



CHIEFLAND 18

SOUTHEAST 4TH AVENUE
CHIEFLAND, FL 32626

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Property Overview



Sale Price **\$275,000**

OFFERING SUMMARY

Acreage: **18.34 Acres**
Price / Acre: \$14,995
City: Chiefland
County: Levy
Property Type: Land: Residential
Development, Timberland,
Transitional

PROPERTY OVERVIEW

This property features 18 acres ready for multiple homesites, large estate, or rezone for multi-family. With easy access along 2 paved roads and no wetlands, it is waiting for your future plans. Just a few minutes to Winn Dixie, Walmart, and more, plus less than an hour to Gainesville and the University of Florida.

Specifications & Features



SPECIFICATIONS & FEATURES

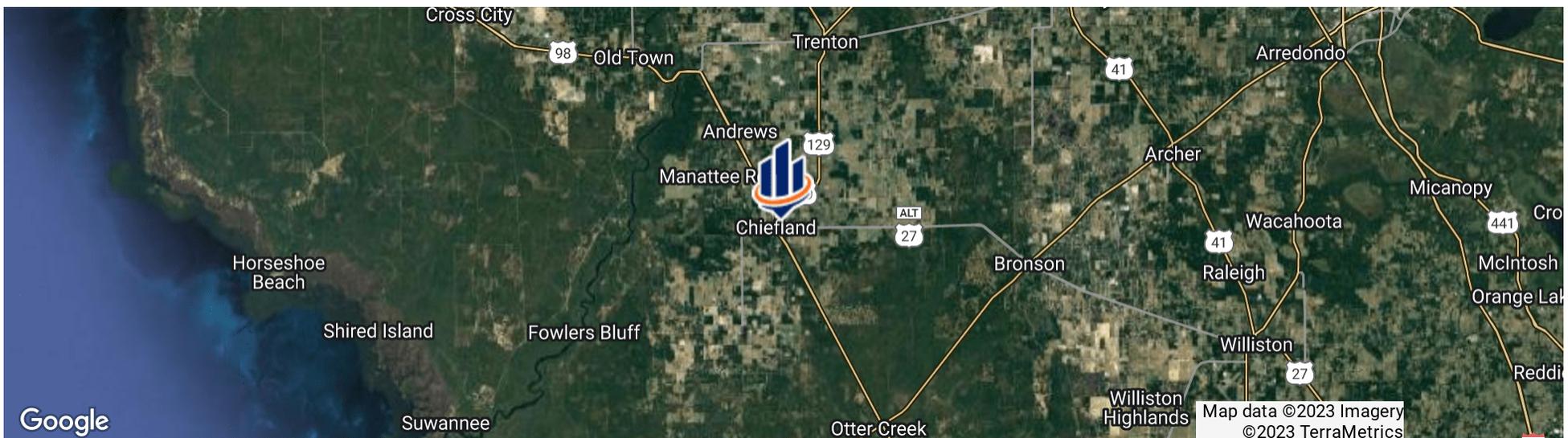
Land Types:	<ul style="list-style-type: none">• Residential Development• Timberland• Transitional
Uplands / Wetlands:	100% uplands
Soil Types:	<ul style="list-style-type: none">• 70% Otela-Candler Complex• 30% Shadeville-Otela Complex
Taxes & Tax Year:	\$76.60 for 2022
Zoning / FLU:	Zoning R-1; FLU Residential (4 d.u./ac)
Water Source & Utilities:	Water & sewer adjacent to property
Road Frontage:	940 feet along CR 345/SE 4th Ave, plus 60 feet along SE 4th Street
Nearest Point of Interest:	Manatee Springs State Park, Suwannee River, and other gems of The Nature Coast
Current Use:	Forestry
Land Cover:	Planted Slash pine
Utilities & Water Source:	City of Chiefland water and sewer
Permitted Lots:	FLU is 4 units per acre
Age of Stages of Timber:	Approx. 16 acres of 5-year old planted Slash pine

Location

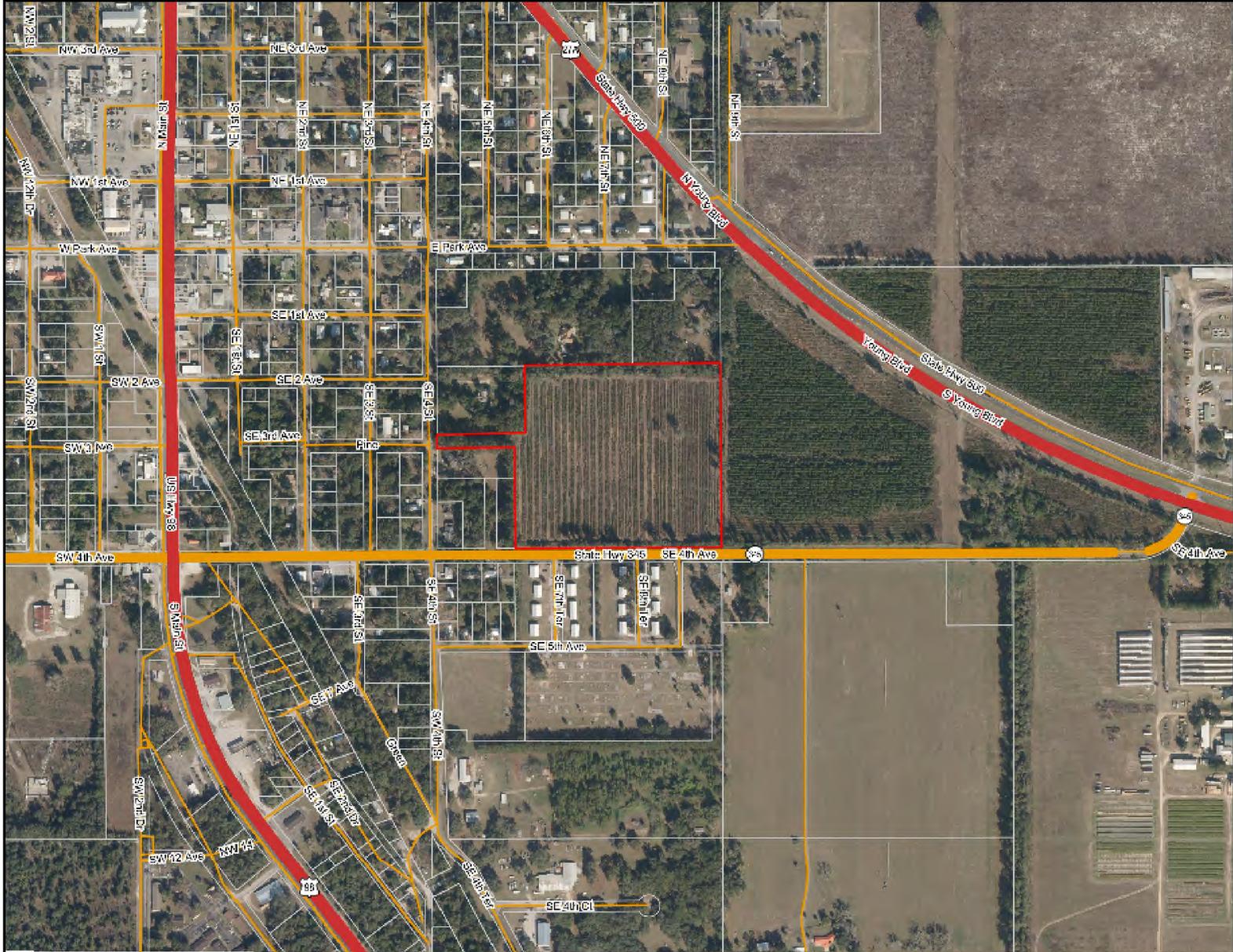


LOCATION & DRIVING DIRECTIONS

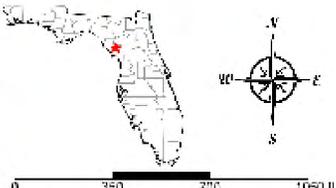
- Parcel: 01675-000-00
- GPS: 29.475831, -82.8530003
- Driving Directions:
- From US 19/98 and US 27 Alt intersection in Chiefland, go south on US 27 Alt for 1.2 miles to CR 345/SE 4th Ave and turn Right
 - Proceed west for 4/10 mile and property will be on your right [N side of road].



Chiefland 18 Aerial



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- To II Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- To II Roads
- US Roads
- State Roads
- County Roads
- Parcel Outlines

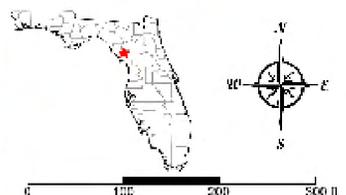


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Chiefland 18 Elevation Map

-  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



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Additional Photos





GREG DRISKELL

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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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