

SUWANNEE RIVERFRONT LAND FOR SALE

1.6 acres on 229th Drive

Live Oak, FL 32060



OFFERING MEMORANDUM

Terry Bickel ALC, CCIM  
Realtor  
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**BICKEL REALTY**

[www.teambickel.com](http://www.teambickel.com)

25504 NW 122nd Ave  
High Springs, FL 32643  
844.799.3044  
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# Property Details

## OFFERING SUMMARY

<b>Address</b>	229th Dr Live Oak, FL 32060
<b>Listing Price</b>	\$45,000
<b>Acres</b>	1.6 acres
<b>Price Per Acre</b>	\$28,125
<b>County</b>	Suwannee
<b>Zoning</b>	ESA-2
<b>Utilities</b>	Power available, well & septic needed
<b>Taxes</b>	\$594
<b>Parcel ID</b>	28-04S-11E-1199900.4300
<b>Coordinates</b>	30.114467, -83.223691
<b>Frontage</b>	201ft on River according to the County 101.8ft on 228th
<b>GACAR MLS#</b>	423302

## PROPERTY OVERVIEW

Build that getaway on this riverfront parcel that has over 200 ft on the majestic Suwannee River. Lies approximately 1/2 mile south of the of the Lafayette Blue Springs State Park on the Live Oak side.

## PROPERTY HIGHLIGHTS

- High bank
- Easy to clear
- 30 Minutes to Live Oak, FL

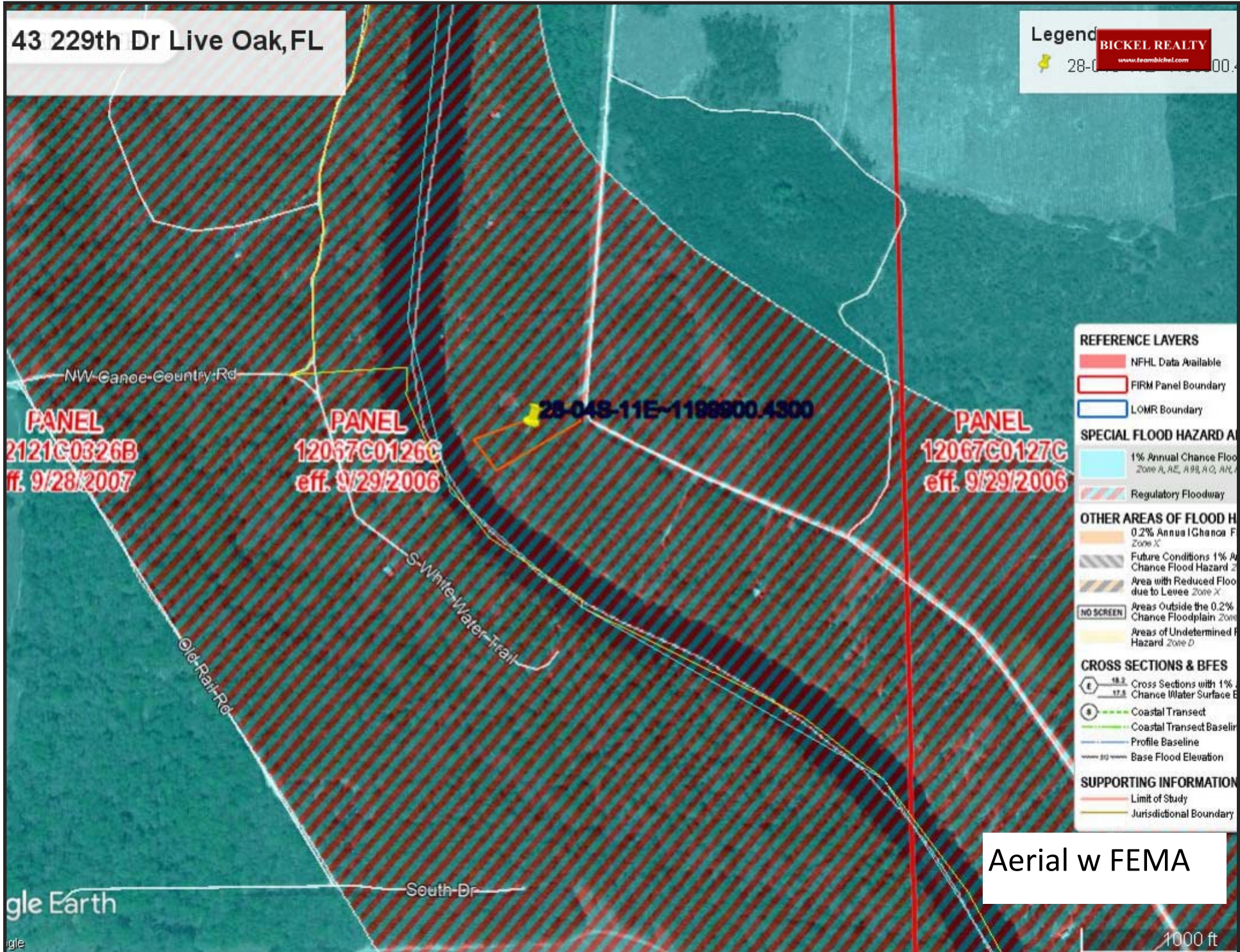
## DIRECTIONS

From Alachua County,FL go north on US 27 for 36.2 miles to right on CR 354 for 6.7 miles to right on FL 51 N for 2 miles to left on 180th St for 1.7 mi ,turn right onto 217th Rd for 0.3 mi, turn left onto 178th St for 1.6 mi, turn left onto 229th Dr for .9 mi, destination will be 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.

43 229th Dr Live Oak, FL

Legend **BICKEL REALTY**  
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**PANEL**  
2121C0326B  
eff. 9/28/2007

**PANEL**  
12067C0126C  
eff. 9/29/2006

**PANEL**  
12067C0127C  
eff. 9/29/2006

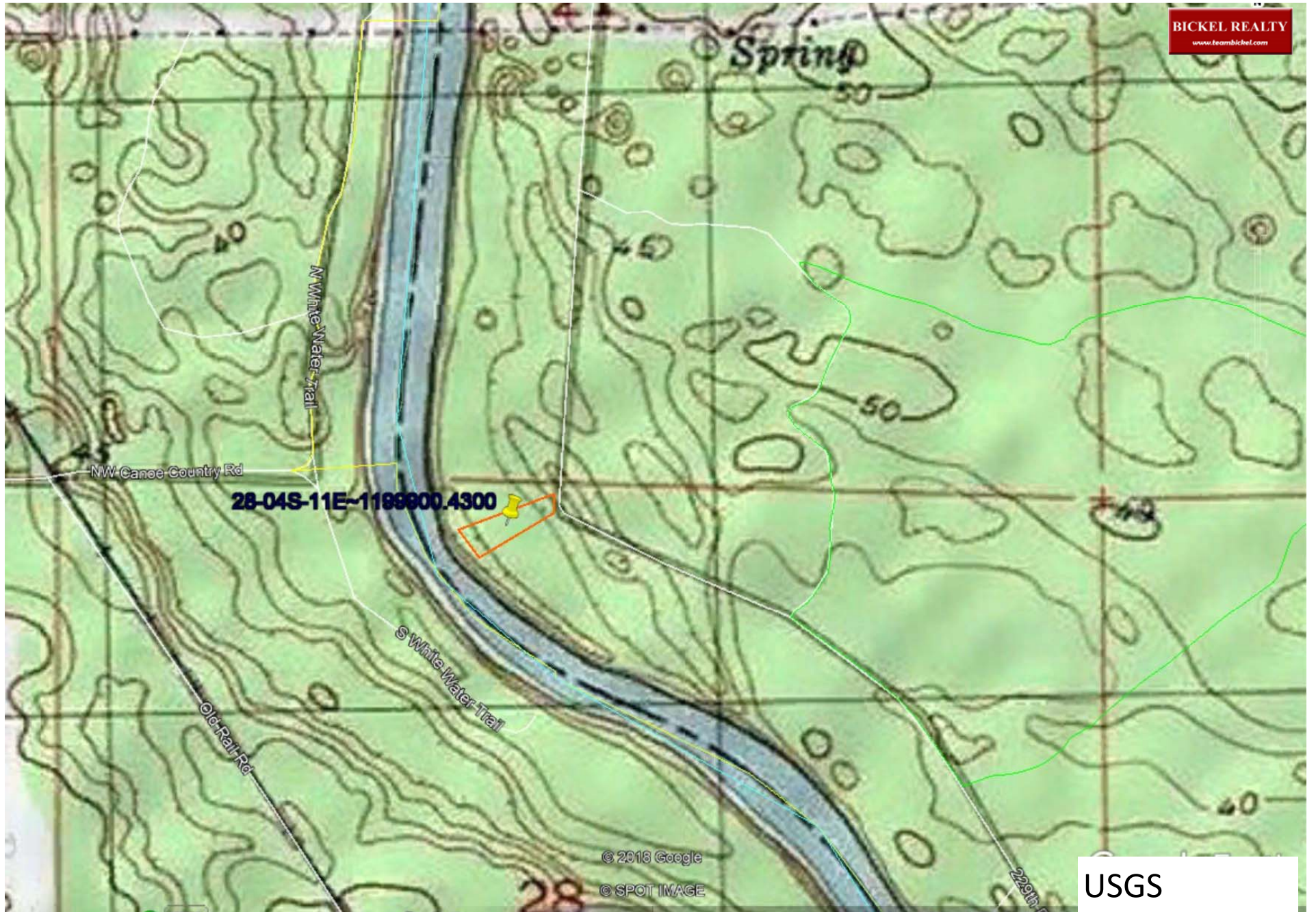
28-048-11E-1198900.4300

- REFERENCE LAYERS**
- NFHL Data Available
  - FIRM Panel Boundary
  - LOMR Boundary
- SPECIAL FLOOD HAZARD AREAS**
- 1% Annual Chance Flood Zone A, AE, A99, AO, AH, A
  - Regulatory Floodway
- OTHER AREAS OF FLOOD HAZARD**
- 0.2% Annual Chance Flood Zone X
  - Future Conditions 1% Annual Chance Flood Hazard Zone X
  - Area with Reduced Flood due to Levee Zone X
  - NO SCREEN
  - Areas Outside the 0.2% Chance Floodplain Zone
  - Areas of Undetermined Flood Hazard Zone D
- CROSS SECTIONS & BFES**
- 18.2 Cross Sections with 1% Annual Chance Water Surface Elevation
  - 17.8
  - Coastal Transect
  - Coastal Transect Baseline
  - Profile Baseline
  - Base Flood Elevation
- SUPPORTING INFORMATION**
- Limit of Study
  - Jurisdictional Boundary

Aerial w FEMA

gle Earth

1000 ft



# Property Photos



Street View to north



Street View to south



Interior View



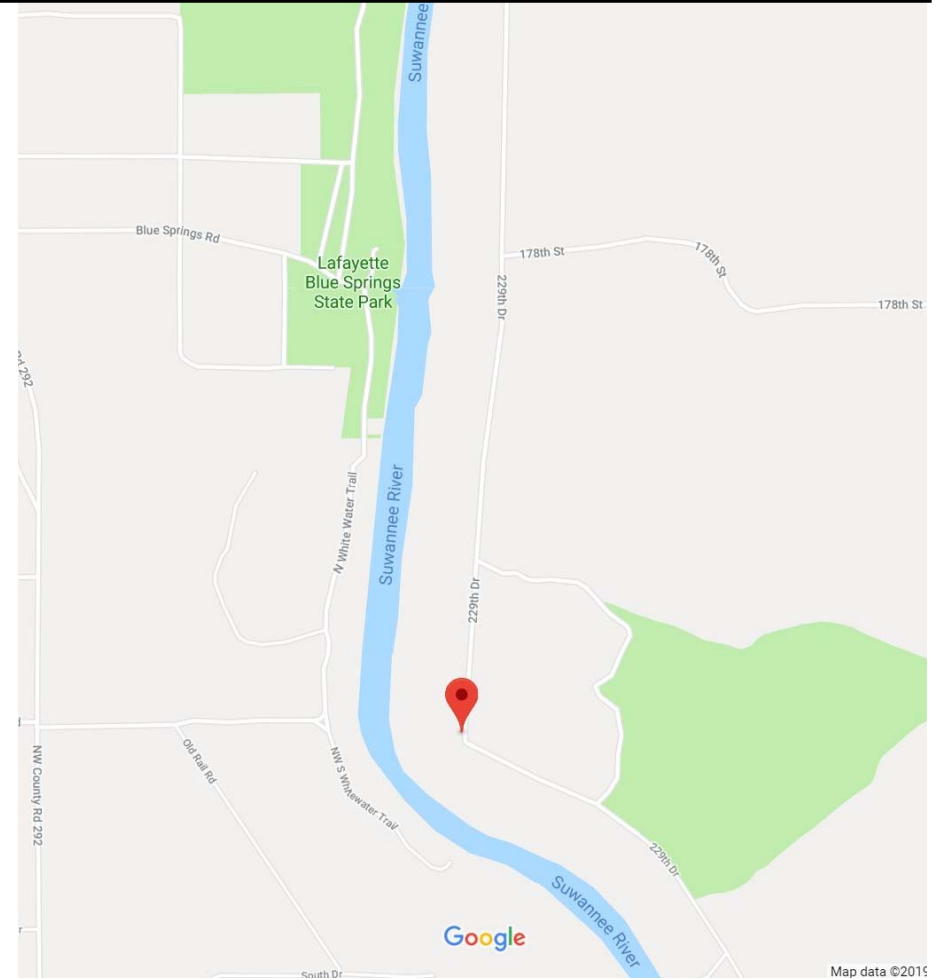
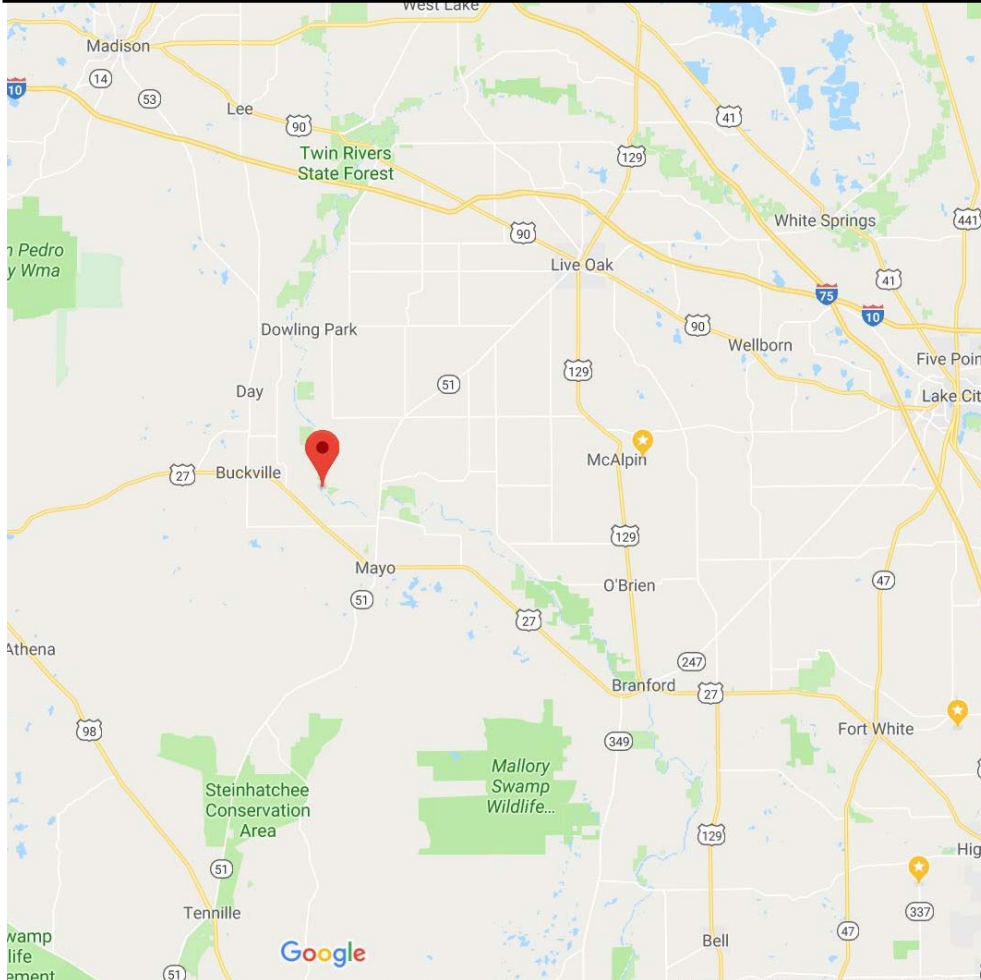
Interior View

# LAND FOR SALE

4.5 acres

Cooper Terrace Brooksville, FL 34601

## Location Maps



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