

**LAWTEY INVESTMENT  
AND RECREATION  
TRACT**

**41 +/- Acres  
Bradford County, FL**

**\$112,000**

**NEW LISTING**

**NATIONAL  
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### OVERVIEW:

Vacant and undeveloped land on the outskirts of Lawtey, FL. Beautiful natural woodland featuring a small creek and a beautiful mix of pines and hardwoods. Nice location for a homesite, investment opportunity, or as a close at hand recreation property. Conveniently located in Bradford County within easy driving distance to Jacksonville or Gainesville. Property is zoned for agriculture and is adjacent to timber company land on its eastern and southern border. Owner's are motivated to sell and property is priced accordingly at \$2731/acre.

**PARCEL #/ID:** 01872-0-01600

**TAXES:** \$1,606/year (2019)

### LOCATION:

From Lawtey, FL (HWY 301) go east on Lake Street and take a right onto Lynwood Ave. Proceed south on Lynwood Ave and take a left onto NE 216th Street. Property is visible looking south across private property. The property lies between NE 216th St, NE County RD 200B, and NE 19th St.

### ACREAGE BREAKDOWN:

41 +/- acres (33 +/- acres are mixed woodland, balance in wetland consisting of a creek and low lying areas that may at times retain water)



### PROPERTY HIGHLIGHTS:

- Vacant and undeveloped land on the outskirts of Lawtey, FL.
- Property features large hardwoods and pines as well as some areas of bald cypress.
- Picturesque sandy creek flows through the north of the property.

### LEGAL DESCRIPTION:

35 5S 22 LOTS 16,18,19,20,21 and 24 PEETSVILLE

### VIEW FULL LISTING:

[www.nationalland.com/viewlisting.php?listingid=1436830](http://www.nationalland.com/viewlisting.php?listingid=1436830)





