

# WESTER ROAD 89 ACRES

LAKE CITY, FL | COLUMBIA COUNTY

89 ± ACRES TOTAL





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

Build your dream home in the oak hammocks while being able to hunt on your own private property. Away from the city, but still within minutes of all the amenities! All grades of schools nearby!

## Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Wester Road

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## SPECIFICATIONS & FEATURES

**Acreage:** 89.65 ± acres

**Sale Price:** \$325,000

**Price per Acre:** \$3,625.20

**County:** Columbia

**Site Address:** Wester Road, Lake City, FL 32024

**Road Frontage:** 1,300 ± feet on paved Wester Road

**Water/Utilities:** Well, septic & power required

**Soil Types:** Blanton & Albany fine sands

**Grass Types:** Heavily shaded with oaks; very little grass, but Bahia where it can live!

**Land Cover:** Hardwoods

**Uplands/Wetlands:** 82% uplands; 18% wetlands

**Zoning/FLU:** A3 zoning with Residential Low Density that allows 1 dwelling unit per 5 acres on land use

**Current Use:** Vacant

**Game Populations:** Deer & turkey

**Potential Uses:** Hunting, can be cleared for horses or cattle

**Taxes:** \$359.93 for 2016

**Parcel ID:** 31-4S-17-08921-000

### Directions:

- At the intersection of I-75 & CR 47, take CR 47 south approximately 1 mile to Wester Road.
- Turn left onto Wester Road & go approximately 1 mile.
- Property is on the right.

**Showing Instructions:** Call agent as there is a combination lock on gate - it is very narrow to drive through but can be done.



- Within 4.5 Miles of all the Conveniences of Lake City's Shopping & Dining
- 2 Miles To I-75

## Hunting, Homesite Cattle, Horses

**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,  
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients  
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