



CHIEFLAND 162 ACRES

NW 78TH TERRACE
CHIEFLAND, FL 32626

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Property Overview



Sale Price

\$1,200,000

PROPERTY OVERVIEW

Located in Northwest Chiefland off of Manatee Springs Road, this property features 161.65 acres of high and dry, slightly rolling Florida hammocks. Dominated by mature live oaks, with a few hickories and red oaks too, this tract would make a beautiful estate or farm. Previously used for livestock grazing, the perimeter fencing and Bahia grass groundcover would support a cattle ranch as well. With much of the surrounding area in low density single family homes, the property could potentially be rezoned from agriculture to residential.

OFFERING SUMMARY

Acreage:	162± Acres
Price / Acre:	\$7,423
City:	Chiefland
County:	Levy
Property Type:	Land: Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	100% uplands
Soil Types:	Otela-Candler Complex [95%] and Jonesville-Otela-Seaboard Complex [5%]
Taxes & Tax Year:	\$15,954 for 2023
Zoning / FLU:	Agricultural/Rural Residential [1 du/10 ac]
Road Frontage:	2,654 feet on NW 80th Avenue
Nearest Point of Interest:	Manatee Springs State Park, Cedar Key, Suwannee River
Current Use:	Vacant. Property has been used to grow timber and raise cattle in the past few years.
Potential Recreational / Alt Uses:	Hunting, horseback riding
Land Cover:	Scattered live oaks and other hardwoods
Game Population Information:	Whitetail deer and Osceola wild turkeys are commonly seen on the property

Location



LOCATION & DRIVING DIRECTIONS

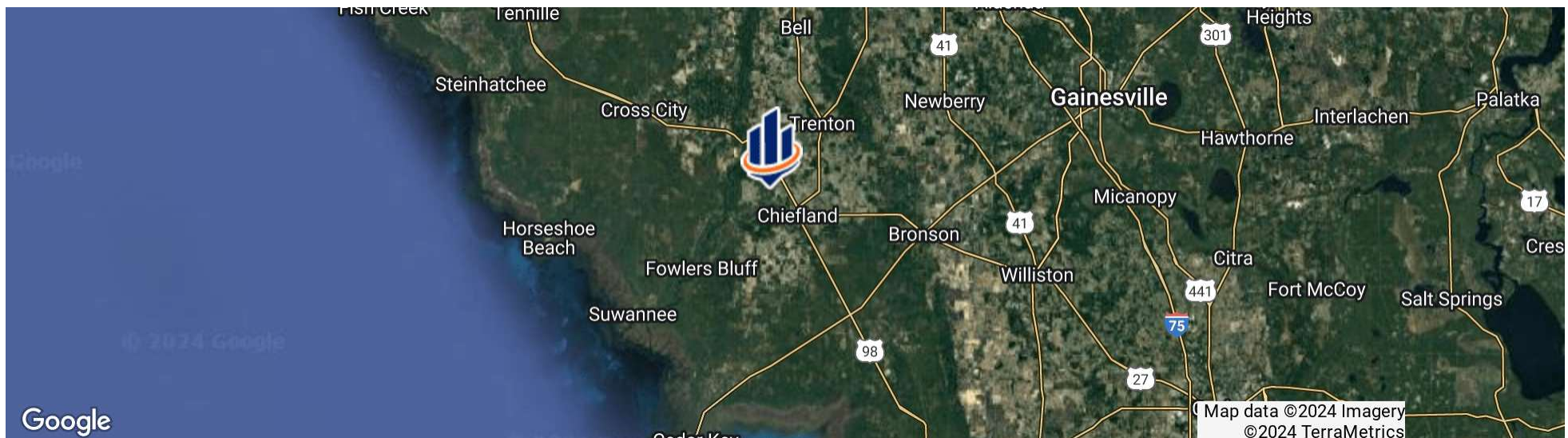
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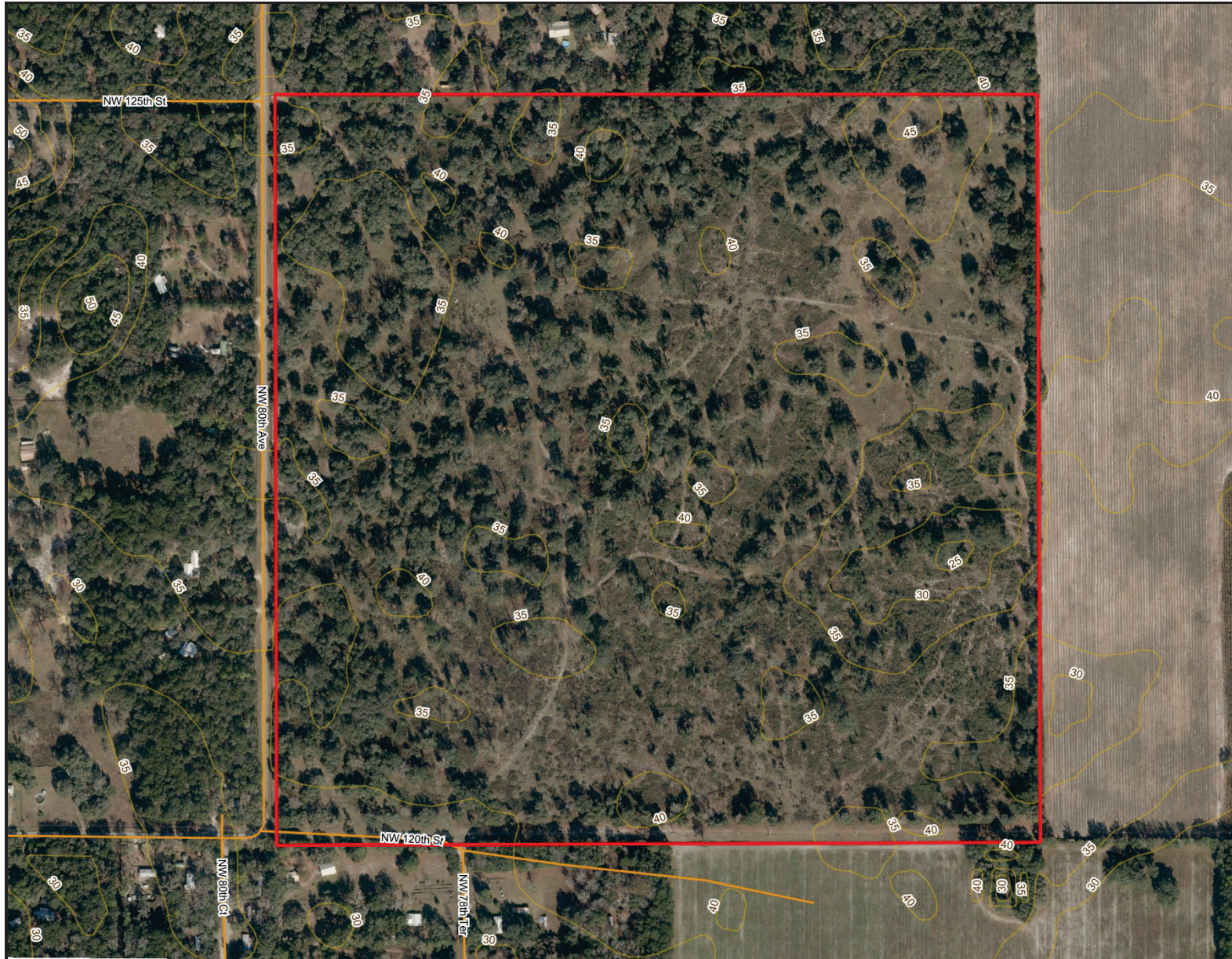
GPS: 29.5075881, -82.9022894

Driving Directions:

- From US 19/98 and CR 320 in Chiefland
- Go west on CR 320 2.1 miles to NW 78th Terrace and turn right
- Go 1/2 mile to dead end and gate will be straight ahead.

Showing Instructions: Call listing agent





Chiefland 162 Acres Topo

- 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
- Five Foot Contours
- Five Foot Contours2



0 270 540 810 ft

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Additional Photos



Additional Photos





GREG DRISKELL

Senior Advisor

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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

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