

VL **Timberland**
MLS# 423288 **ACTIVE**

Branford

SR 247
FL 32008



LP: **\$137,500**
SP:



County Suwannee
Tax Jurisdiction
Parcel Size (Acres) 24.71
APXLotDim
Price/Acre \$5,564.55
Mineral Rights Y/N Yes
RightOfWay
CompPlanID
Short Sale Y/N No

Subdiv Not In Subdivision
Zoning
Association None
AssocFeeAm
AssocFeePd
Bank Owned Y/N No
Auction No
VT Unbranded 1
VT Unbranded 2
VT Unbranded 3

Sect-Twp-Rng: 11 6 14

Legal Description 24.71 Acres in the SW1/4 of SW1/4, Section 11,m Township 06 South, Range 14 East

Schools - Elem:
Mgmt Co Name:

Middle:
Phone:

HOA Name:

High:

Phone:

Taxes - Annual \$115

Tax Year 2018

Parcel Number 11-06S-14E-0388300.3000

Public Remarks 24.71 acres, located 1.84 miles NE of the town of Branford in Suwannee County, FL. The property has about 1,480 feet of frontage on State Road 247. The property is comprised of a timber plantation with slash pine coming into its sixth year. There are some scattered hardwoods. Excellent hunting! Deer and other wildlife are seen regularly on the property. The property is approx. 2.36 miles NE of the Suwannee River. A-1 zoning (1 unit per 5 acres). Recent survey available. The town of Branford is located on the banks of the Suwannee River at the intersection of US-27 and US-129. The area is known for annual festivals, rodeos and riding events, nearby fresh water springs, including Branford Springs, Troy Springs, Little River Springs, and the springs within the Ichetucknee Springs State Park, and world-renowned cave diving. Other outdoor activities - hunting, fishing, swimming, open-water scuba diving, boating, kayaking, canoeing and birding. The Suwannee River Greenway offers opportunities for cycling and hiking.

Directions From Branford, go approx. 1.84 miles NE on SR 247. Property is on the left. Look for sign near gate.

Possible Best Use Agriculture, Livestock, Mobile Home, Pasture, Single Family Development, Single Family Lot, Timberland
Improvements Incl None
Present Use Timberland
Surrounding Area Agricultural, Recreational, Residential
Topography High/Dry, Level, Rolling/Sloped
Docs Available Aerial Photo(s), Flood Map(s), Sellers Disclosure, Survey, Topographical Map
Terms Cash, May Pay Closing Costs
Sale Option Will Not Divide
Deed Restrictions None

Property Info Survey Existing
Railroad Service No Rail Service
Fencing None
Fees/Due Construction Unknown
Trees Hardwood, Planted Pines
Utilities on Site None
Utilities Available Electric

Prepared By



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Listing Office - Office Name Blue Sky Properties, Inc