

**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 the...

\$13,800

- 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: \$13,800

Owner Financing: \$200 down, \$295 for 60 months, for a total price of \$17,900

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/>