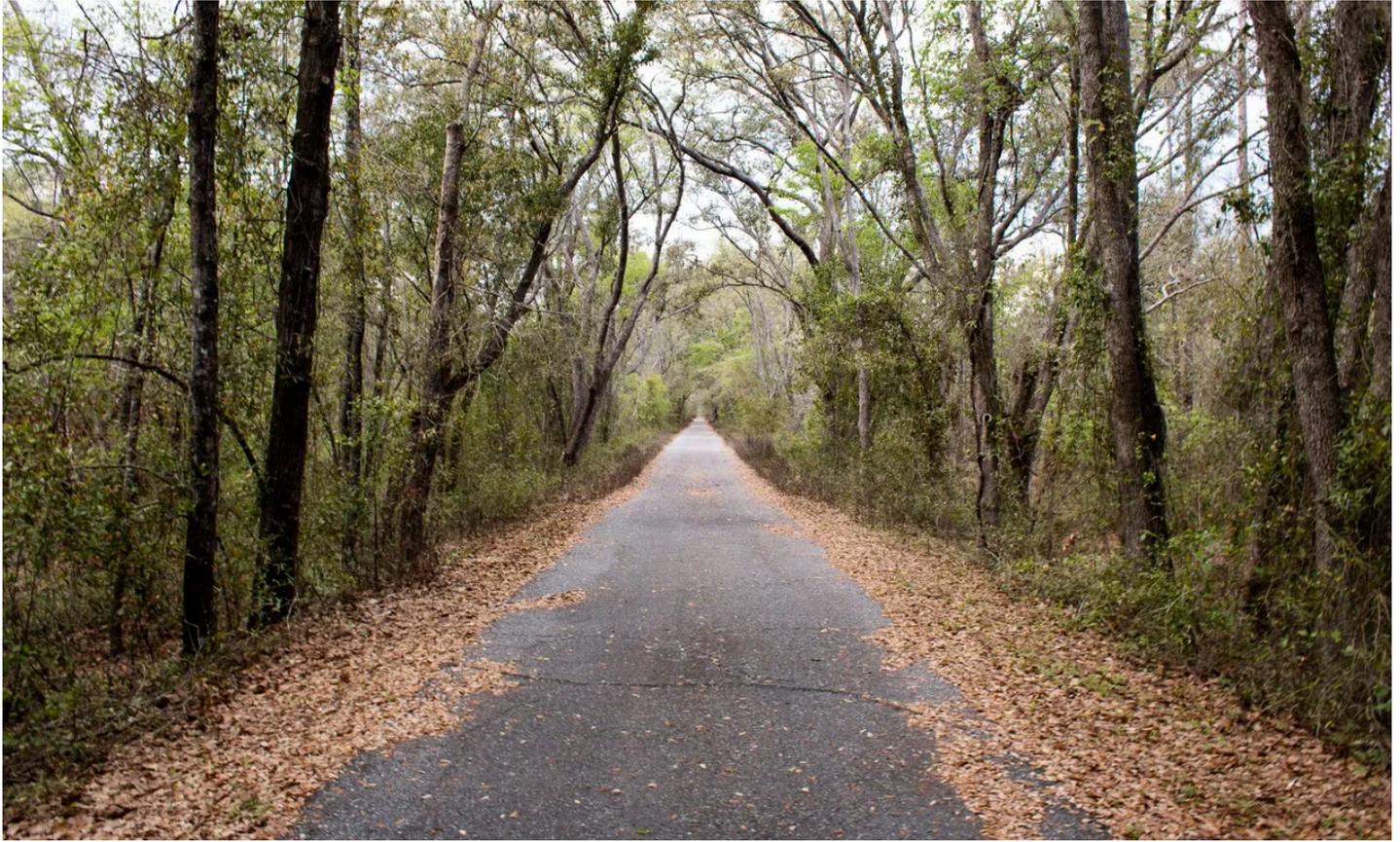


245 NE EAST PEPPERMINT TRL  
245 NE EAST PEPPERMINT  
Pinetta, FL 32350

**\$47,500**  
1.06± Acres  
Madison County



**245 NE EAST PEPPERMINT TRL  
Pinetta, FL / Madison County**

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**SUMMARY**

**Address**

245 NE EAST PEPPERMINT

**City, State Zip**

Pinetta, FL 32350

**County**

Madison County

**Type**

Recreational Land

**Latitude / Longitude**

30.635632 / -83.353601

**Acreage**

1.06

**Price**

\$47,500



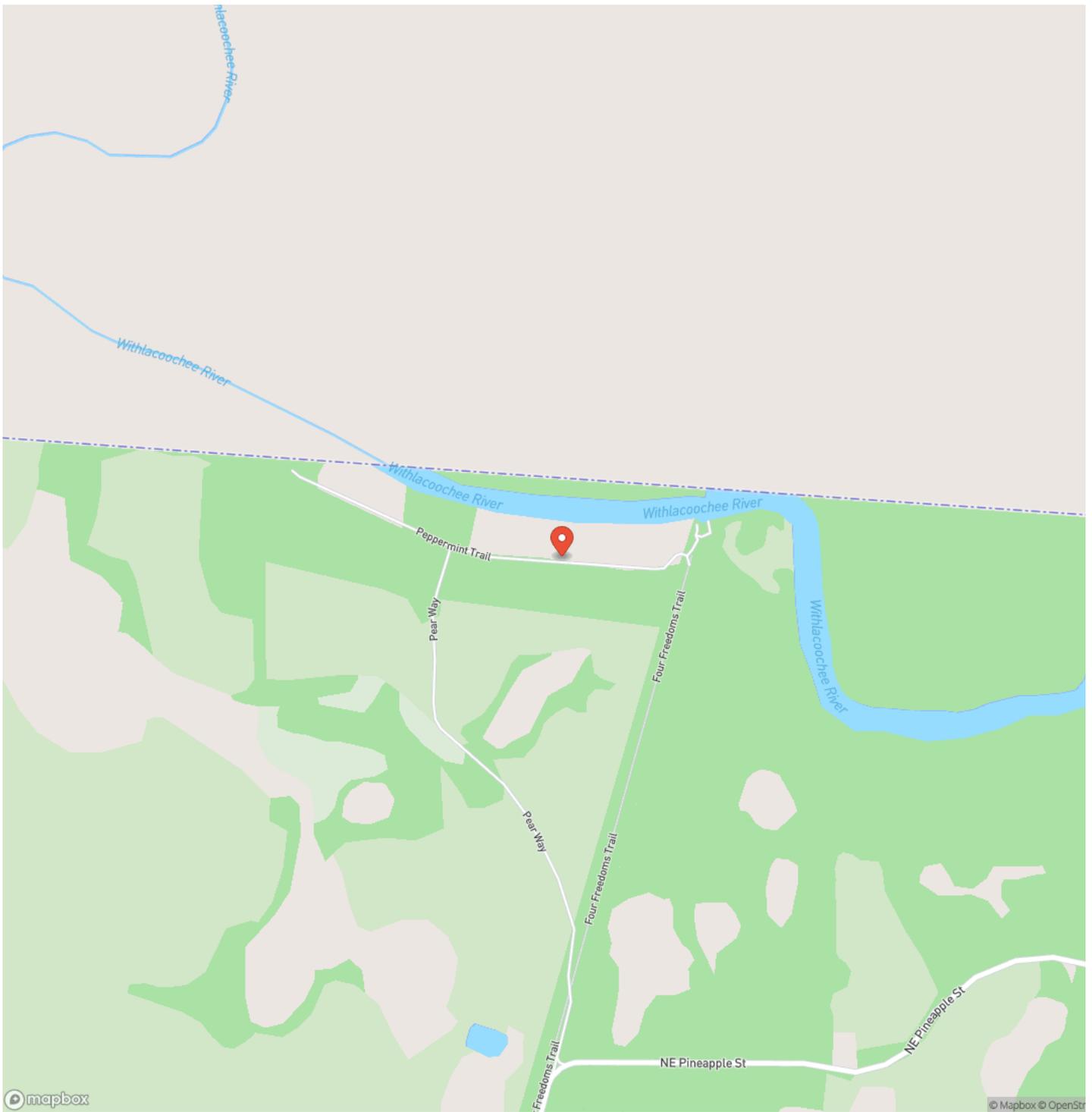
**PROPERTY DESCRIPTION**

This exceptional 1.06-acre riverfront property on the scenic Withlacoochee River offers a rare opportunity to enjoy peaceful waterfront living with direct access to outdoor recreation. The property includes access to a private boat ramp shared with neighboring homeowners, providing convenient entry to the river for boating and fishing. The land is partially cleared and partially fenced, offering a balance of usability and natural surroundings. The walking trail pictured starts near the property and goes all the way to Madison, great for walking or riding bikes. A well-constructed pole barn provides covered space suitable for RV parking or storage, along with a spacious covered porch area ideal for relaxing or entertaining. Utilities are already in place, including an RV hookup and access to a community well, allowing for immediate enjoyment without the need for additional setup. Whether you are seeking a private weekend retreat, a future homesite, or an investment opportunity, this property offers versatility and strong potential in a desirable riverfront setting.

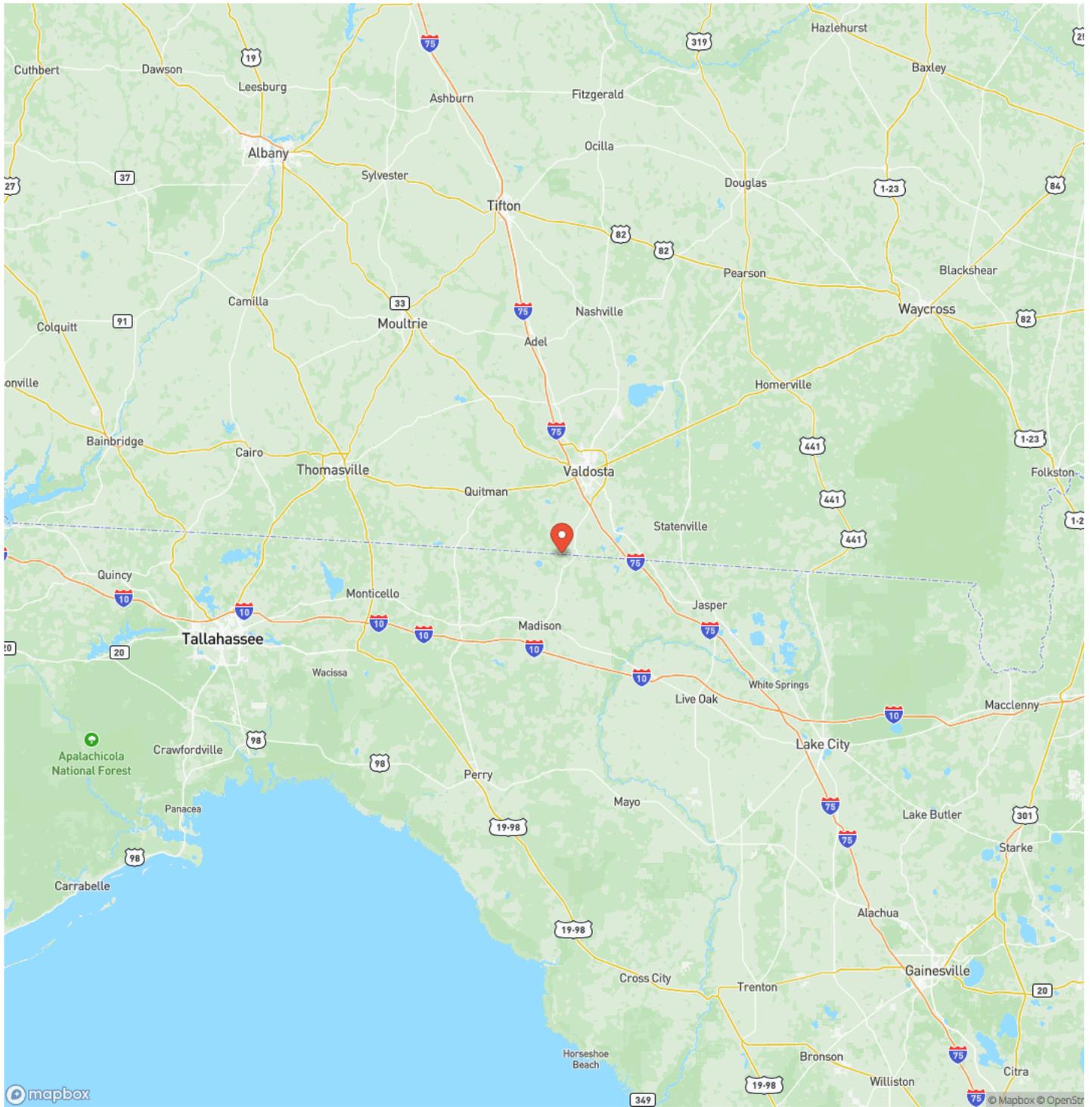
245 NE EAST PEPPERMINT TRL  
Pinetta, FL / Madison County



## 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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