

Gulf Hammock Paradise

Levy County, FL

- GREAT INVESTMENT OPPORTUNITY!
- Over 1/3 mile of Paved Road Frontage.
- Only minutes to the Gulf of Mexico for phenomenal fishing & approximately 1/2 mile to Goethe State Forest for great Hunting & Trail Riding.
- Property is comprised primarily of planted Pine with a mix of some Natural Hardwoods throughout.
- Levy County Tax Parcel ID #02601-000-000
- Buy all or part, owner financing available.
- **Starting at ONLY \$7,900/ac!**



58.47 acres- \$380,055 (\$6,500/AC)

31.94 acres- \$239,550 (\$7,500/AC)

26.53 acres- \$198,975 (\$7,500/AC)

www.mcbrideland.com



Phone: (352) 401-3755

Fax: (352) 401-3757



Boundary Survey

in Section 14, Township 14 South, Range 16 East, Levy County, Florida.

Description:

West Parcel:

A portion of the Northeast Quarter of Section 14, Township 14 South, Range 16 East, lying South of Levy County Road No. 326, Levy County, Florida, described as follows:
Commencing at the Northeast corner of said Section 14, thence South 89°41'16" West along the North line of Section 14, 1359.19 feet; thence South 21°42'17" East 47.44 feet to the Southerly Right of Way of Levy County Road No. 326, the Northeast corner of this parcel and the Point of Beginning. Thence South 21°42'17" East along the centerline of a 100 foot Florida Power Corporation easement 1375.59 feet; thence South 89°49'16" West along the South line of the North Half of the Northeast Quarter of Section 14, 1159.95 feet to the Southeast corner of the West Half of the Northeast Quarter of Section 14; thence North 00°10'31" East along the East line of the West Half of the Northeast Quarter of the Northeast Quarter of Section 14, 1277.25 feet to the Southerly Right of Way of Levy County Road No. 326, thence North 89°36'28" East along the Southerly Right of Way, 847.33 feet to the Point of Beginning.
Said parcel contains 26.53 acres, more or less.

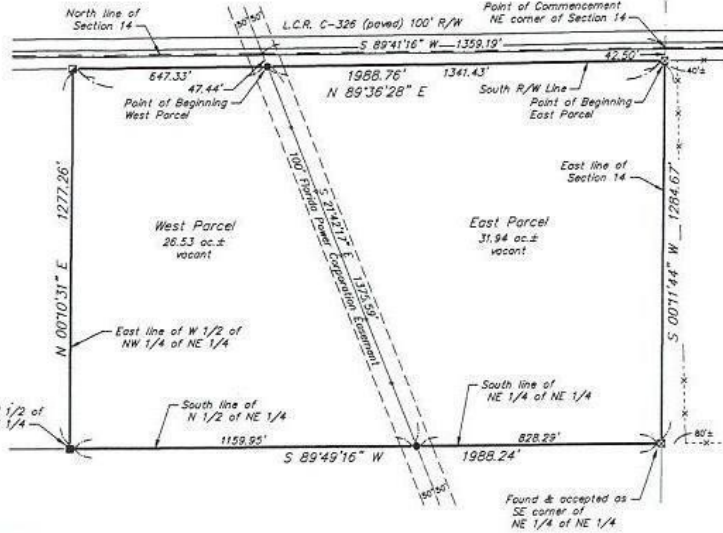
East Parcel:

A portion of the Northeast Quarter of Section 14, Township 14 South, Range 16 East, lying South of Levy County Road No. 326, Levy County, Florida, described as follows:
Commencing at the Northeast corner of said Section 14, thence South 00°11'44" West along the East line of Section 14, 42.50 feet to the South Right of Way of Levy County Road No. 326 and the Point of Beginning; thence continue South 00°11'44" West along the East line of Section 14, 1284.67 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter of Section 14, thence South 89°49'16" West along the South line of the Northeast Quarter of the Northeast Quarter 828.29 feet to the centerline of a 100 foot Florida Power Corporation Easement, thence North 21°42'17" West along the centerline of said easement 1375.59 feet to the South Right of Way of Levy County Road No. 326, thence North 89°36'28" East along said South Right of Way 1341.43 feet to the Point of Beginning.
Said parcel contains 31.94 acres, more or less.

Legend:

- 4"x4" Concrete Monument found, no identification
- 4"x4" Concrete Monument found, disk PLS 2001
- 4"x4" Concrete Monument found, disk PLS 2548
- 1/2" Iron Rod found, cap PLS 4113
- P- Overhead Power Transmission Line
- W- Old Wire Fence (not shown to scale)
- L.C.R. Levy County Road
- P.L.S. Professional Land Surveyor
- R/W Right of Way

SE corner of W 1/2 of NW 1/4 of NE 1/4



Survey Notes:

- 1) Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- 2) The bearings shown hereon are referenced to an assumed bearing of N 89°36'28" E, along the South right of way line of L.C.R. C-326.
- 3) No search of the public records was done by Daniel M. Croft Land Surveying, Inc. Visible evidence of easements will be shown hereon, but no certification is given that easements, deed covenants, underground improvements, or apparent use does not exist.
- 4) There may be additional restrictions that are not shown on this survey that may be found in the public records of Levy County, Florida.
- 5) The survey depicted hereon is not covered by professional liability insurance.

Certification:

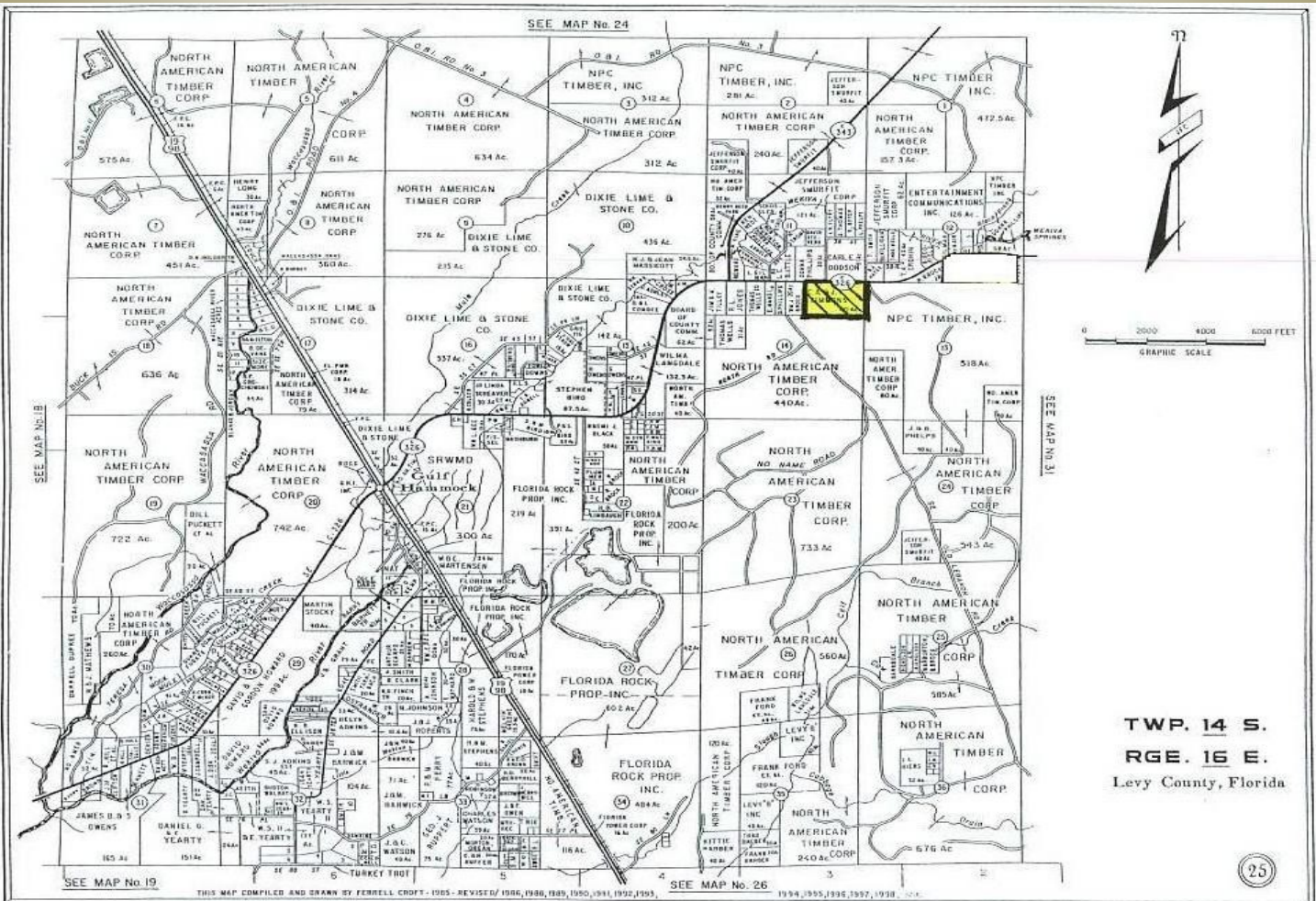
I hereby certify that this is a true and correct representation of a survey made under my responsible direction and supervision that meets the minimum technical standards set forth by the Board of Professional Surveyors and Mappers in Chapter 61C17-6, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

D. M. Croft 3-15-06
Daniel M. Croft, P.L.S.
Florida Certification No. 2001

Daniel M. Croft Land Surveying Inc.
146 Masonic Street; P.O. Box 461
Bronson, Florida 32621 (352) 486-2055

FIELD DATE: 14 Mar 2006			
DWG. DATE: 15 Mar 2006			
FIELD BOOK(S): GPS	DATE	REVISION	

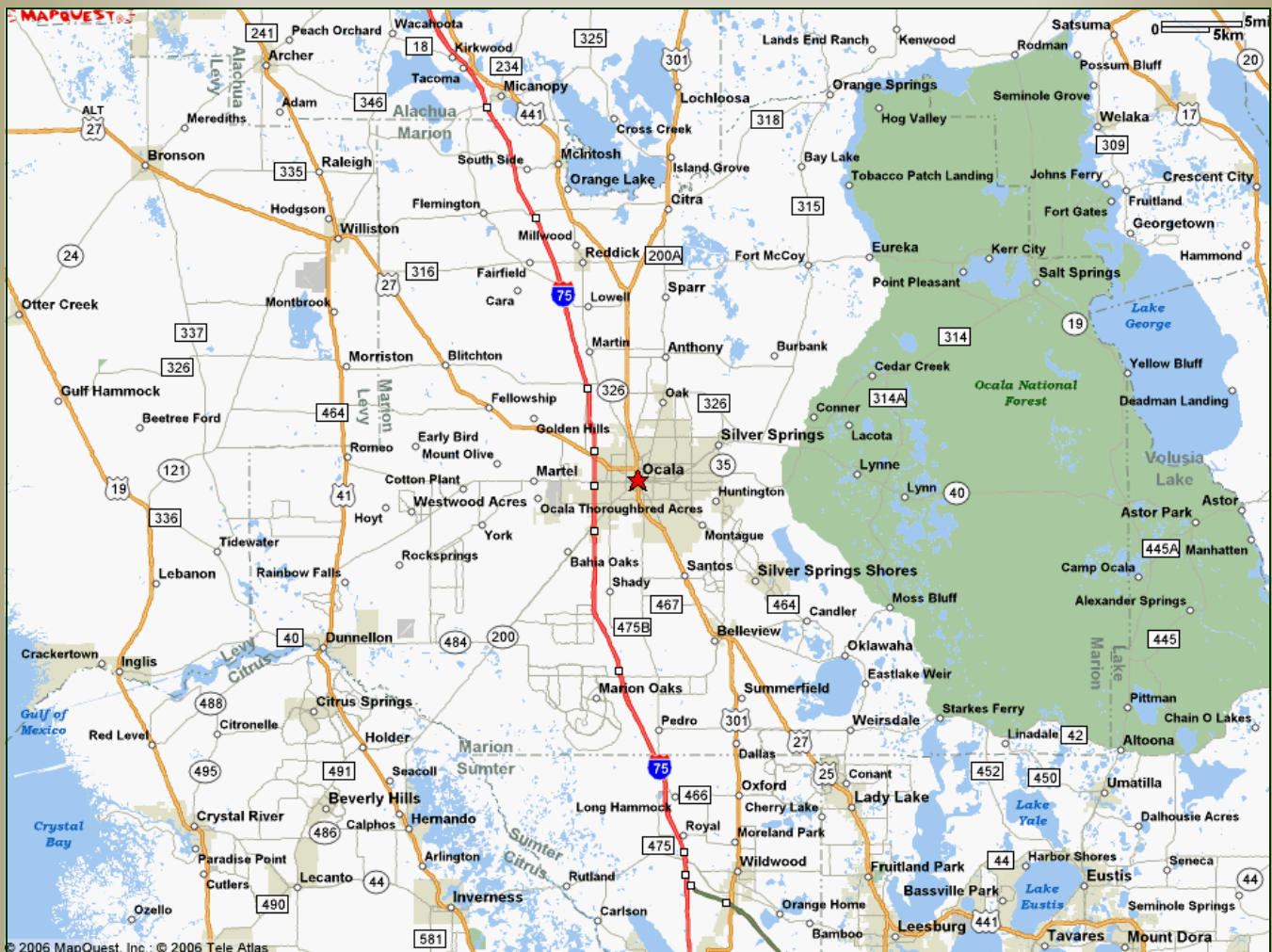
C06-057-W



TWP. 14 S.
RGE. 16 E.
Levy County, Florida

Gulf Hammock Paradise

Directions



From Ocala:

North on US Highway 27 until you reach the intersection of US Highway 27 and Highway 326 in Blitchton. Make a Left (heading West) on Highway 326. Property is located on the Left (south side of Hwy 326) approximately 20 miles from US Highway 27. Signs visible from road.