

LAND FOR SALE

# FOX LAKE WOODS

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**COBB ROAD**

Chiefland, FL 32626

**LISTED BY:**

**GREG DRISKELL**

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greg.driskell@svn.com





**SALE PRICE**

**\$449,000**

### PROPERTY OVERVIEW

Tucked away in the Winding River Preserve, Fox Lake Woods can be your very own private getaway. Build your house, weekend cabin, or enjoy the excellent deer, turkey, and wood duck hunting that this piece of Florida offers. Fox Lake Woods offers plentiful largemouth bass and bream fishing, too! Call Greg Driskell to set up your showing!

### OFFERING SUMMARY

<b>ACREAGE:</b>	141.87 Acres
<b>PRICE / ACRE:</b>	\$3,165
<b>CITY:</b>	Chiefland
<b>COUNTY:</b>	Levy
<b>PROPERTY TYPE:</b>	Acreage & Acreage Homesite, Ranch & Recreation, Timberland
<b>VIDEO:</b>	<a href="#">View Here</a>





## SPECIFICATIONS & FEATURES

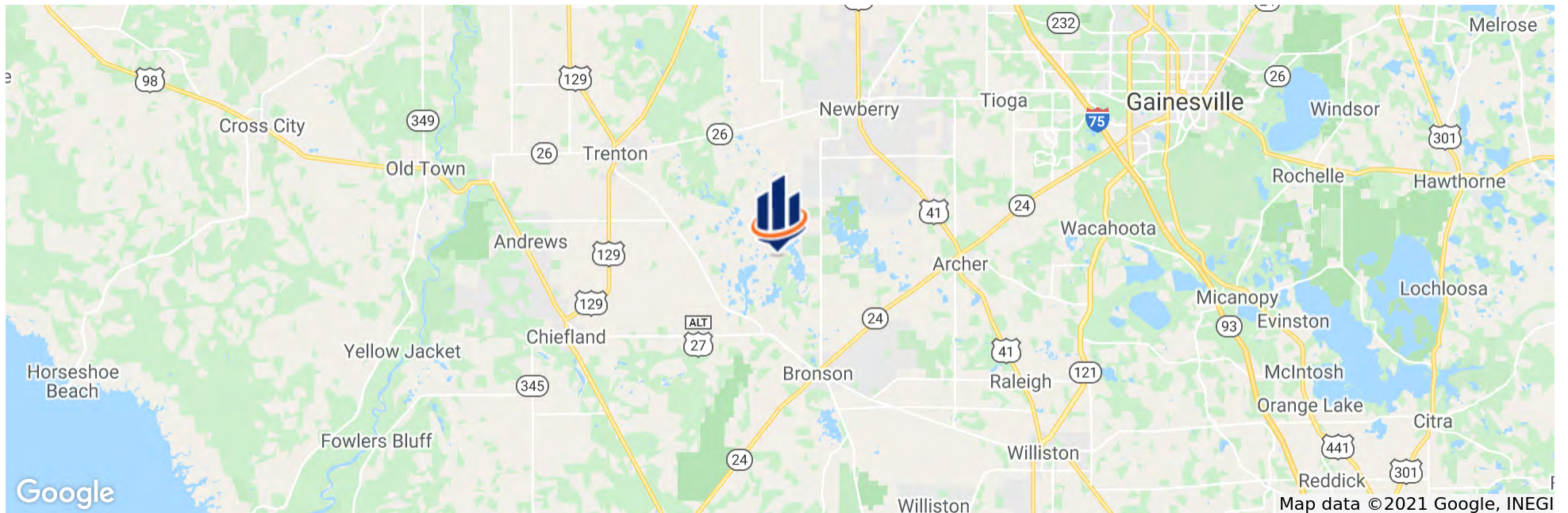
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Hunting &amp; Recreation Properties</li> <li>• Land Investment</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	55% Uplands
<b>SOIL TYPES:</b>	Uplands - [Holopaw and Pompano Fine Sands]
<b>TAXES &amp; TAX YEAR:</b>	\$316.43 - [2020]
<b>ZONING / FLU:</b>	Forestry / Rural Residential [1 D.U. / 20 Acres]
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Fox Lake
<b>ROAD FRONTAGE:</b>	400 FT along Cobb Road
<b>CURRENT USE:</b>	Hunting/Recreation, Timber
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	ATV Riding, Horse Riding
<b>LAND COVER:</b>	Flatwoods, Cypress Ponds, Open Water
<b>GAME POPULATION INFORMATION:</b>	Good whitetail deer and Osceola wild turkey population. Wood ducks frequent the lakes and ponds.
<b>AGE OF STAGES OF TIMBER:</b>	Some mature pine in the wetlands but the majority was harvested in 2020





## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	2182206800
<b>GPS:</b>	29.5328395, -82.6742932
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From US 129 and County Road 339 intersection in Trenton, proceed south on 339 for 8.1 miles and turn left on Asbell Creek Road at the Winding River gated entrance</li> <li>• Go approximately 4 miles ENE on Asbell Creek Road to Waters Pond Road and turn right</li> </ul>

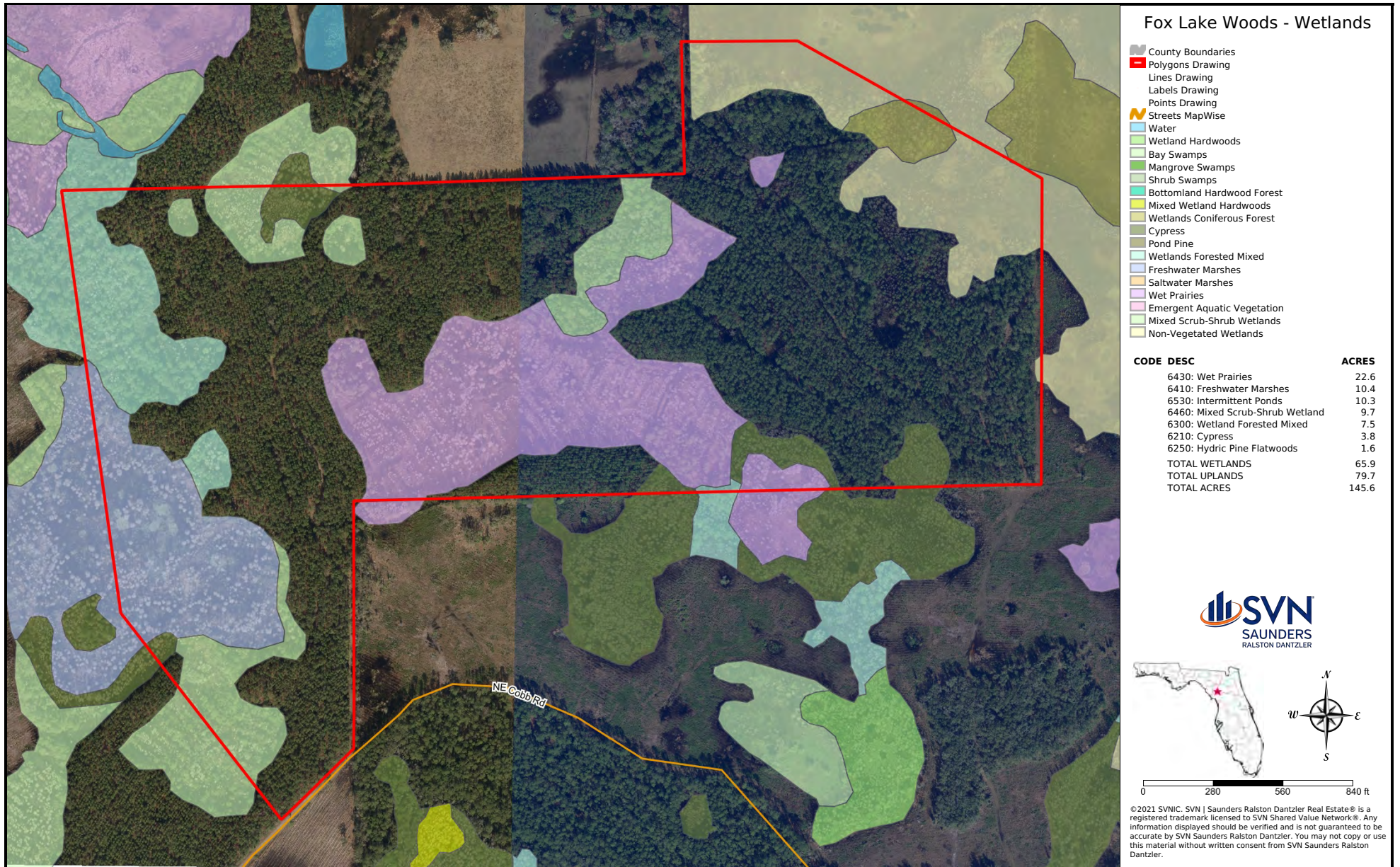
























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