



O'Brien 18 Acre Homestead

49th Road, O'Brien, Florida 32008

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PROPERTY OVERVIEW



Sale Price

\$200,000

Property Overview

The O'Brien 18 Acre Homestead presents a blank slate on which to craft your dream lifestyle. With a well and electric service already in place, build your family's home, create a small farm or ranch, raise horses, or just enjoy the open space. Suwannee County boasts good soils, plenty of recreational opportunities along its namesake river, and easy access to larger cities such as Gainesville while maintaining a quiet rural environment.

Offering Summary

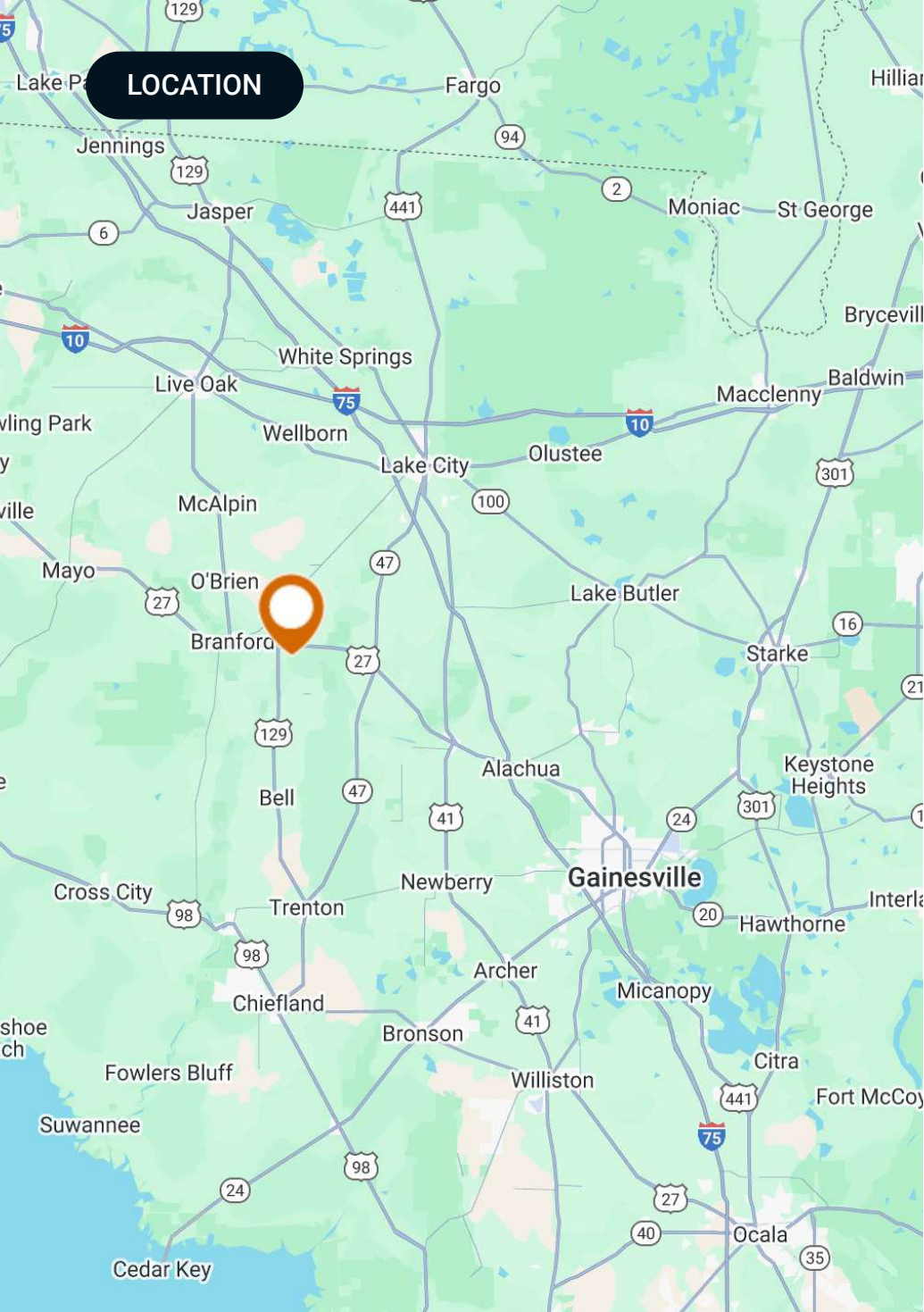
Acreage:	18 Acres
Price / Acre:	\$11,111
State:	Florida
City:	O'Brien
County:	Suwannee
Property Type:	Farms and Cropland, Ranches and Pastureland, Acreage and Estates

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% uplands
Soil Types:	Alpin 80% Otela 20%
Taxes & Tax Year:	\$493 for 2025
Zoning / FLU:	Agriculture 1 (1 du/5ac)
Water Source & Utilities:	Private well
Road Frontage:	200' along paved 49th Road, plus over 1,000' on 250th Terr
Nearest Point of Interest:	Suwannee River Ichetucknee Springs
Fencing:	Partially fenced



Location & Driving Directions

Parcel: 05-06S-15E-01256-001000

GPS: 29.9938595, -82.8418787

**Driving
Directions:**

- From SR 247 and CR 49, east on SR 247 0.9 miles to 49th Road and turn right
- Then 1.2 miles to property on your left.

**Showing
Instructions:**










Call listing agent

Branford 18 Acres

- County
- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways



Soils

-  County
-  Polygon
-  Census Roadways TIGER
-  County Roads
-  Interstates
-  State Roads
-  Toll Roads
-  Highways
-  Soils

MUID	COMPONENT NAME	ACRES
29	Alpin	13.70
71	Otela	3.04
TOTAL		16.73



ADDITIONAL PHOTOS





MEET THE TEAM



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