

FARM FOR SALE

31 acres +/-

8584 172ND ST (aka Advent Rd) McAlpin, FL 32062

GACAR MLS #414089

HCAR MLS #

NFMLS #101696

PRICE REDUCED \$412,000



OFFERING MEMORANDUM

Terry Bickel ALC, CCIM
Broker/Owner
352.585.1110 mobile/text
Terry@teambickel.com

BICKEL REALTY

www.teambickel.com

25504 NW 122nd Ave
High Springs, FL 32643
844.799.3044
www.teambickel.com

Property Details

OFFERING SUMMARY

Listing Price	\$412,000
Acres	31 acres
Fenced	Yes field fence and board around the home
County	Suwannee
Zoning	Agriculture
Utilities	Power and well
Soils	13—Blanton-Alpin-Bonneau complex
Taxes	TBD
Parcel ID	16-04S-14E-0306100.2000 and a portion of 16-04S-14E-0306100.0000
Coordinates	30° 8'12.12"N, - 82°55'25.32"W
Frontage	1,669 ft +/-

PROPERTY OVERVIEW

This wood frame custom home offers a private hilltop setting surrounded by farmland! This Beautiful 3 bedroom 2 bath Modern Custom Wood Home has over 2100 sq ft. of Living Space on 31 fenced acres with the 3.45 surrounding the house having 4 board wood fencing. The Living room has a huge Gas Fireplace, Breakfast Bar, 2 Car Garage with an additional 1bed/1bath apartment.

PROPERTY HIGHLIGHTS

- 100 ft plus elevation
- Would make excellent equestrian property
- Surrounded by large parcels

DIRECTIONS

From Lake City Follow US-90 W to Cr 252 to 89th Rd/Crawford Lake Rd in Suwannee County south to left on 172nd /Advent Rd for 1/2 mile to driveway on right.

From Live Oak south 13.8 mi US 129 to left on 170th Terrace to right on 89th Rd to left on 172nd St/Advent Rd for 1/2 mile to driveway on the right.

The statements contained herein are based upon the information furnished by sources we deem reliable for which we can assume no responsibility. This offering is made subject to prior sale, change in price or terms, omissions, rentals or other conditions, withdrawal without notice. Therefore, you are advised to verify all facts that are important to you. Federal law prohibits discrimination on the basis of race, color, religion, sex, handicap, familial status or national origin in the sale, rental or financing of housing.

Property Photo



Southern exposure

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Property Photo



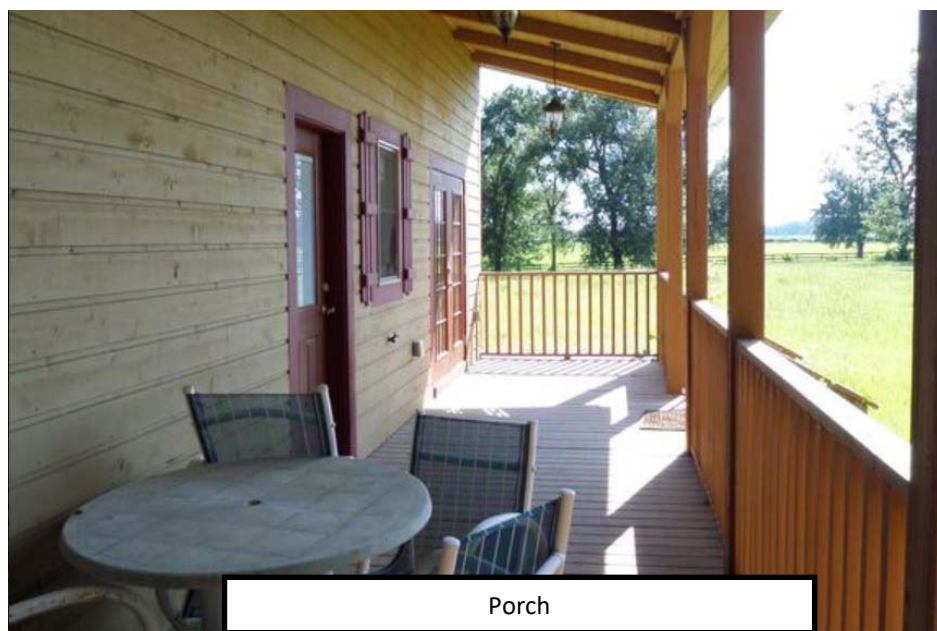
Paved driveway

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Property Photos



South western exposure



Porch

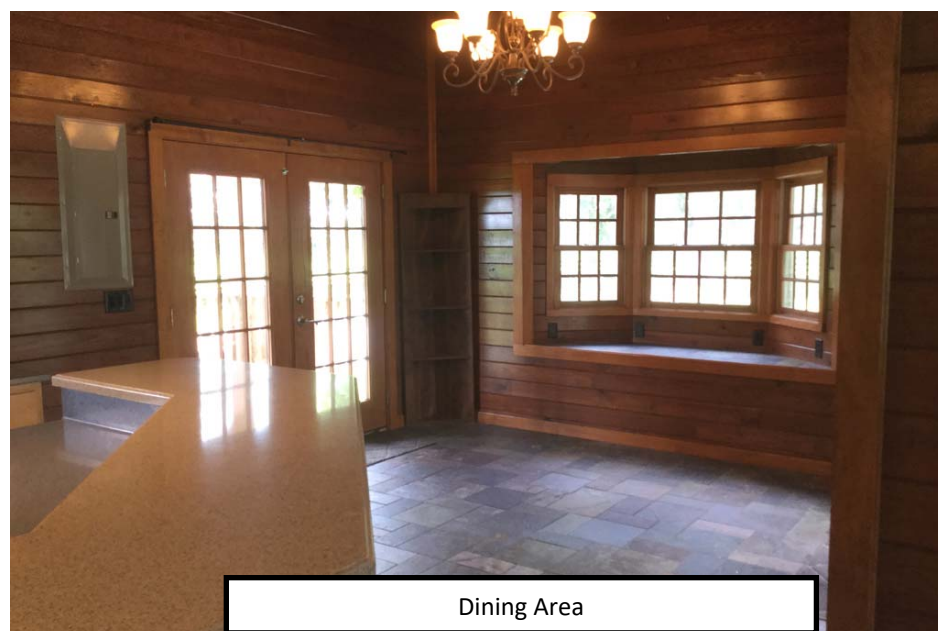


Western exposure

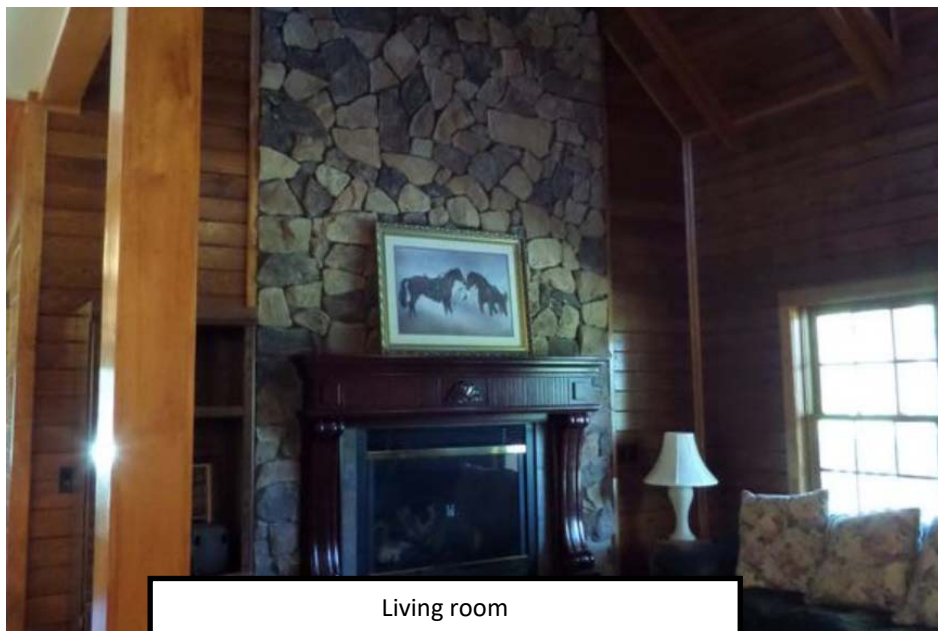


2 car garage with apartment

Property Photos



Property Photos



Living room



View from loft

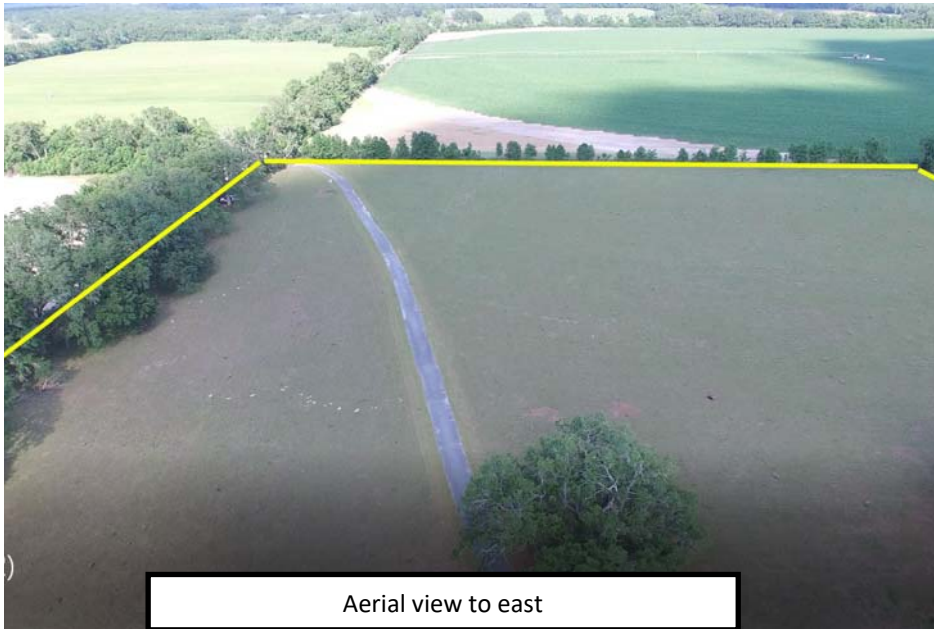


Loft



Staircase

Property Photos



McHugh

17248 89th Rd McAlpin, FL 32062

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8584 172nd St



89th Rd

89th Rd

89th Rd

172nd St

172nd St

172nd St

172nd St

Aerial

TerraStride Pro

McHugh

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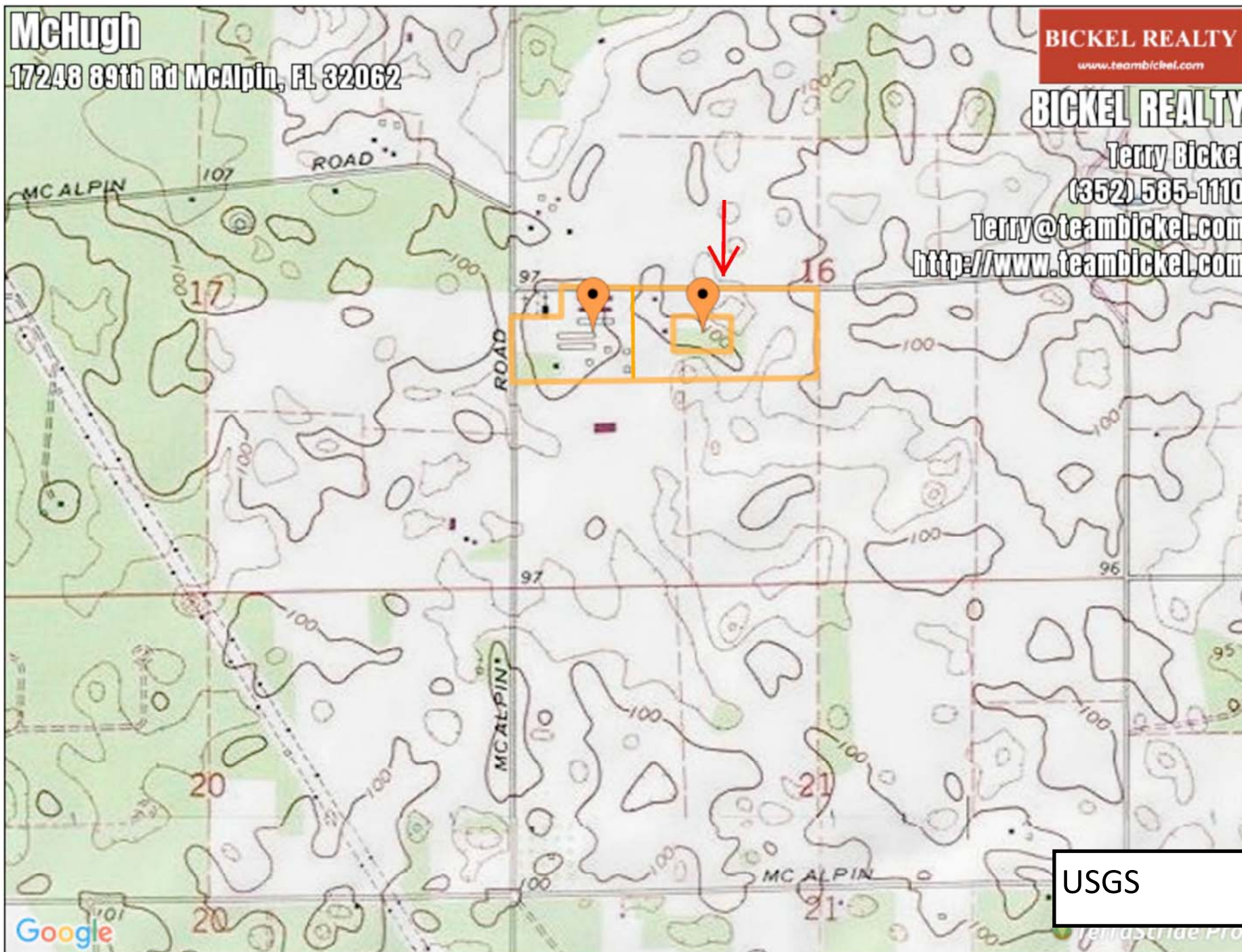
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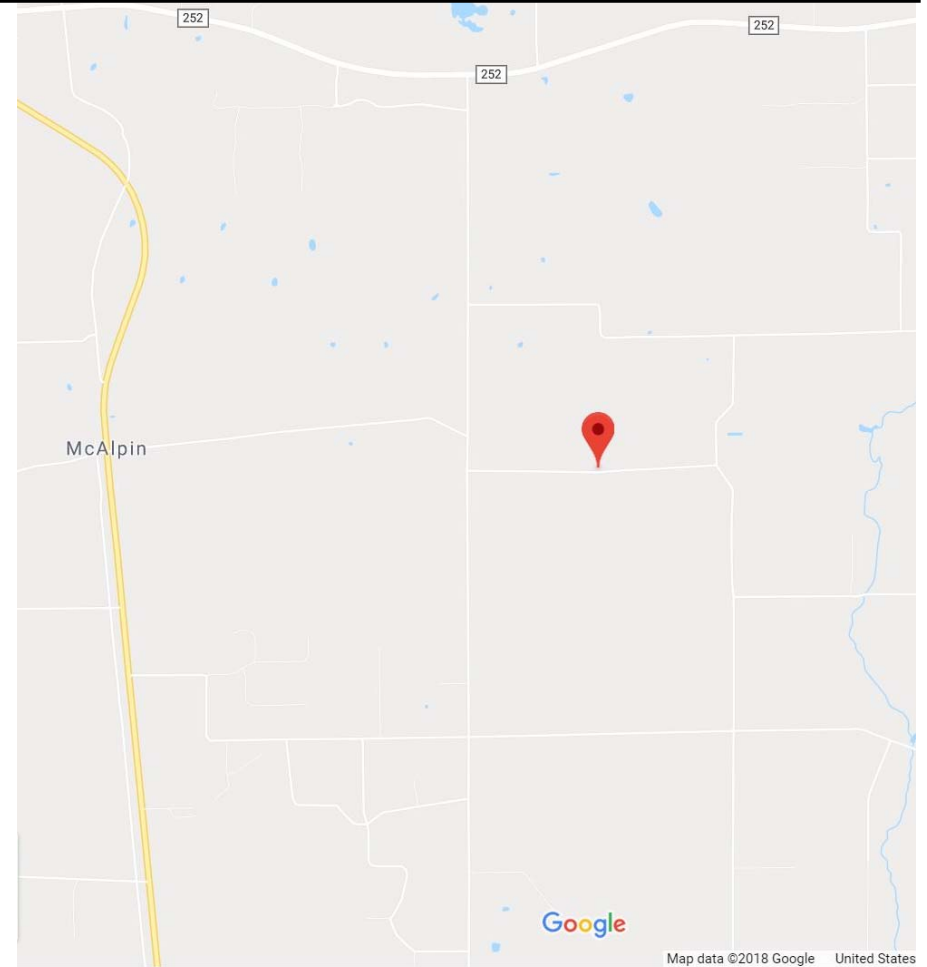
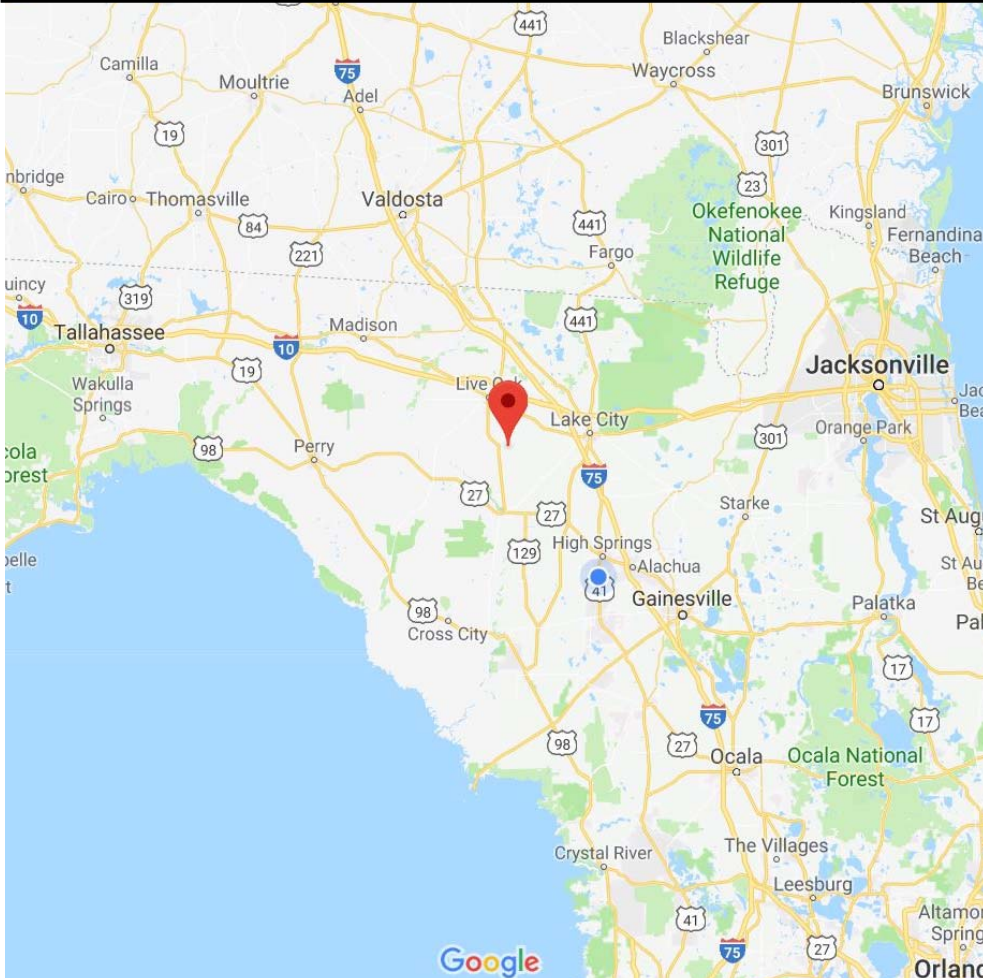
USGS

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Location Maps



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