

**02-2N-11-0083-00J0-0170 & 02-2N-11-0083-00J0-0180 -
2.30 ACRES - BIG CEDAR DR, MARIANNA, FLORIDA
32448**

<https://gatewaylandinvestments.com>

Discover the perfect blend of space, privacy, and investment potential with this 2.30-acre double lot, combining Lots 17 and 18 in the desirable Compass Lake Hills Unit 2 subdivision. Made up of a 1.14-acre lot and a 1.16-acre lot, this spacious property offers approximately 108,900 square feet of level land, providing plenty of room to build your dream home, create a private retreat, or invest in one of North Florida's growing communities. The property offers dirt road access with power available nearby. A private well and septic system will be required for development. Zoned Vacant Reside...

\$25,700

- Florida
- Available
- Cash Price

Basics

Parcel ID: 02-2N-11-0083-00J0-0170 & 02-2N-11-0083-00J0-0180 **Size:** 2.30 acres

County: Jackson

State: Florida

Status: Available

Property Details

Cash Price: \$25,700

Owner Financing: \$250 down, \$555 for 60 months, for a total price of \$33,500

GPS: 30.59064, -85.30464

Legal: Lot 17 & 18 Blk J Compass Lakehills Unit 2

Elevation: 218'

Terrain: Level

Access: Dirt Road

Power: Power in the Area

Water: A Well is Required

Sewer: A Septic Tank is Required

Zoning: Vacant - Residential Land

RV Living: Not Allowed

Mobile Homes: Allowed

Manufactured: Allowed

Taxes/Year: \$95.20

Conveyance: Warranty Deed

GPS Coordinates

Center: 30.59064, -85.30464

Northwest: 30.590315, -85.305007

Northeast: 30.590966, -85.304275

Southwest: 30.589758, -85.304283

Southeast: 30.590423, -85.303570



HOA / POA Information

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

Annual Fee: \$0.00

Phone: (850) 579-4303

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