

O'Brien 18 Acre Homestead

49th Road, O'Brien, Florida 32071

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PROPERTY OVERVIEW



Sale Price

\$180,000

Offering Summary

Acreage:	18 Acres
Price / Acre:	\$10,000
State:	Florida
City:	O'Brien
County:	Suwannee
Property Type:	Farms and Cropland, Ranches and Pastureland, Acreage and Estates

Property Overview

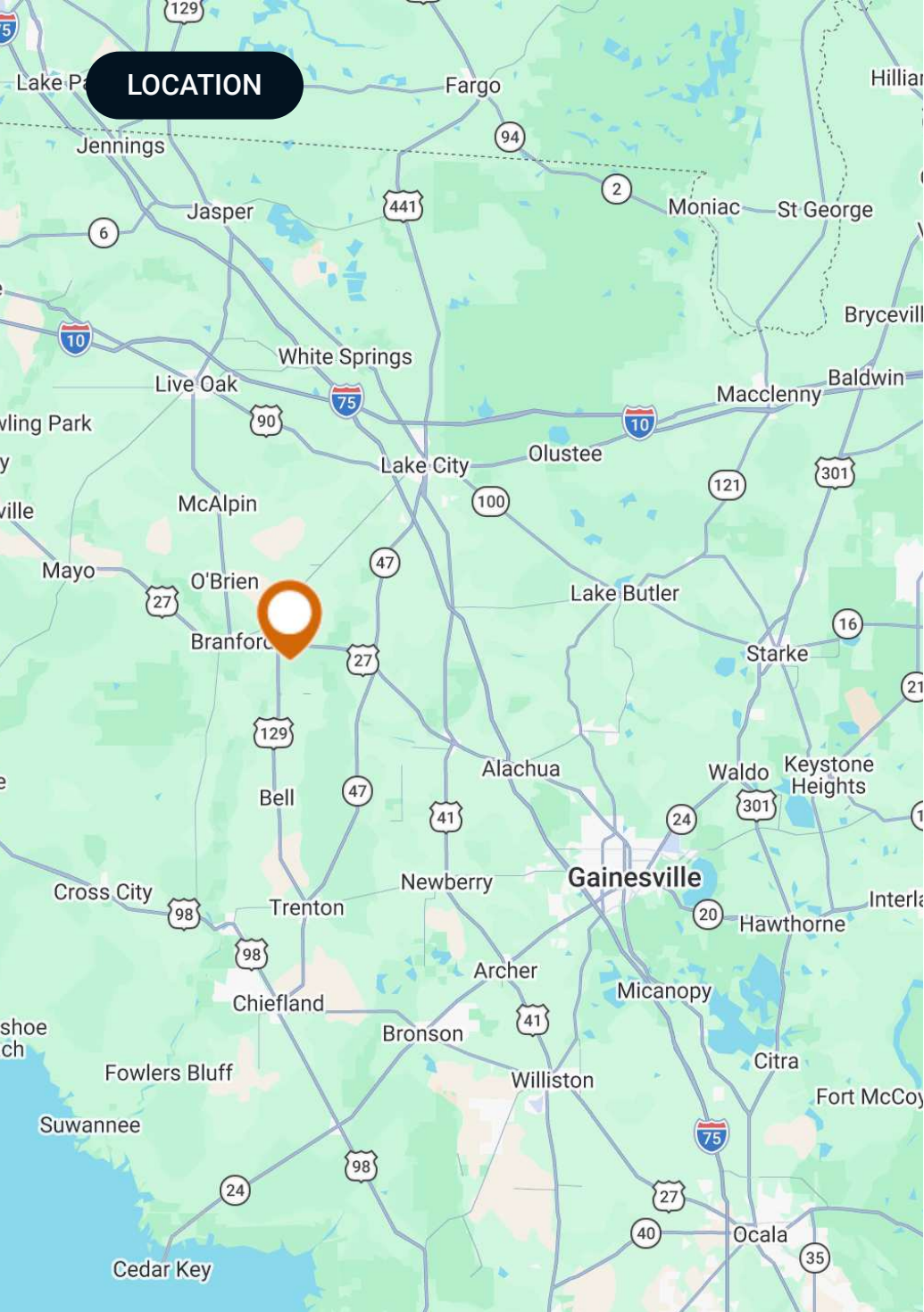
The O'Brien 18 Acre Homestead presents a blank slate on which to craft your dream lifestyle. With a well and electric service already in place, build your family's home, create a small farm or ranch, raise horses, or just enjoy the open space. Suwannee County boasts good soils, plenty of recreational opportunities along its namesake river, and easy access to larger cities such as Gainesville while maintaining a quiet rural environment.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	Alpin 80% Otela 20%
Taxes & Tax Year:	\$493 for 2025
Zoning / FLU:	Agriculture 1 (1 du/5ac)
Water Source & Utilities:	Private well
Road Frontage:	200' along paved 49th Road, plus over 1,000' on 250th Ter
Nearest Point of Interest:	Suwannee River Ichetucknee Springs
Fencing:	Partially fenced



Location & Driving Directions

Parcel: 05-06S-15E-01256-001000

GPS: 29.9876884, -82.8441115

**Driving
Directions:**

- From SR 247 and CR 49, go east on SR 247 0.9 miles to 49th Road and turn right
- Continue 1.2 miles to property on your left.

**Showing
Instructions:**

Call listing agent

Branford 18 Acres

-  County
-  Polygon
-  Census Roadways TIGER
-  County Roads
-  Interstates
-  State Roads
-  Toll Roads
-  Highways



Soils

- County
- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways
- Soils

MUID	COMPONENT NAME	ACRES
29	Alpin	13.70
71	Otela	3.04
TOTAL		16.73



ADDITIONAL PHOTOS





MEET THE TEAM



Daniel Lanier, ALC

Senior Advisor

Direct: 877-518-5263 x377 **Cell:** 863-698-29
daniel@saundersrealestate.com



Greg Driskell, ALC

Senior Advisor

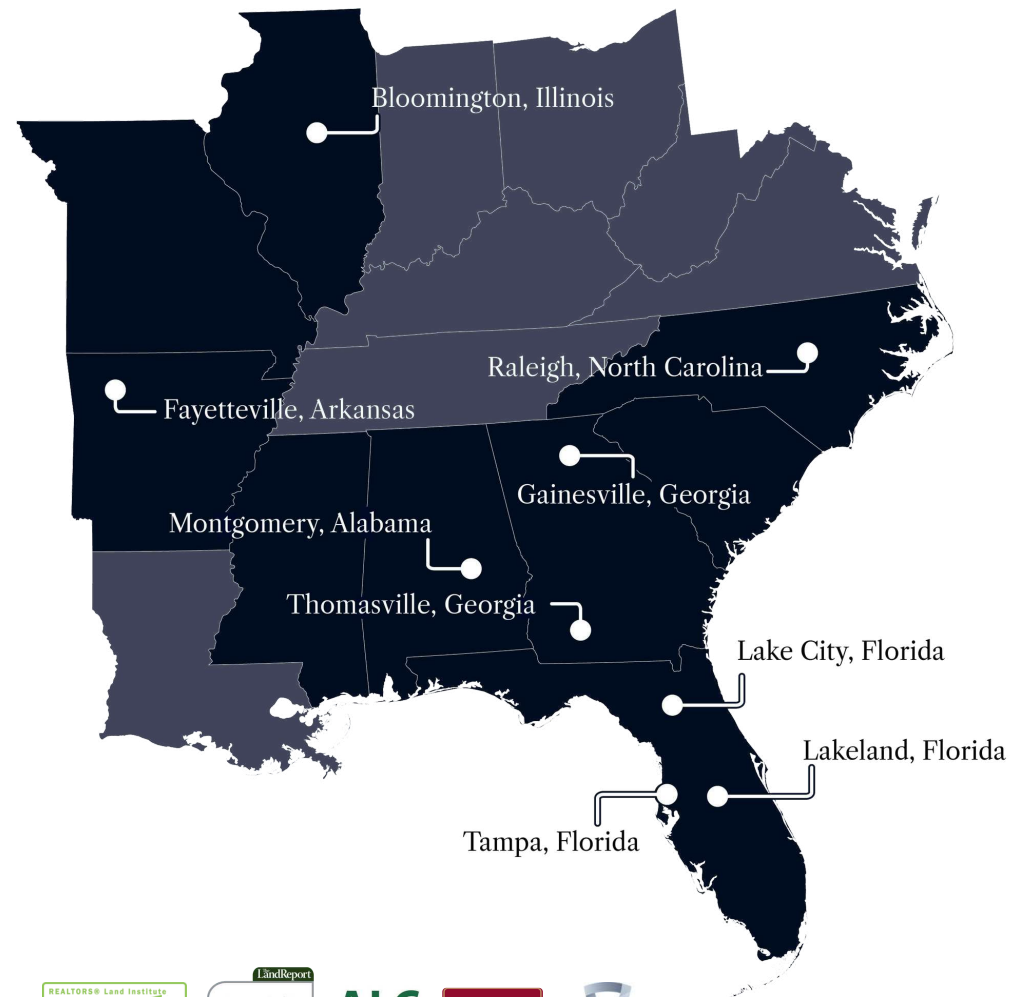
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