

ST. JOHNS RIVER HOME SITE

***** 9.09 ACRES ON NORTH SHORE *****
***** + 1.24 ACRES ON POLLY ISLAND = 10.33 ACRES TOTAL *****

PUTNAM COUNTY, FL: 113 Marina Road, Palatka, FL 32177

Parcel #40-10-27-0000-0130-0000+[0040-0000]+[0030-0020]



- Two legal building sites (Home & Garage). State & Federal permits in hand to fill wetlands for the construction of a dock & 3,000 S.F. home.
- Ultra-private location at the end of a dead-end street and surrounded by Federal Conservation land. 830 feet river frontage M/L.
- Includes 3 lots totalling 1.24 acres on Polly Island, which lies due south across the river.
- Owner financing available. \$19,000 down, \$80,000 PMM, payable \$1,057.21 per month fully amortized for 10 years.

The Murphy Creek Conservation Area lies just to the southwest. It is predominantly hardwood swamps associated with Murphy Creek and the St. Johns River. The limited uplands contain sandhill, flatwoods and hardwood hammock. Wildlife viewing: bald eagles, gopher tortoises, Virginia opossums, white-tailed deer, bobcats and foxes. Numerous waterfowl and wading birds can be found in the wetlands.

\$99,000



Rick

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The information contained herein is deemed accurate however no warranty either expressed or implied is hereby given.