

LAND FOR SALE

HUNTING PROPERTY - CEDAR KEY, FL - 170 ACRES

Tiger Island, Cedar Key, FL 32625



SALE PRICE:	\$405,000
PRICE/ACRE:	\$2,382
LOT SIZE:	170.0 Acres
ZONING:	Hunting Grounds And Recreational Camping
MARKET:	Cedar Key, Suwannee
SUB MARKET:	Ocala, Gainesville, Tampa, Jacksonville
CROSS STREETS:	SW Buck Road & Doe Trail Road

PROPERTY OVERVIEW

KW Commercial Proudly Presents - Cedar Key Hunting Property. 170+ acres is raw, untamed, real Florida, waiting for you. Why lease when you can own? Build your camp, the way you wish. Come to Florida's Nature Coast and rediscover the life of living off the land, harvesting your food, hearing only the wandering wild life.

TISCOA collects \$200 per year for road & gate maintenance.

PROPERTY FEATURES

- Features:
- - Raw Land 170+ acres.
- - Property roads and gate maintained by TISCOA for \$200/year.
- - Hunting Deer, Hogs, Turkey.
- - Excellent campground use.

KW COMMERCIAL
5020 W Linebaugh Ave, Ste. 100
Tampa, FL 33624

COACH COOK
Agent
727.432.8068
coach@coachcookteam.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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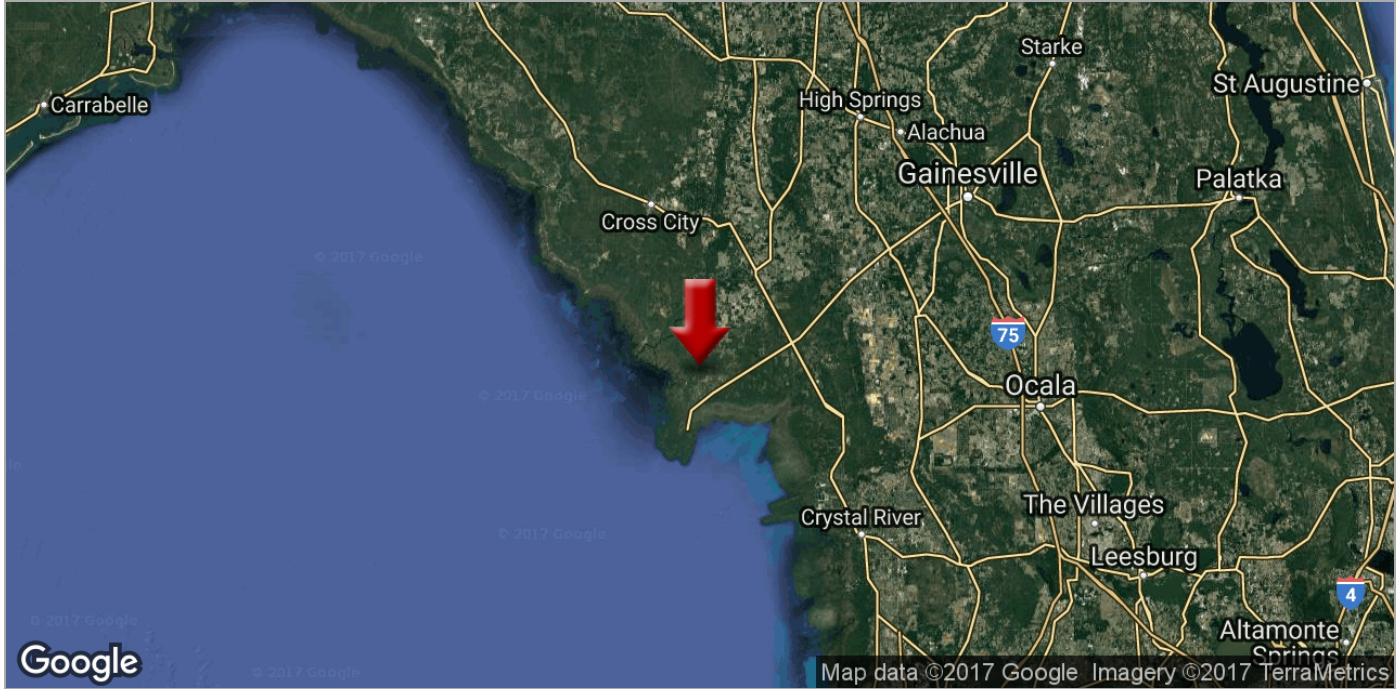
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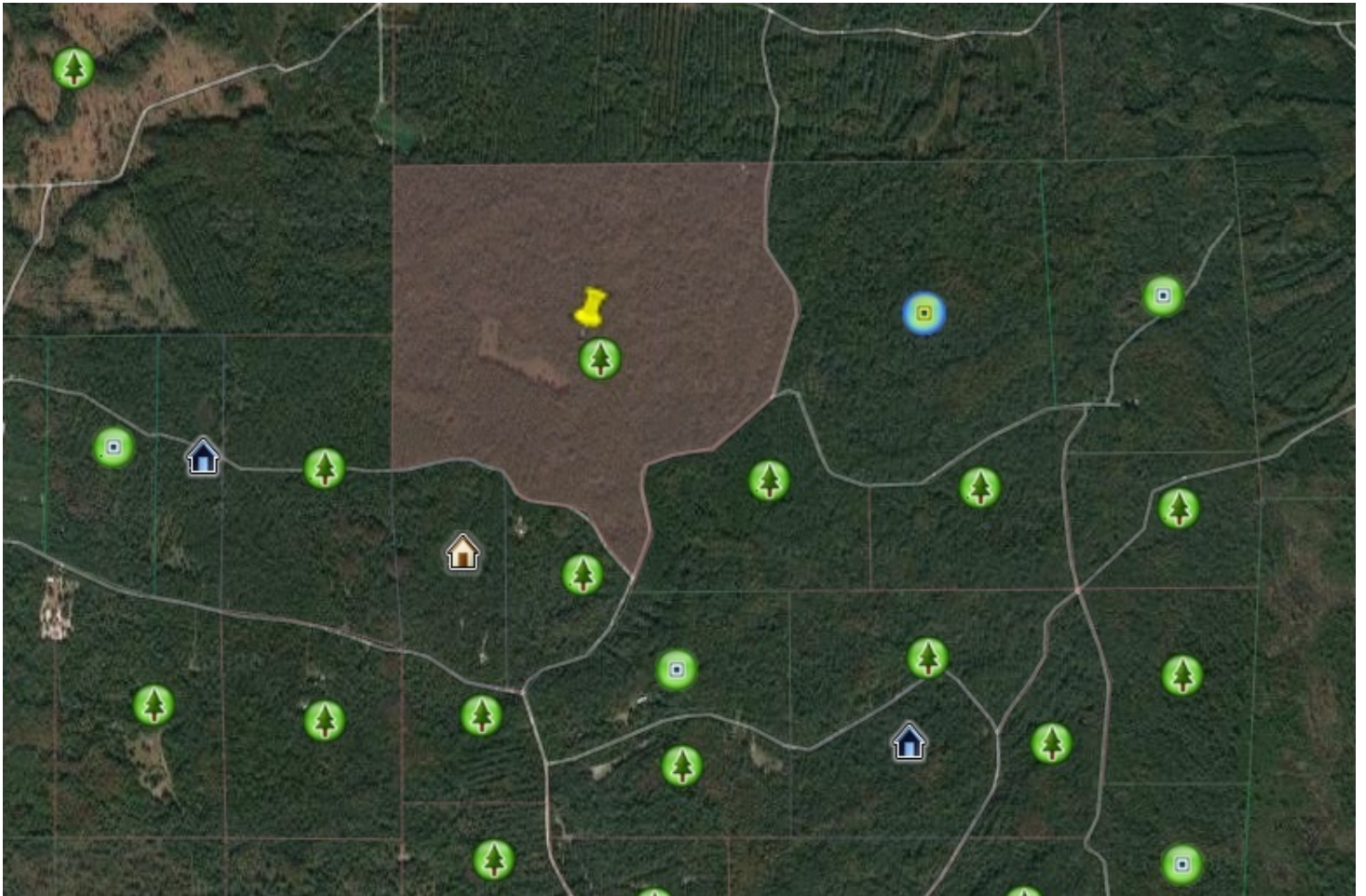
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LAND FOR SALE

HUNTING PROPERTY BOUNDARY LINES

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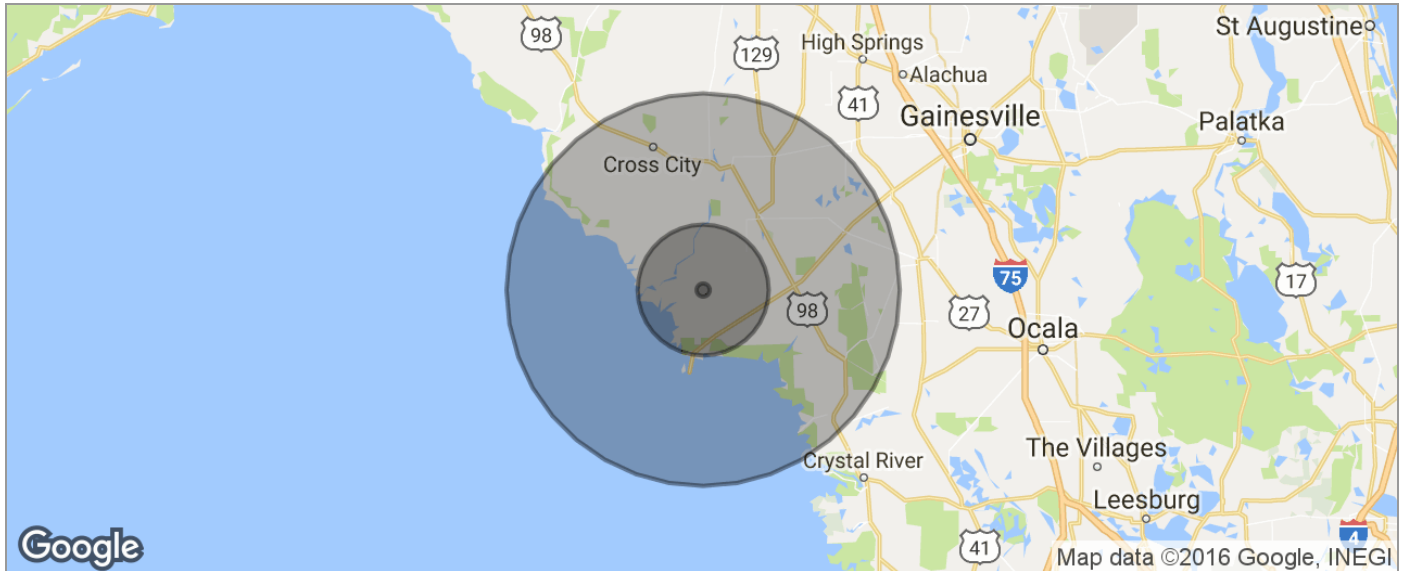
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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	38	3,539	47,019
MEDIAN AGE	50.7	45.7	41.1
MEDIAN AGE (MALE)	50.9	45.2	39.1
MEDIAN AGE (FEMALE)	48.6	45.5	43.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	18	1,406	16,714
# OF PERSONS PER HH	2.1	2.5	2.8
AVERAGE HH INCOME	\$50,304	\$48,654	\$45,111
AVERAGE HOUSE VALUE	\$151,185	\$152,252	\$151,264
RACE	1 MILE	10 MILES	30 MILES
% WHITE	100.0%	96.2%	87.6%
% BLACK	0.0%	1.4%	8.5%
% ASIAN	0.0%	0.3%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.0%	0.3%	0.9%
ETHNICITY	1 MILE	10 MILES	30 MILES
% HISPANIC	0.0%	5.1%	5.4%

* Demographic data derived from 2010 US Census

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CEDAR KEY, FL

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by NW Tampa in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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