

# \$1,530,000 - 947 New Haven Dr, Cantonment

MLS® #543295

**\$1,530,000**

0 Bedroom, 0.00 Bathroom,  
Land on 104 Acres

None, Cantonment, FL

Approximately 104 acres of gentle rolling, forested, uncultivated land located in a private country environment, yet fifteen minutes from I-10. Perfect for a secluded dream home(s), silviculture, raising livestock or horses, manufacturing, fertile hunting land, warehouses, or private farm (many more possibilities). This parcel can possibly be rezoned to Low Density Residential (LDR) or Industrial since some abutting parcels are zoned as such. Currently this land is zoned Agricultural (see picture 3). This parcel is directly between three ECUA properties and adjacent to the planned "The Bluffs, Northwest Florida's Industrial Campus" which when completed will house up to 60 manufacturing and industrial tenants/companies providing up to 15,000 jobs. Of the roughly 104 acres, approximately 11 acres are designated PF04/1C wetlands (see picture 4). However, according to the Department of Environmental Protection (DEP), you may erect roads and structures on this area, but it needs to be permitted and possibly mitigated. Seller reserves an undivided one-half interest in and to all oil, gas, and mineral rights. The county records indicate this parcel (101N302001000001) is comprised of 107.33 acres. Of that parcel, seller intends to retain the southeast portion, approximately 2.3 acres, where a residential home is located and approximately 5.6 acres of the Perpetual non-exclusive easements as depicted in Picture 2, attached. Selling price based on



\$15,000 per acre as determined by and after new survey of the portion of the parcel being sold. (see picture 2 attached) .

### **Essential Information**

MLS® #	543295
Price	\$1,530,000
Bathrooms	0.00
Acres	104.00
Type	Land
Sub-Type	Land/Acreage
Status	Active

### **Community Information**

Address	947 New Haven Dr
Subdivision	None
City	Cantonment
County	Escambia
State	FL
Zip Code	32533

### **Amenities**

Utilities	Natural Gas Not Available
Waterfront	No Waterfront, No Waterfront Features

### **Exterior**

Lot Description	Wooded, Interior Lot, No Improvements
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### **School Information**

Elementary	Lipscomb
Middle	Ransom
High	Tate

### **Additional Information**

Zoning	Agricultural
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### **Listing Details**

Listing Office	Berkshire Hathaway Home Services PenFed Realty
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