

Archer 40  
10070 NE 110 ST  
Archer, FL 32618

**\$500,000**  
40± Acres  
Alachua County



**Archer 40**  
**Archer, FL / Alachua County**

**SUMMARY**

**Address**

10070 NE 110 ST

**City, State Zip**

Archer, FL 32618

**County**

Alachua County

**Type**

Farms, Hunting Land, Recreational Land, Residential Property,  
Single Family

**Latitude / Longitude**

29.492229 / -82.60482

**Taxes (Annually)**

6500

**Dwelling Square Feet**

2344

**Bedrooms / Bathrooms**

3 / 2

**Acreage**

40

**Price**

\$500,000

**Property Website**

<https://www.mossoakproperties.com/property/archer-40-alachua-florida/90204/>



**PROPERTY DESCRIPTION**

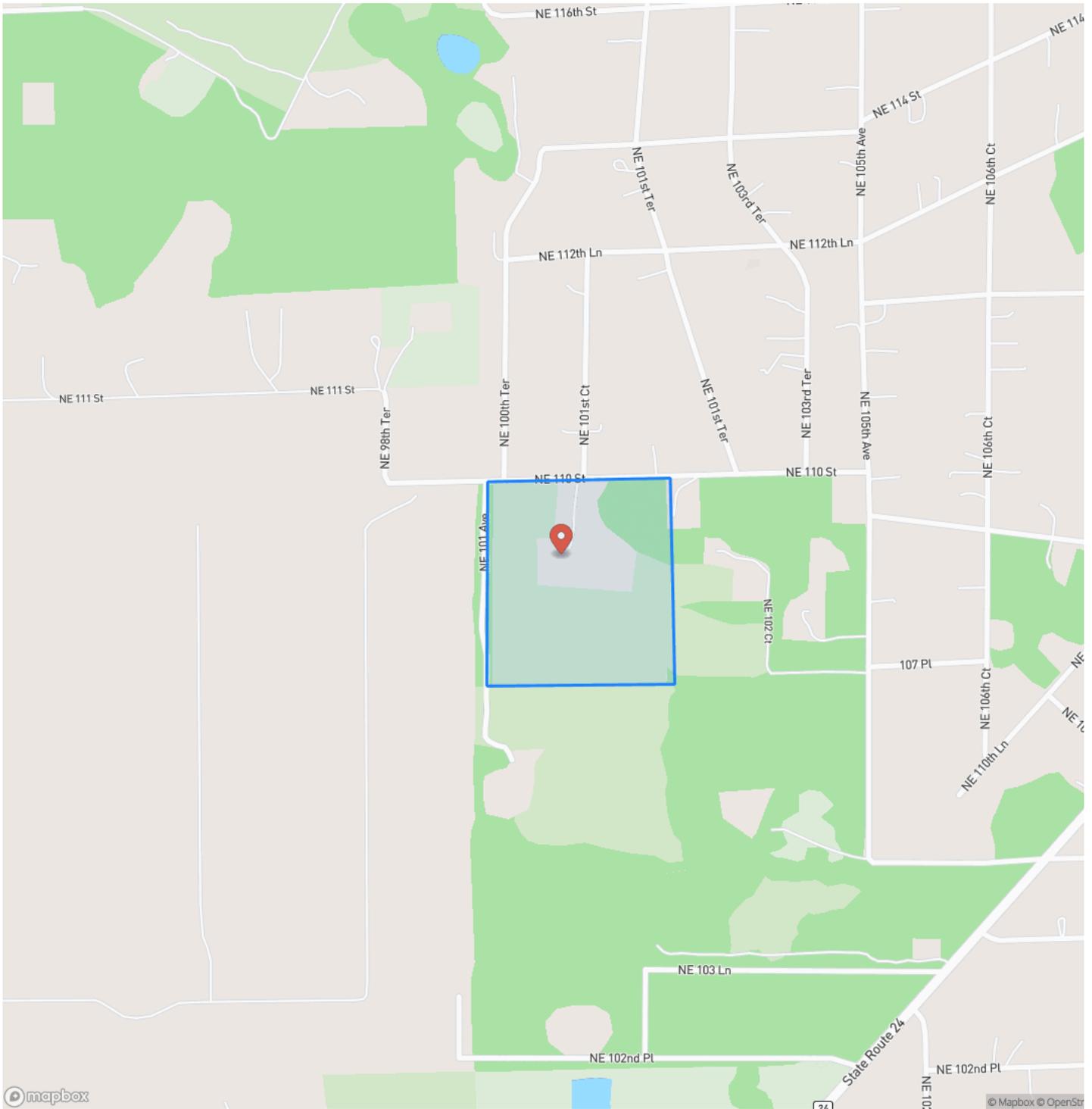
**40-Acres with Two Homes & Rolling Hills in Archer, Levy County, FL**

Discover the perfect blend of country living and development potential on this expansive 40-acre parcel nestled in scenic Archer, Florida. Featuring beautiful rolling hills, this property offers a rare opportunity to create your dream homestead or explore future development possibilities. Included on-site are two dwellings: a spacious 3-bedroom, 2-bath block home with 2,344 square feet, and a 3-bedroom, 2-bath mobile home. Both homes will require some TLC to restore their full potential. Several versatile outbuildings provide ample storage and workspace for agricultural or hobbyist pursuits. ***Conveniently located just 25 minutes from Celebration Pointe in Gainesville, 30 minutes from Shands Hospital, and only 5 minutes from Bronson***, this property combines peaceful country charm with easy access to essential amenities and services. Currently zoned Rural Residential, allowing one dwelling per 5-acre parcel, this property offers excellent flexibility. Whether you're seeking a private retreat, a thriving farmstead, or a strategic investment in Levy County's growing market, this parcel presents unmatched value and possibilities. Don't miss the opportunity to own this exceptional slice of Archer. Schedule your private showing today!

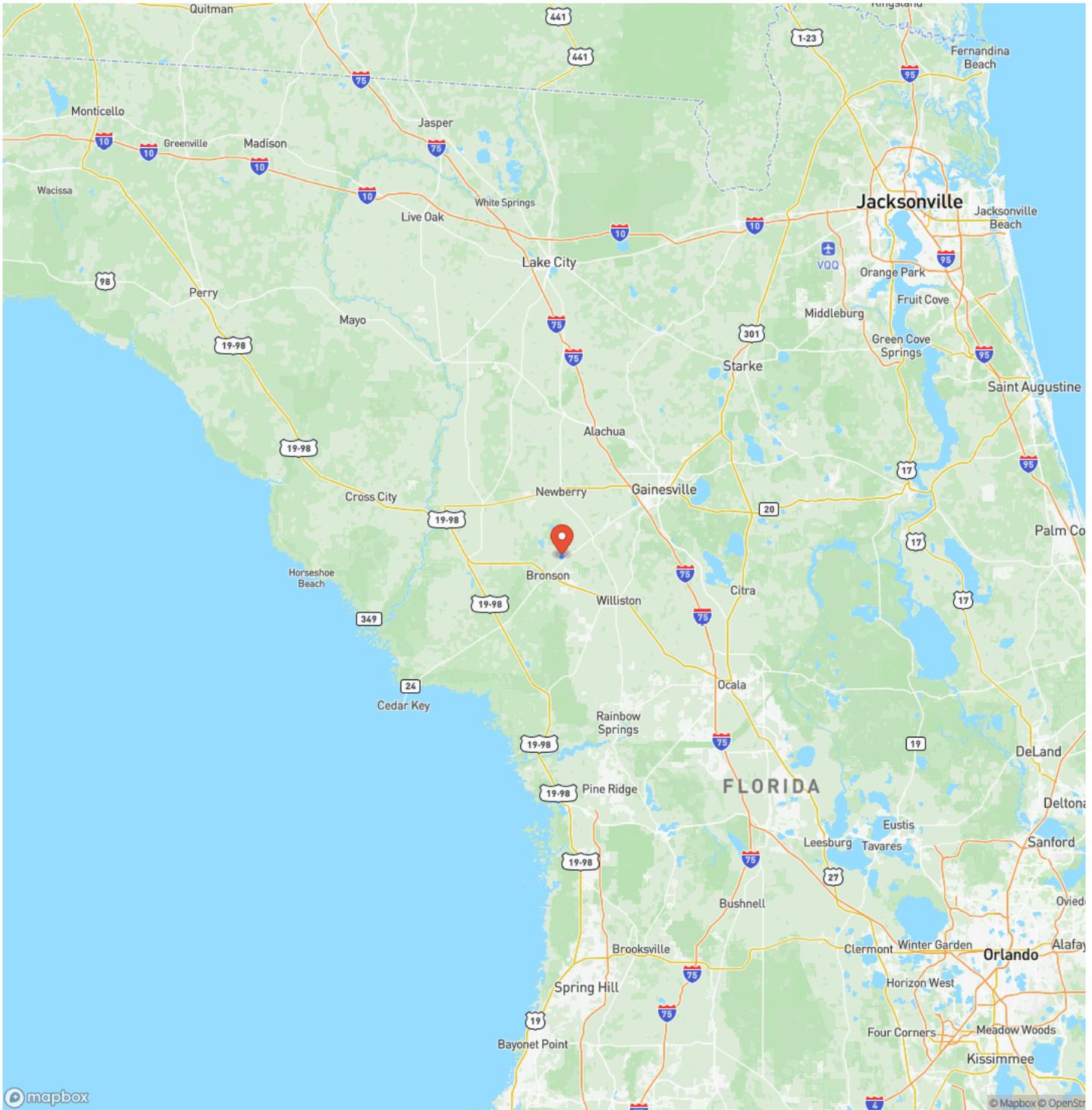
Archer 40  
Archer, FL / Alachua County



# Locator Map



# Locator Map



# Satellite Map







## **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.

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