

**02-2N-11-0084-0560-0170 - 1.20 ACRES - CANE ST,  
MARIANNA, FLORIDA 32448**

<https://gatewaylandinvestments.com>

Imagine waking up in your own home, just minutes from not one, not two, but three freshwater lakes.

This 1.20-acre lot on Cane Street in the Compass Lake Hills Subdivision puts you right in the heart of Jackson County's premier lake country, with Compass Lake, McCormick Lake, and Silver Lake all within easy reach for boating, fishing, and swimming whenever the mood strikes.

The lot itself is level and flood-free at 220 feet of elevation, with a generous footprint that gives you real flexibility on how you build. A custom home, manufactured home, or mobile home all fit comfortably within t...

**\$15,475**

- Florida
- Available
- Cash Price

## Basics

**Parcel ID:** 02-2N-11-0084-0560-0170

**Size:** 1.20 acres

**County:** Jackson

**State:** Florida

**Status:** Available

## Property Details

**Cash Price:** \$15,475

**Owner Financing:** \$200 down, \$330 for 59 months, for a total price of \$19,765

**GPS:** 30.6047, -85.296

**Legal:** Lot 17 Blk 56 Compass Lake Hills Unit 3 Being In 1-2n-11 Or 262 P 686 Or 637 P 492

**Elevation:** 220'

**Terrain:** Level

**Access:** Dirt Road

**Power:** Power in the Area

**Water:** A Well is Required

**Sewer:** A Septic Tank is Required

**Zoning:** Vacant-Single Family Residential

**RV Living:** Not Allowed

**Mobile Homes:** Allowed

**Manufactured:** Allowed

**Taxes/Year:** \$73.81

**Conveyance:** Warranty Deed

## GPS Coordinates

**Center:** 30.6047, -85.296

**Northwest:** 30.605, -85.2961

**Northeast:** 30.6052, -85.2951

**Southwest:** 30.6045, -85.2959

**Southeast:** 30.6048, -85.2950



## HOA / POA Information

**POA Name:** Compass Lake in the Hills (Voluntary Fee)

**Phone:** (850) 579-4303

**Website:** <https://compasslake.org/>