Pinetta, FL 6.77 Acre Homesite Vacant NE Bellville Rd Pinetta, FL 32350

\$74,470 6.770± Acres Madison County







## Pinetta, FL 6.77 Acre Homesite Pinetta, FL / Madison County

### **SUMMARY**

**Address** 

Vacant NE Bellville Rd

City, State Zip

Pinetta, FL 32350

County

**Madison County** 

Type

Undeveloped Land, Recreational Land

Latitude / Longitude

30.59856 / -83.279448

Acreage

6.770

Price

\$74,470

### **Property Website**

https://www.mossyoakproperties.com/property/pinetta-fl-6-77-acre-homesite-madison-florida/81609/









## Pinetta, FL 6.77 Acre Homesite Pinetta, FL / Madison County

#### **PROPERTY DESCRIPTION**

Prime Location - Conveniently nestled between Madison, FL, and Valdosta, GA

Spacious Lot - 6.77-acre flag lot offering abundant space and privacy

**Accessibility** - Features paved road frontage for easy access

Elevated Terrain - Property is high and dry, ensuring excellent drainage and minimal flood risk

**Versatile Land** - Over 1.5 acres dedicated to pasture, perfect for agriculture or livestock with the remaining acreage scattered with hardwood and pine, ideal for a weekend getaway or your forever homesite

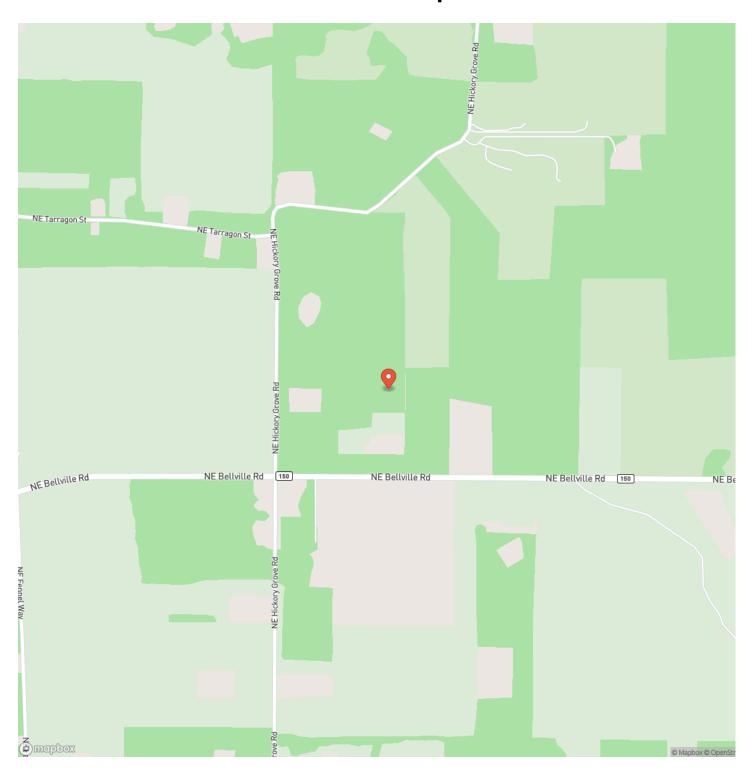
**Proximity to Nature** - Just minutes away from the scenic Withlacoochee River for outdoor adventures and relaxation





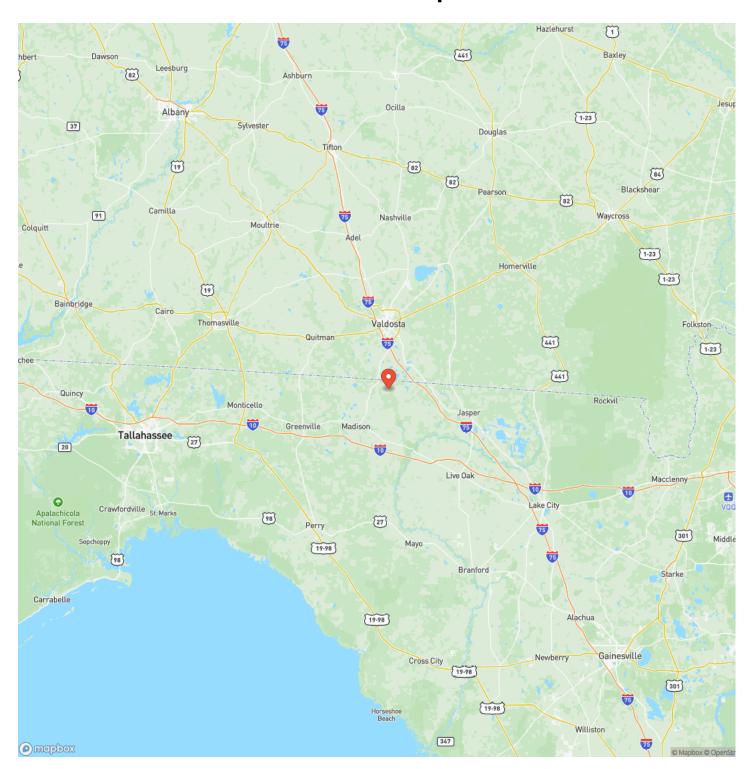


## **Locator Map**



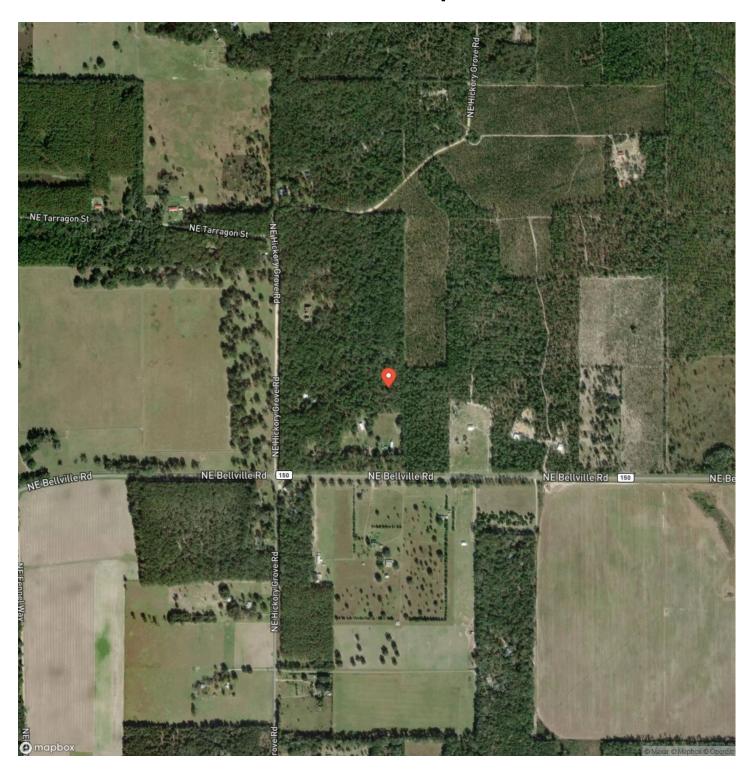


## **Locator Map**





## **Satellite Map**





## Pinetta, FL 6.77 Acre Homesite Pinetta, FL / Madison County

# LISTING REPRESENTATIVE For more information contact:



### Representative

Stephanie Fox

#### Mobile

(850) 443-6506

#### Office

(850) 973-2200

#### Email

sfox@mossyoakproperties.com

#### Address

145 NW Cantey Avenue

City / State / Zip

NOTES		
		_



<u>NOTES</u>	



#### **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



Mossy Oak Properties Southern Land & Homes, LLC
145 NW Cantey Avenue
Madison, FL 32340
(850) 973-2200
MossyOakProperties.com

