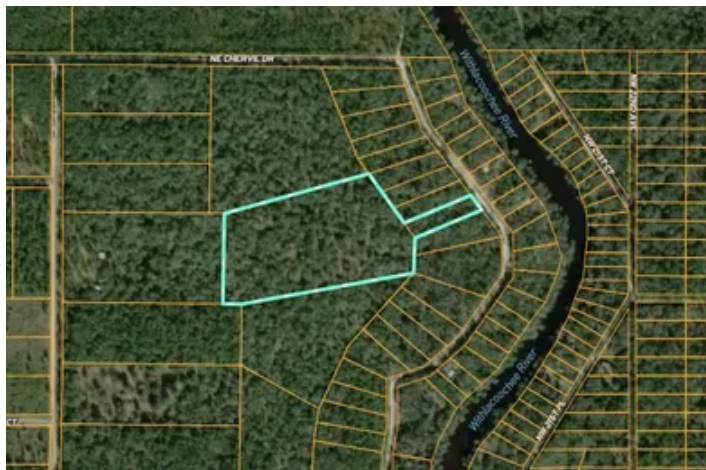


3084 NE Chervil 12.96 Acres
3084 NE Chervil Dr Lee, FL 32059
Lee, FL 32059

\$140,000
12.96± Acres
Madison County



3084 NE Chervil 12.96 Acres
Lee, FL / Madison County

SUMMARY

Address

3084 NE Chervil Dr Lee, FL 32059 null

City, State Zip

Lee, FL 32059

County

Madison County

Type

Hunting Land, Recreational Land

Latitude / Longitude

30.505793 / -83.243692

Acreage

12.96

Price

\$140,000



3084 NE Chervil 12.96 Acres
Lee, FL / Madison County

PROPERTY DESCRIPTION

Tucked away in the quiet countryside of Madison County, Florida, this 12.96-acre tract offers the perfect blend of privacy, natural beauty, and ready-to-go improvements-all just across the road from the Withlacoochee River.

Whether you're looking for a hunting getaway, homesite, or weekend escape, this property has the bones and the setting to make it happen.

Property Highlights:

- 12.96 acres in Madison County, Florida
- Located directly across the street from the Withlacoochee River
- Well and power already installed
- Seasonal spring adds character and attracts wildlife
- Beautiful mature oak trees scattered throughout
- Private, quiet setting with plenty of seclusion
- Strong wildlife presence with deer and turkey frequenting the property
- Ideal for a homesite, hunting camp, or recreational retreat

This is the kind of North Florida dirt that doesn't come around often-peaceful, well-equipped, and loaded with potential. Come take a look and see what makes it special! Call Ben Jones @ [850-673-7888](tel:850-673-7888) to schedule an appointment!



Lee, FL / Madison County

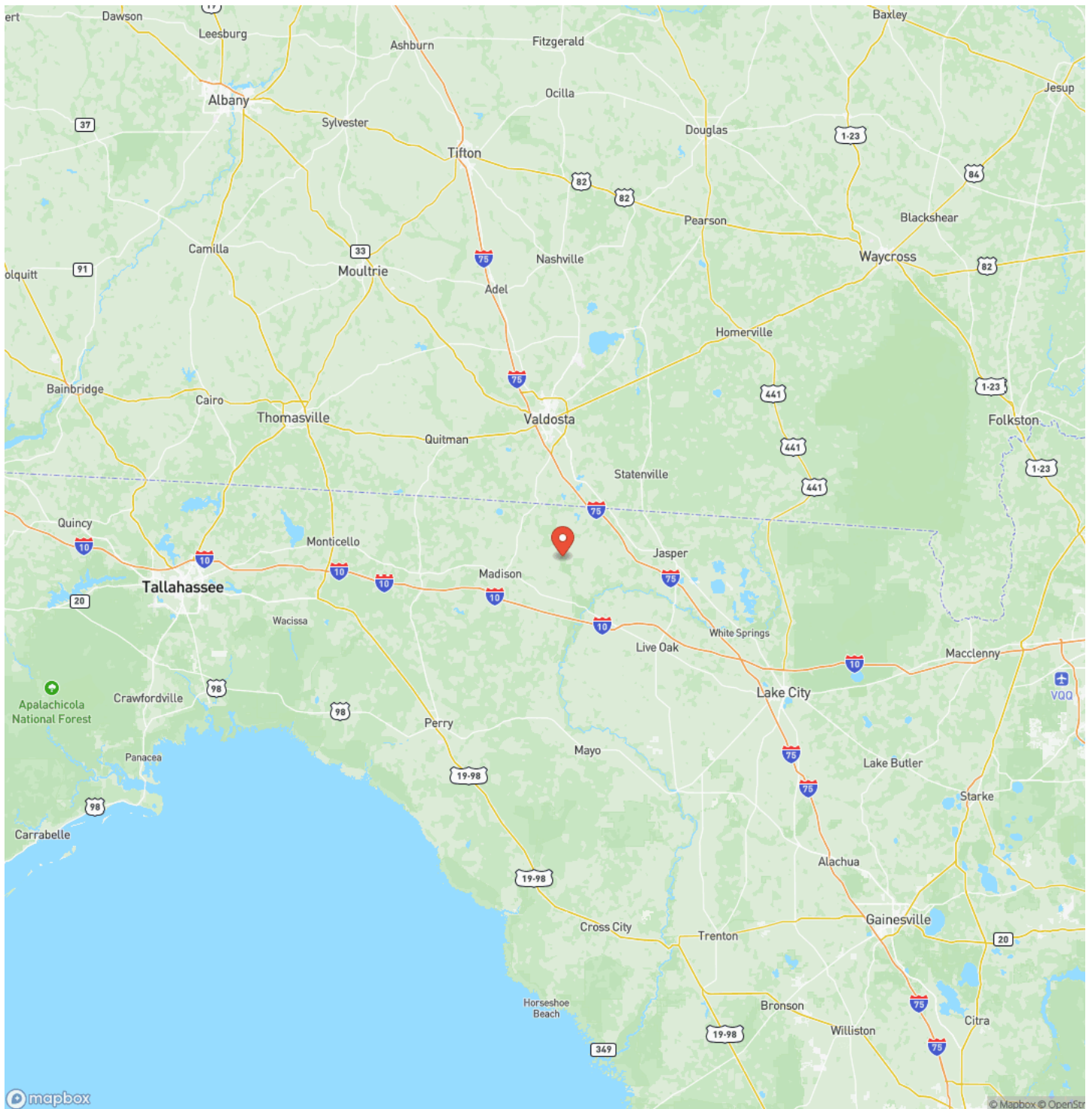
Locator Map



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

Locator Map



Satellite Map



3084 NE Chervil 12.96 Acres
Lee, FL / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ben Jones

Mobile

(850) 673-7888

Office

(850) 973-2200

Email

benj@mossyoakproperties.com

Address

190 SW Range Ave.

City / State / Zip

Madison, FL 32340

NOTES



MORE INFO ONLINE:

<https://mossyoakproperties.com/>

This image shows a full page of blank white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page, providing a template for writing or drawing. There are no margins, text, or other markings present.



<https://mossyoakproperties.com/>

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.

Southern Land & Homes LLC
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Madison, FL 32340
(850) 673-7888
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