SUWANNEE RIVERFRONT LAND FOR SALE
1.6 acres on 229th Drive
Live Oak, FL 32060

PRICE REDUCED!

OFFERING MEMORANDUM

Terry Bickel ALC, CCIM
Realtor
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Terry@floridalandbrokers.net

25504 NW 122nd Ave
High Springs, FL 32643
844.799.3044
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## OFFERING SUMMARY

<table>
<thead>
<tr>
<th>Property Details</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Address</strong></td>
<td>229th Dr Live Oak, FL 32060</td>
</tr>
<tr>
<td><strong>Listing Price</strong></td>
<td>$45,000-$39,000</td>
</tr>
<tr>
<td><strong>Acres</strong></td>
<td>1.6 acres</td>
</tr>
<tr>
<td><strong>Price Per Acre</strong></td>
<td>$28,125</td>
</tr>
<tr>
<td><strong>County</strong></td>
<td>Suwannee</td>
</tr>
<tr>
<td><strong>Zoning</strong></td>
<td>ESA-2</td>
</tr>
<tr>
<td><strong>Utilities</strong></td>
<td>Power available, well &amp; septic needed</td>
</tr>
<tr>
<td><strong>Taxes</strong></td>
<td>$594</td>
</tr>
<tr>
<td><strong>Parcel ID</strong></td>
<td>28-04S-11E-1199900.4300</td>
</tr>
<tr>
<td><strong>Coordinates</strong></td>
<td>30.114467, -83.223691</td>
</tr>
<tr>
<td><strong>Frontage</strong></td>
<td>201ft on River according to the County 101.8ft on 229th</td>
</tr>
<tr>
<td><strong>GACAR MLS#</strong></td>
<td>423302</td>
</tr>
</tbody>
</table>

## PROPERTY OVERVIEW

Build that getaway on this riverfront parcel that has over 200 ft on the majestic Suwannee River. Lies approximately 1/2 mile south of the of the Lafayette Blue Springs State Park on the Live Oak side.

## PROPERTY HIGHLIGHTS

- High bank
- Easy to clear
- 30 Minutes to Live Oak, FL

## DIRECTIONS

From Alachua County, FL go north on US 27 for 36.2 miles to right on CR 354 for 6.7 miles to right on FL 51 N for 2 miles to left on 180th St for 1.7 mi , turn right onto 217th Rd for 0.3 mi, turn left onto 178th St for 1.6 mi, turn left onto 229th Dr for .9 mi, destination will be on the right.
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