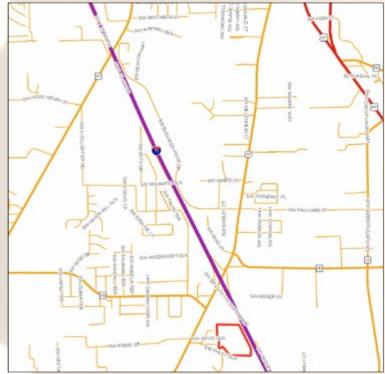


388 SW Nightshade Dr. Acreage Lake City, FL • Columbia County 39.5 +/-Acres

388 SW Nightshade Dr. Acreage Lake City, FL • Columbia County





Within Minutes of all Lake City Has to Offer in Dining and Shopping!

For additional details, go to: SREland.com/388Nightshade



114 N. Tennessee Ave., 3rd Floor Lakeland, FL 33801 863.648.1528 - Main Office 18622 NW US 441 High Springs, FL 32643 SREland.com

This parcel offers a cleared front area for a home with plenty of woods in the back for hunting and recreation! Beautiful Granddaddy oaks with rolling hills and a small creek to cool your toes! Access through the beautiful Westerwoods subdivision, but not subject to the restrictions. Minutes to schools, shopping and dining!

Acreage: 39.50 +/- acres Sale Price: \$139,000 Price per Acre: \$3,519

County: Columbia

Site Address: 388 SW Nightshade Dr., Lake City, FL 32024 Road Frontage: 1,245 +/- feet on I-75; SW Nightshade Drive ends at this property

Water/Utilities: Well, septic, power required

Fencing: Along I-75

Soil Types: Bonneau Fine Sand, 2 To 5 Percent Slopes 45.4; Blanton Fine Sand, 0 To 5 Percent Slopes 40.7%; Plummer Fine Sand, Occasionally Flooded 11% and Blanton Bonneaulchetucknee Complex, 5 To 8 Percent Slopes 2.9%

Land Cover: Oaks

Uplands/Wetlands: 30.92 +/- acres uplands; 8.58 acres wetlands

Grass Types: Bahia

Zoning/FLU: RSF -1 and Residential Very Low Density, 1 Dwelling Unit per Acre

Current Use: Vacant

Potential Uses: Hunting and 4 wheeling

Game Populations: Deer

Taxes: \$258.57 (2016)

Parcel ID: 30-4S-17-08898-001

Directions:

- From the intersection of I-75 and CR 47, take CR 47 south 1 mile to Wester Road
- Turn left on Wester Road and turn left at the Westerwoods subdivision sign, which is SW Dandelion Way
- Turn right on SW Nightshade and follow to the end
- Property begins at the end of the pavement of SW Nightshade Drive

Showing Instructions:

Property is not gated. Driving is possible to a point, however, the road is narrow. Best viewed on foot or 4 wheeler.

> Debbie Banks 904.637.4842 DBanks@SREland.com

©2017 Coldwell Banker Commercial Saunders Real Estate, All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records. ©2017 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Oppor-tunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. 05/0117-A