

Dixie County 41.51
84 Ne 470 Ave
Old Town, FL 32680

\$295,000
41.510± Acres
Dixie County



Dixie County 41.51
Old Town, FL / Dixie County

SUMMARY

Address

84 Ne 470 Ave

City, State Zip

Old Town, FL 32680

County

Dixie County

Type

Recreational Land, Undeveloped Land, Hunting Land

Latitude / Longitude

29.69608 / -83.023724

Acreage

41.510

Price

\$295,000

Property Website

<https://www.mossyoakproperties.com/property/dixie-county-41-51-dixie-florida/95551/>



Dixie County 41.51

Old Town, FL / Dixie County

PROPERTY DESCRIPTION

For more information regarding this listing, please contact listing agent **Ryan Walker** at [386-590-7633](tel:386-590-7633) or **Cole Bonner** at [229-561-5111](tel:229-561-5111)

41.51± Acres | Dixie County, FL

This 41.51± acre tract in Dixie County is located just off Highway 351, about 10 minutes north of Cross City, and offers a piece of high and dry ground. The property already has power, a well, and a shed in place, which takes a lot of the upfront work out of getting started. The property features frontage on three different roads, providing great access and flexibility for future use. The land is partially cleared, making it a good fit for running cows or other livestock, or continuing to open it up for pasture or a homesite. There's plenty of room here to build a home, set up a small farm, or just enjoy a quiet piece of country land. Deer and turkeys are present on the property, adding to its recreational appeal, whether you're a hunter or just enjoy seeing wildlife around. It's also within easy driving distance to the Gulf, making it a great option for those who want rural living with quick access to saltwater fishing and the coast.

A **camper can be included at an additional cost**, allowing a buyer to use the property right away while building or making improvements. Overall, this is a versatile tract with good access, usable ground, and existing infrastructure.

Highlights:

- 41.51± acres of high and dry land
- Well, power, and shed already in place
- Deer and turkey on the property
- Convenient drive to the Gulf of America for fishing and coastal recreation
- Good location for a homesite or homestead, frontage on three different roads
- Optional camper available at additional cost

Location:

- 10 min to **Cross City, FL**
- 30 min to **Steinhatchee, FL**
- 40 min to **Suwannee, FL**
- 1 hr to **Gainesville, FL**
- 1 hr 30 min to **Ocala, FL**
- 2 hr 30 min to **Orlando, FL**
- 2 hrs and 45 min to **Tampa, FL**
- 5 hrs and 30min to **Fort Myers, FL**

Contact:

Ryan Walker, Associate Broker, CLS



[386-590-7633](tel:386-590-7633)

rwalker@mossyoakproperties.com

<https://www.mossyoakproperties.com/agent/ryan-walker/>

Cole Bonner, Listing Agent, CLS

[229-561-5111](tel:229-561-5111)

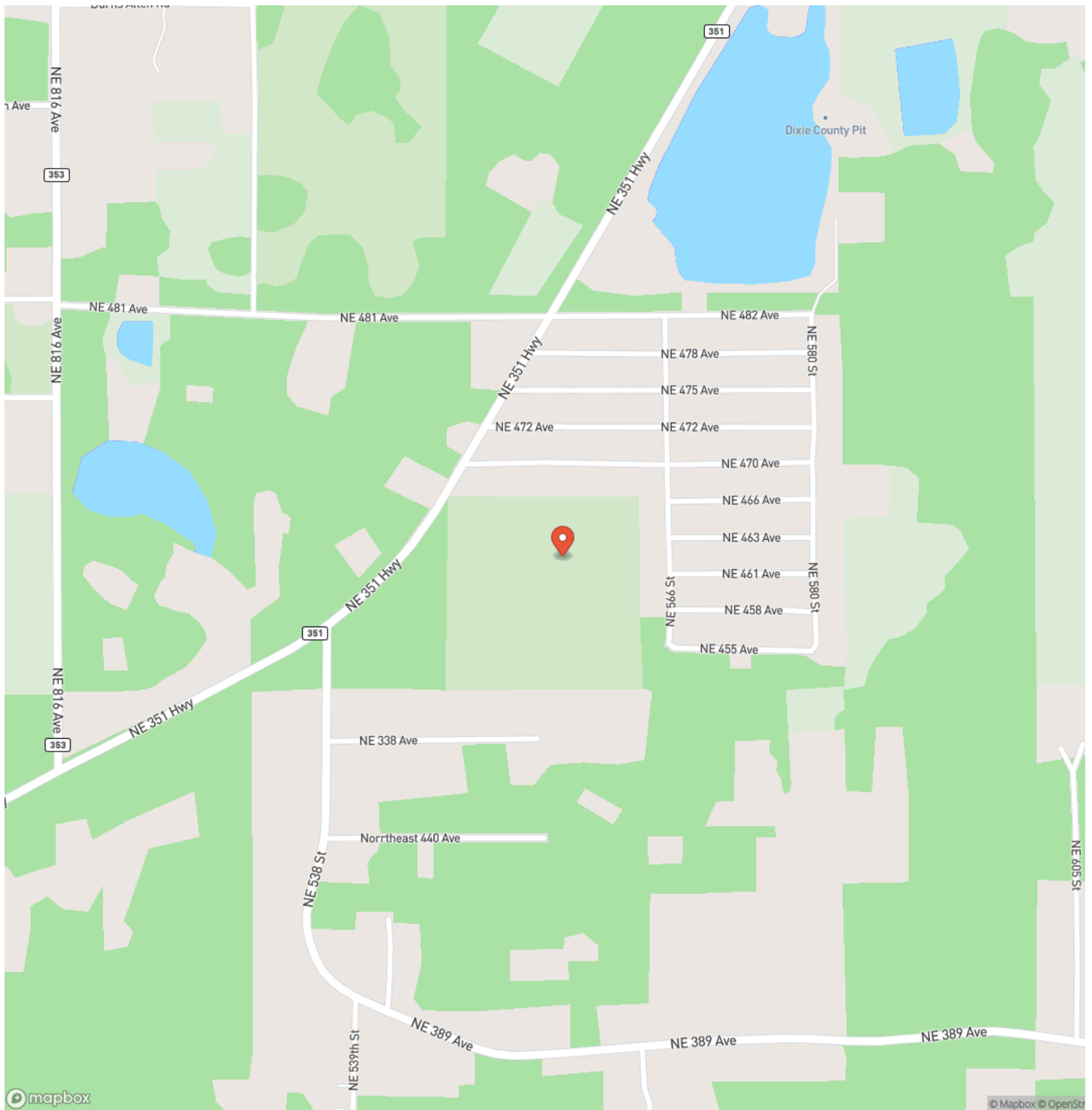
cbonner@mossyoakproperties.com

<https://www.mossyoakproperties.com/agent/cole-bonner/>

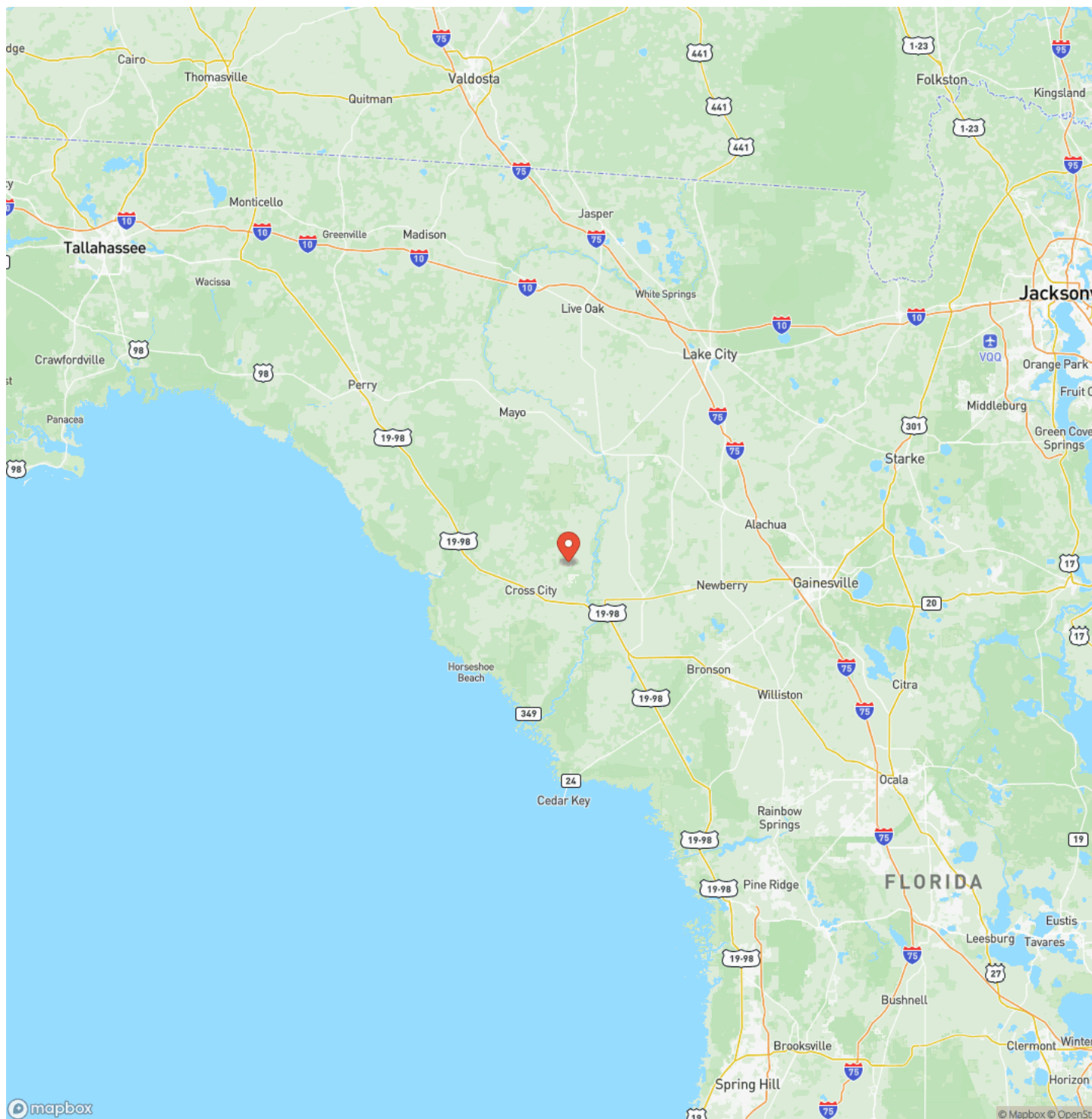




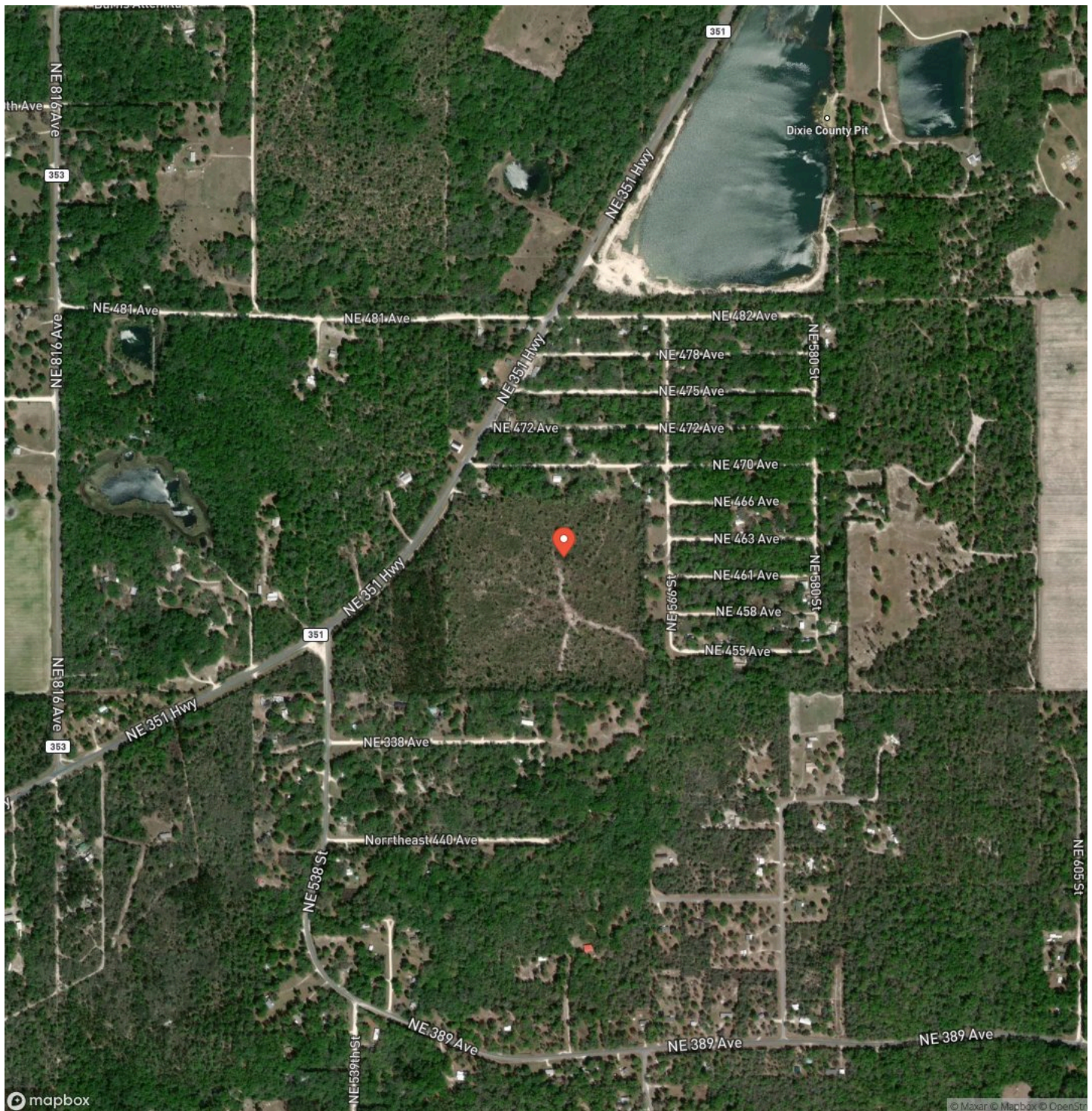
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Ryan Walker

Mobile

(386) 590-7633

Office

(850) 973-2200

Email

rwalker@mossyoakproperties.com

Address

145 NW Cantey Avenue

City / State / Zip

NOTES

[illegible]

This image shows a single 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, 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

