

389 NE Timber River Loop
389 NE Timber Loop
Lee, FL 32059

\$74,900
1.320± Acres
Madison County



**389 NE Timber River Loop
Lee, FL / Madison County**

SUMMARY

Address

389 NE Timber Loop

City, State Zip

Lee, FL 32059

County

Madison County

Type

Recreational Land, Riverfront, Residential Property

Latitude / Longitude

30.46917 / -83.23159

Taxes (Annually)

343

Acreage

1.320

Price

\$74,900

Property Website

<https://www.mossyoakproperties.com/property/389-ne-timber-river-loop-madison-florida/42088/>



PROPERTY DESCRIPTION

We are pleased to present a remarkable opportunity to acquire a truly exceptional 1.32 acre Riverfront lot boasting an impressive 180 feet of frontage along the prestigious Withlacoochee River. Situated conveniently across from the sought-after Pot Springs area, this esteemed property stands as a testament to the timeless allure of captivating riverfront living.

With close proximity to a public boat ramp, an abundance of water-based activities await avid enthusiasts. Immerse yourself in the world of great fishing, as the picturesque river provides an abundance of opportunities for anglers of every level. Additionally, the sublime surroundings offer a constant source of inspiration, with breathtaking views that leave a lasting impression upon all who experience its natural beauty.

This esteemed parcel offers more than mere access to the mesmerizing river, as it also presents an array of functional amenities to enhance the overall experience. Power has been thoughtfully installed, ensuring a seamless transition to your new sanctuary. Furthermore, the inclusion of a camper, pole barn, and a gazebo further enriches the potential of this remarkable offering, guaranteeing a multitude of possibilities for the discerning buyer.

In this formal and refined ambiance, residents can indulge in recreational activities such as kayaking, allowing for an intimate exploration of the serene waters at their leisure. Whether embracing the tranquility of the river or engaging in adventurous pursuits, this exceptional property caters to a variety of interests and provides the perfect setting for cherished memories to be made.

Don't miss your chance to immerse yourself in the enchantment of riverfront living, as this remarkable property awaits its fortunate new owner.



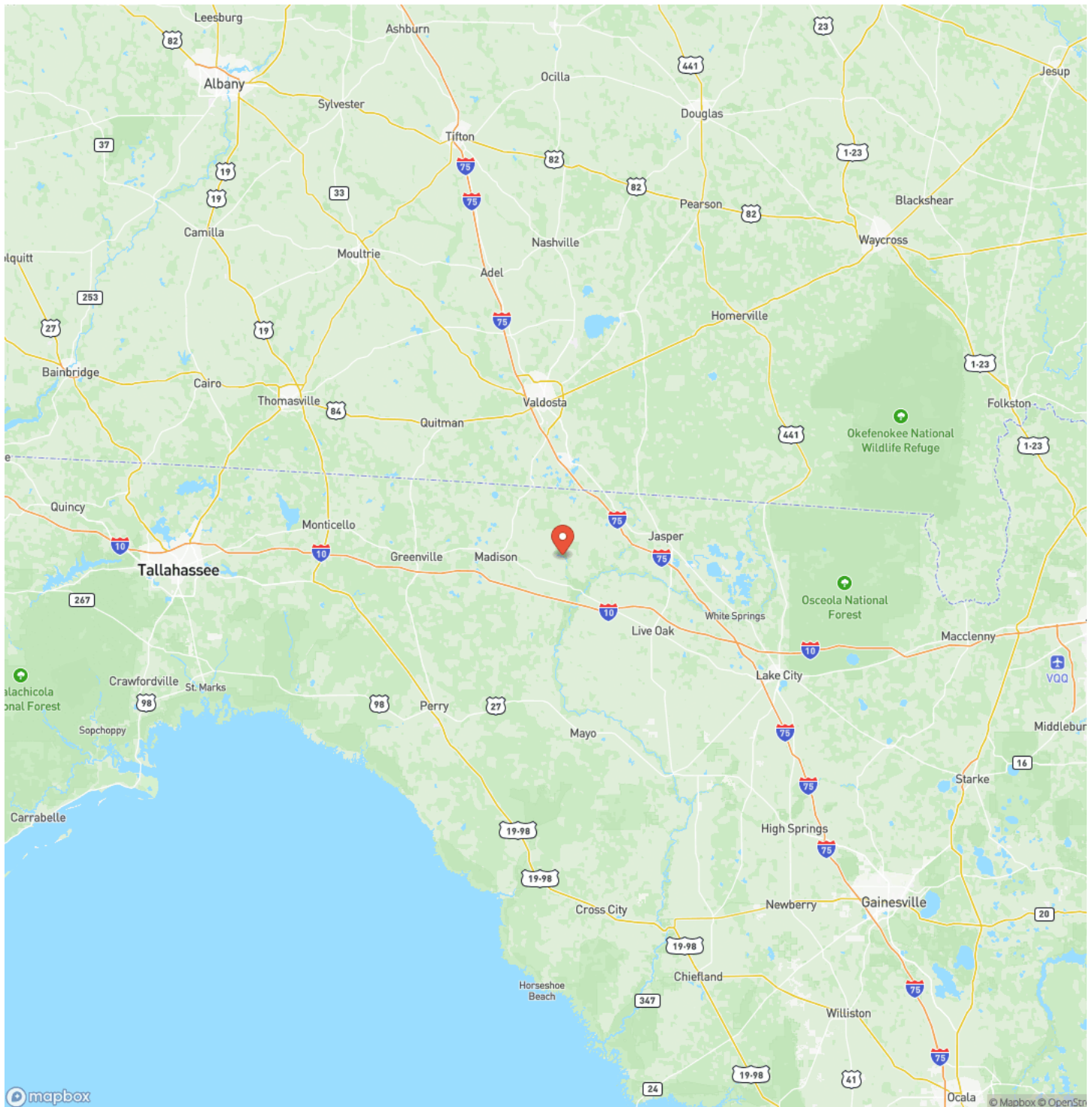
389 NE Timber River Loop
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Locator Map



Locator Map



Satellite Map



**389 NE Timber River Loop
Lee, FL / Madison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Madison, FL 32340

NOTES



MORE INFO ONLINE:

MossyOakProperties.com

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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, 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 relation 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.



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