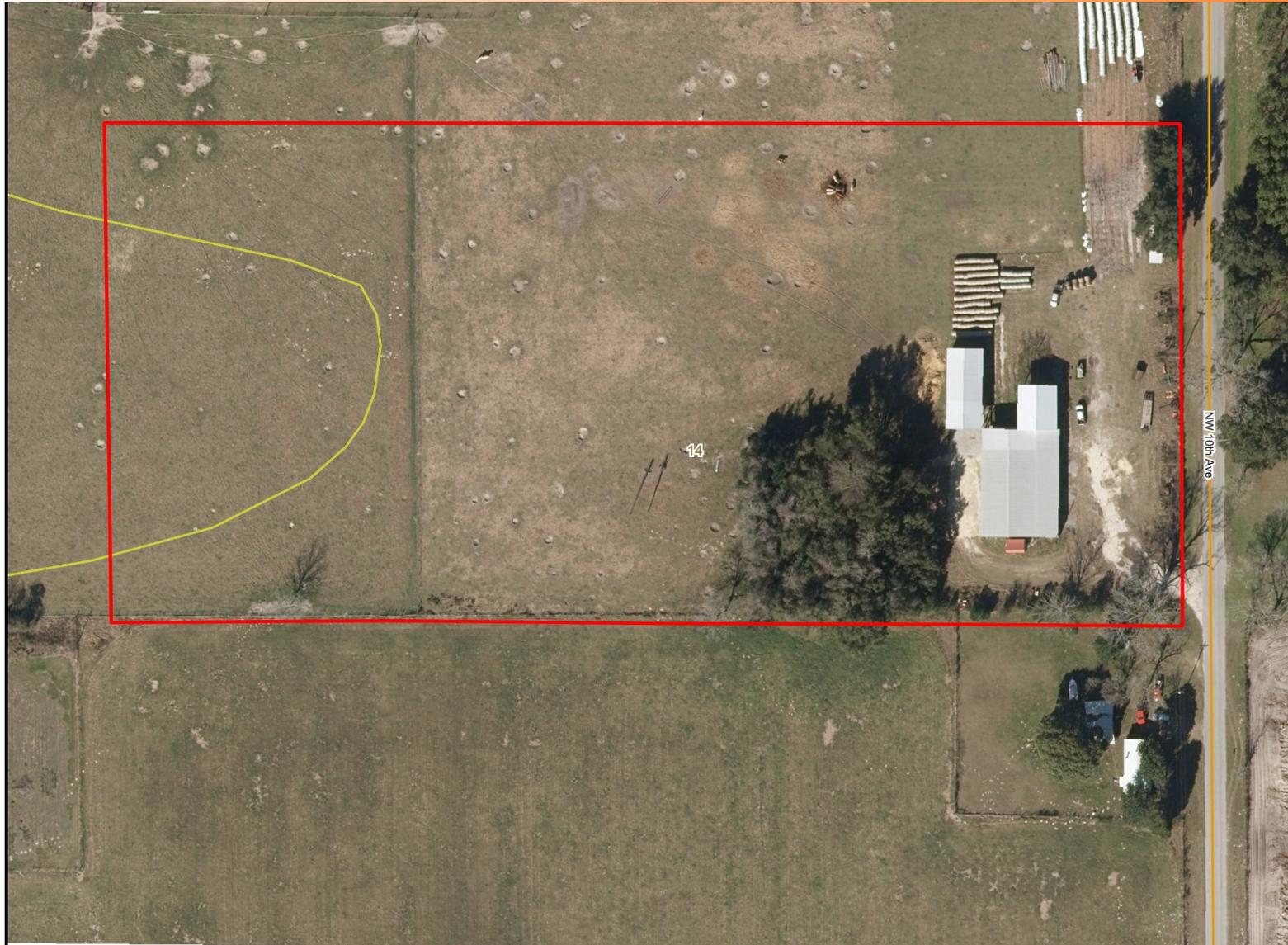


- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- N Streets MapWise



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Contour Map



- Polygons Drawing
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- Points Drawing
- Streets MapWise
- Soils Boundaries

CODE	DESC	ACRES
14	Shadeville-Otela Complex, 1 To 5 Percent Slopes	9
12	Otela-Candler Complex, 1 To 5 Percent Slopes	1
TOTAL = 10.5861214659568		acres

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Additional Photos





WELLY PUMP COMPANY
FLORIDA
PUMP WORKS

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GREG DRISKELL

Advisor

greg.driskell@svn.com

Direct: 352.364.0070 | Cell: 386.867.2736

PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, 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 located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also 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.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

EDUCATION

SVN | Saunders Ralston Dantzler
356 NW Lake City Avenue
Lake City, FL 32055



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★ HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600



For more information visit SVNsaunders.com

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