

**02-2N-11-0083-00D0-0330 - 1.22 ACRES - CHERRY
CIR, MARIANNA, FLORIDA 32421**

<https://gatewaylandinvestments.com>

Discover the perfect opportunity to build your dream home on this beautiful 1.22-acre parcel located on Cherry Cir, Marianna, Florida. Nestled in a peaceful and natural setting, this spacious lot offers the ideal blend of privacy, convenience, and access to a wide range of community amenities, making it an excellent choice for a primary residence, vacation home, or investment property. Zoned for residential use, the property allows a minimum build requirement of 1,000 square feet, giving you the flexibility to design a custom site-built home, manufactured home, or mobile home based on your

\$13,000

- Florida
- Available
- Cash Price

Basics

Parcel ID: 02-2N-11-0083-00D0-0330

Size: 1.22 acres

County: Jackson

State: Florida

Status: Available

Property Details

Cash Price: \$13,000

Owner Financing: \$200 down, \$280 for 59 months, for a total price of \$16,720

GPS: 30.588764, -85.314782

Legal: Lot 33 Blk D Compass Lakehills Unit 2

Elevation: 224'

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: \$81.86

Conveyance: Warranty Deed

GPS Coordinates

Center: 30.588764, -85.314782

Northwest: 30.589747, -85.315016

Northeast: 30.589749, -85.314543

Southwest: 30.588764, -85.315015

Southeast: 30.588776, -85.314525



HOA / POA Information

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

Phone: (850) 579-4303