



# 9.77 ACRES IN MACCLENNY, FL

14096 RUBEN CRAWFORD ROAD  
MACCLENNY, FL 32063

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# Property Overview



**Sale Price** **\$210,000**

## OFFERING SUMMARY

Acreage: 9.77 Acres  
Price / Acre: \$21,494  
City: MacClenny  
County: Baker  
Property Type: Acreage, Homesite, & Recreation

## PROPERTY OVERVIEW

This beautiful property in MacClenny, FL, is 9.77 acres just next to the South Prong St. Mary's River and is located within the St. Mary's drainage basin. Next door to the property is the Macedonia Church, along with the Macedonia Cemetery. On the other side is a brand new beautiful home.

Our initial information is that approximately 40% of the site is wet, leaving you nearly 6 acres of uplands. The 2020 census indicates that the overall population of MacClenny was 7,304 people. The property has two power poles and two independent septic systems in place. Water on the site is available via well.

# Specifications & Features



## SPECIFICATIONS & FEATURES

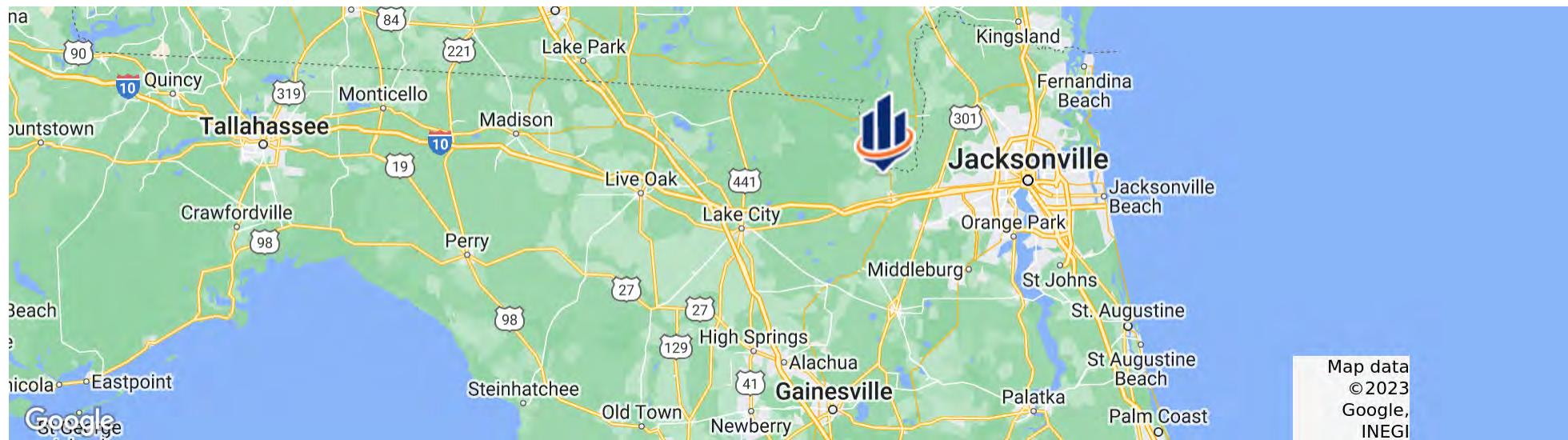
Land Types:	Residential Development
Uplands / Wetlands:	5.90 ± Upland Acres / 3.87 ± Wetland Acres Blanton Fine Sand: 6.68 Acres Osier Fine Sand [Frequently Flooded]: 3.08 Acres
Soil Types:	Blanton Fine Sand: 6.68 Acres Osier Fine Sand [Frequently Flooded]: 3.08 Acres
Taxes & Tax Year:	\$116.46 for 2021
Zoning / FLU:	Low Density Residential (1.08 Acres)
Water Source & Utilities:	Well and City Electric
Road Frontage:	315 ± Frontage Feet on Ruben Crawford Rd Heritage Park Village; The Coop; Pier 6 Seafood & Steaks; Osceola National Forest; Crooked Rooster Brewery; The Riverside Arts Market; Jacksonville Zoo and Gardens; South Bank Riverwalk; Devil's Millhopper Geological State Park
Nearest Point of Interest:	Mostly Fenced
Fencing:	Recreation
Current Use:	Campsite, Homesite, Mobile Home Site, or Purely for Recreation
Potential Recreational / Alt Uses:	Mobile Homes [2]: Two Dilapidated Mobile Homes Remain On Site - One Built In 1996 May Be Salvageable
Structures & Year Built:	None
Survey or Site Testing Reports:	On site we have two electric poles and two separate septic systems.
Utilities & Water Source:	

# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 072S22000000000050  
GPS: 30.3329877, -82.1424428  
Driving Directions: From CR-23 Turn Onto Ruben Crawford Rd; Look For SVN Sign On The Front Gate  
Showing Instructions: Contact Listing Agents For Gate Code

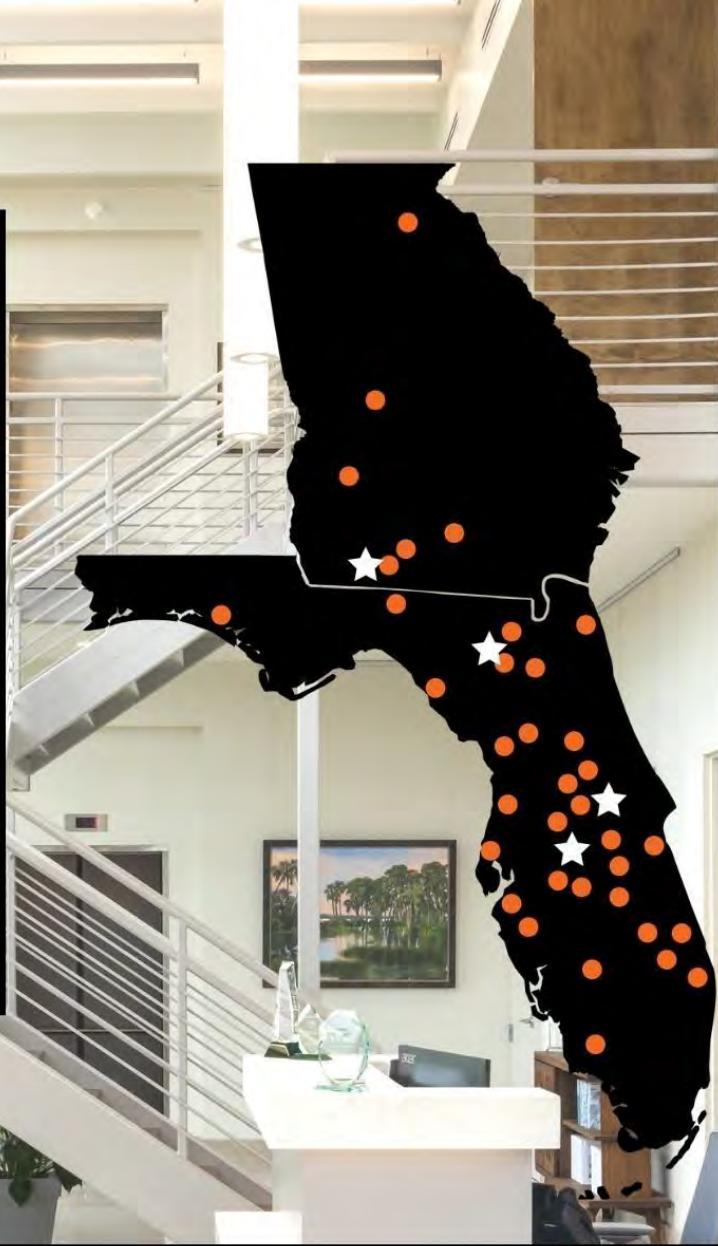


# Additional Photos



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