**76.3 acres in Suwannee County with planted slash pine, hardwoods, no HOA, no deed restrictions, and flexible rural potential.**

**TBD 178th St**
**Live Oak, FL 32064**

**$525,000**
**76.3± Acres**
**Suwannee County**







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**Live Oak, FL / Suwannee County**

## SUMMARY

**Address**
TBD 178th St

**City, State Zip**
Live Oak, FL 32064

**County**
Suwannee County

**Type**
Hunting Land, Timberland, Recreational Land

**Latitude / Longitude**
30.126596 / -83.203286

**Acreage**
76.3

**Price**
$525,000

**Property Website**
www.mossyoakproperties.com







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## PROPERTY DESCRIPTION

Discover the opportunity and versatility of this 76.3-acre vacant land offering in Suwannee County, Florida. Comprised of three separate parcels, including one 40-acre tract, one 18-acre tract, and one 18.3-acre tract, this property provides flexibility for future use, investment, recreation, or long-term landholding. The land features a strong mix of planted timber and natural hardwoods, with approximately 42 acres of young slash pine planted in 2022 and approximately 34.3 acres of hardwoods. This combination offers both future timber potential and a natural, wooded setting ideal for hunting, wildlife, privacy, and outdoor enjoyment. While there are some flood zone areas on the property, the vast majority appears to be located in Flood Zone X. With no HOA and no deed restrictions, the property offers the kind of freedom that is increasingly difficult to find. Whether you are looking for recreational acreage, a private rural retreat, timber investment potential, or a larger North Florida landholding, this Suwannee County tract is worth a closer look. All information is believed to be accurate but not guaranteed. Buyers are advised to verify all property details, acreage, zoning, flood zone, timber, land use, and suitability with Suwannee County and any appropriate authorities.

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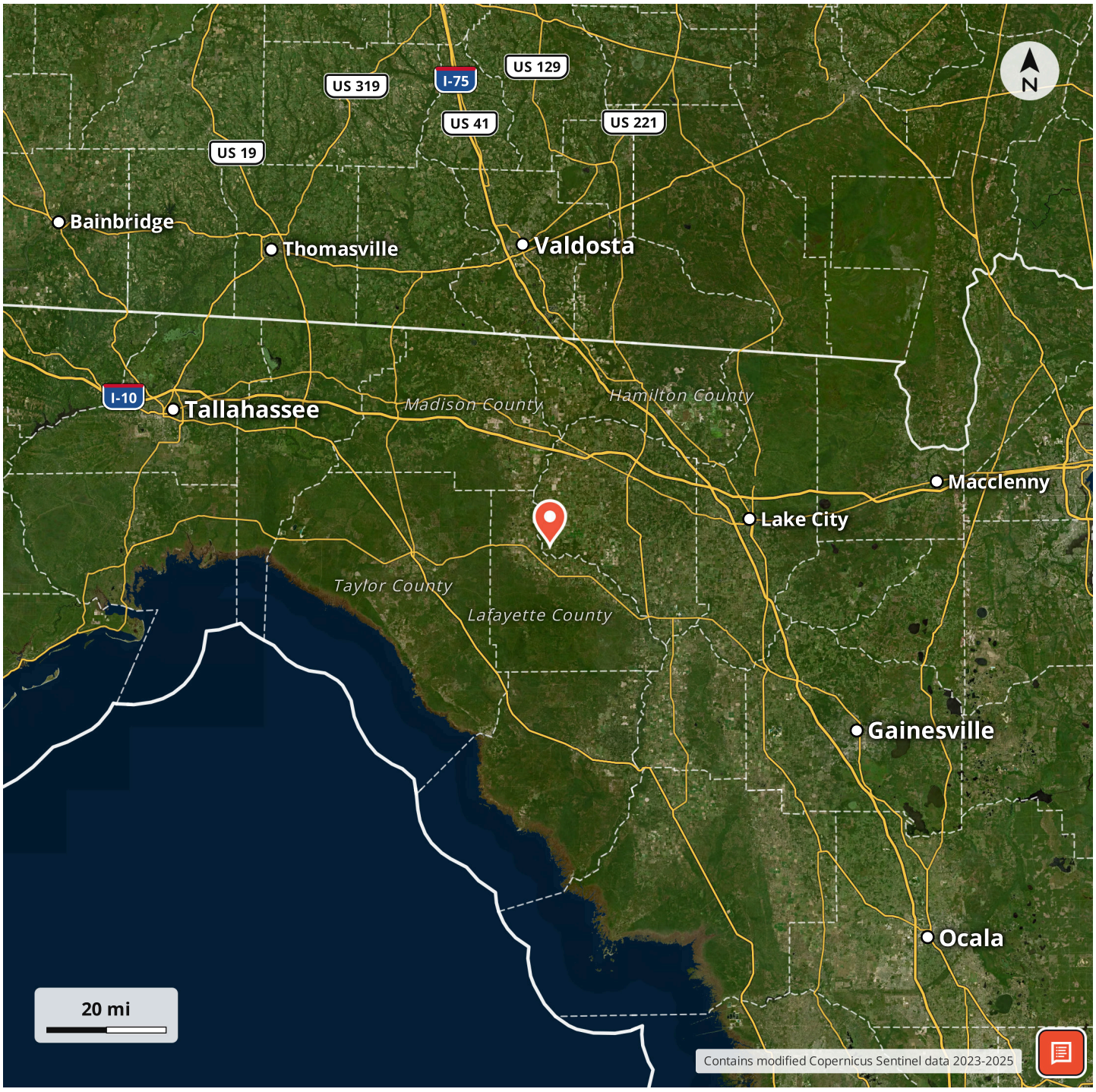






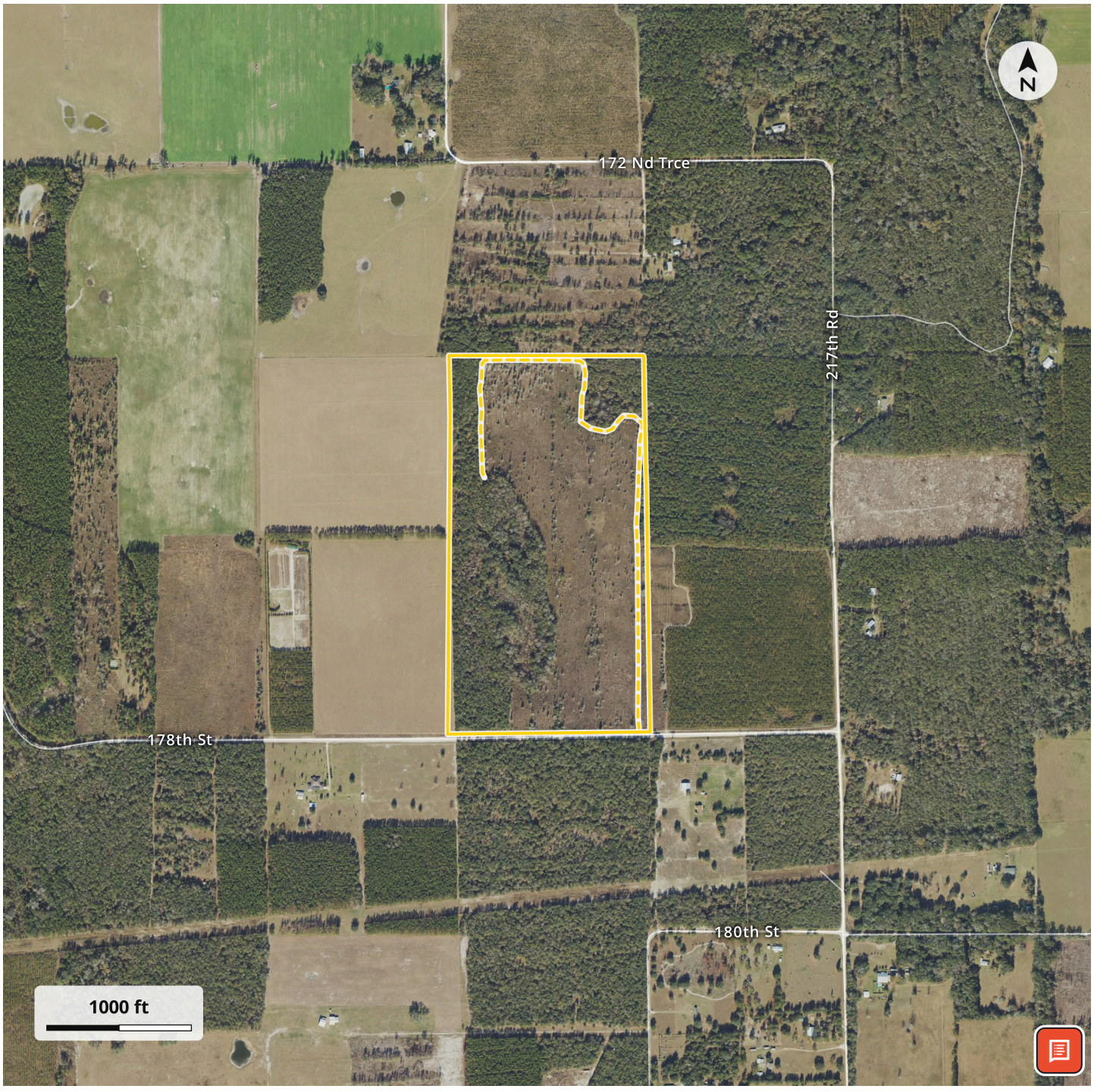


# Regional Map



**76.3 acres in Suwannee County with planted slash pine, hardwoods, no HOA, no deed restrictions, and flexible rural potential.**
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# Locator Map



# Aerial Map



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## LISTING REPRESENTATIVE

**For more information contact:**




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**City / State / Zip**
Madison, FL 32340


## NOTES

**NOTES**

**DISCLAIMERS**

Buyers are advised to verify all property details, acreage, zoning, flood zone, timber, land use, and suitability with Suwannee County and any appropriate authorities.

**Southern Land & Homes LLC**
**190 SW RANGE AVE**
**Madison, FL 32340**
**(850) 673-7888**
**https://mossyoakproperties.com/**