

## Vacant Land (South Springs Development) Gadsden County



- [Location Map](#)

### **Contact Information:**

Florida Housing Finance

Corporation – Special Assets

850-488-4197

SpecialAssets@floridahousing.org

### **Property Type:**

Land only

### **Physical Address:**

Sections 23 & 24, Township 2N, Range 4W, Gadsden County,  
FL

### **Description**

This property originally consisted of 92.26 +/- acres of land lying in the South One Half of the Northwest Quarter of Section 24 and the Northeast Quarter of Section 23 all in Township 2 North, Range 4 West. The land is located ¼ mile west of State Road 267, between Cox Lane and Hogan Lane, Gadsden County, Florida. Approximately 20.09 +/- acres of the site were sold per the legal description outlined on page 2.

### **Property Features:**

- Prime land available for development
- Proximity to Wal-Mart store

## **Vacant Land (South Springs Development) Gadsden County**

### Legal Description for 20.09 Acres off Cox Lane

A parcel of land being the West one half of the Northeast one quarter of the Northeast one quarter of Section 23, Township 2 North, Range 4 West, Gadsden County, Florida more particularly described by metes and bounds as follows:

BEGIN at the Southwest corner of said West one half of the Northeast one quarter of the Northeast one quarter, also said point marking the Southwest corner of **South Springs Phase I**, a subdivision as per map or plat thereof recorded in Plat Book 2, pages 171 and 172 of the Public Records of said county, and run;

Thence North 00 degrees 45 minutes 11 seconds West (Bearing Base) along the Western boundary of said West one half of the Northeast one quarter of the Northeast one quarter a distance of 1300.11 feet to the Northwest corner of said subdivision;

Thence continue North 00 degrees 45 minutes 11 seconds West 20.00 feet to the Northwest corner of said West one half of the Northeast one quarter of the Northeast one quarter;

Thence North 89 degrees 29 minutes 36 seconds East 659.65 feet to the Northeast corner of said West one half of the Northeast one quarter of the Northeast one quarter;

Thence South 01 degree 01 minute 17 seconds East along the Eastern boundary of said West one half of the Northeast one quarter of the Northeast one quarter a distance of 20.00 feet to the Northeast corner of said subdivision;

Thence continue South 01 degree 01 minute 17 seconds East 1301.22 feet to the Southeast corner of said West one half of the Northeast one quarter of the Northeast one quarter, also said point marking the Southeast corner of said subdivision;

Thence South 89 degrees 35 minutes 07 seconds West 665.84 feet to the POINT OF BEGINNING.

Containing 20.09 acres, more or less.

A portion of the North side of the above described parcel of land being subject to the maintained right of way limits of a county graded roadway known as Cox Lane.

THOMAS P. SKIPPER  
PROFESSIONAL SURVEYOR AND  
MAPPER  
FLORIDA LICENSE NUMBER LS3031  
June 30, 2010