

\$499,000 - 000 Havburg Dr, Pensacola

MLS® #611620

\$499,000

0 Bedroom, 0.00 Bathroom,
Land on 22 Acres

None, Pensacola, FL

Nearly 22 acres of level & wooded land located just off Bauer Rd. Property is zoned low density residential. There are not any surveys, wetland studies, soil tests, etc. available.



Essential Information

MLS® #	611620
Price	\$499,000
Bathrooms	0.00
Acres	21.70
Type	Land
Sub-Type	Land/Acreage
Status	Active

Community Information

Address	000 Havburg Dr
Subdivision	None
City	Pensacola
County	Escambia
State	FL
Zip Code	32506

Amenities

Utilities	Electricity Connected
Waterfront	No Waterfront, No Waterfront Features

Exterior

Lot Description	Wooded, Corner Lot, No Improvements
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EXHIBIT "A"

Parcels 1 & 2

Commence at the Southwest corner of Section 27, Township 2 South, Range 31 West, Escambia County, Florida; thence South 88 degrees 33 minutes 48 seconds East along the South line of said Section for a distance of 3883.05 feet; thence North 00 degrees 16 minutes 45 seconds East for a distance of 1042.20 feet to the Point of Beginning; thence continue North 00 degrees 16 minutes 45 seconds East for a distance of 260.00 feet; thence South 88 degrees 18 minutes 09 seconds East for a distance of 330.00 feet; thence South 00 degrees 16 minutes 45 seconds West for a distance of 260.00 feet; thence North 88 degrees 18 minutes 09 seconds West for a distance of 330.00 feet to the Point of Beginning. The Northerly 30 feet and the Easterly 30 feet thereof subject to an ingress-egress and utility easement. All lying and being in Section 27, Township 2 South, Range 31 West, Escambia County, Florida.

Parcel 3

Commence at the Southwest corner of Section 27, Township 2 South, Range 31 West, Escambia County, Florida; thence South 88 degrees 33 minutes 48 seconds East along the South line of said Section for a distance of 3883.05 feet; thence North 00 degrees 16 minutes 45 seconds East for a distance of 893.02 feet to the Point of Beginning. Thence continue North 00 degrees 16 minutes 45 seconds East for a distance of 149.18 feet; thence South 88 degrees 18 minutes 09 seconds East for a distance of 330.00 feet; thence South 00 degrees 16 minutes 45 seconds West for a distance of 40.00 feet to the Point of Curvature of a curve concave to the Northwest, having a radius of 193.67 feet and a delta angle of 34 degrees 01 minute 19 seconds; thence Southwesterly along the arc of said curve (a chord bearing of South 17 degrees 17 minutes 24 seconds West, a chord distance of 113.32 feet) for an arc distance of 115.00 feet. Thence North 88 degrees 18 minutes 09 seconds West for a distance of 296.84 feet to the Point of Beginning. All lying and being in Section 27, Township 2 South, Range 31 West, Escambia County, Florida. The Easterly 30 feet subject to an ingress-egress and utility easement.

Parcel 4

Commence at the Southwest corner of Section 27, Township 2 South, Range 31 West, Escambia County, Florida; thence South 88 degrees 33 minutes 48 seconds East along the South line of said Section for a distance of 3883.05 feet; thence North 00 degrees 16 minutes 45 seconds East for a distance of 500.00 feet to the Point of Beginning. Thence continue North 00 degrees 16 minutes 45 seconds East for a distance of 393.02 feet; thence continue South 88 degrees 18 minutes 09 seconds East for a distance of 296.84 feet to a point on the arc of a curve concave to the Northwest having a radius of 193.67 feet and a delta angle of 10 degrees 38 minutes 41 seconds; thence Southwesterly along the arc of said curve (a chord bearing of South 39 degrees 47 minutes 25 seconds West, a chord distance of 37.05 feet) for an arc distance of 37.11 feet to the Point of Tangency of said curve; thence South 45 degrees 16 minutes 45 seconds West for a distance of 229.99 feet to the Point of Curvature of a curve concave to the Southeast having a radius of 275.00 feet and a delta angle of 45 degrees 00 minutes 00 seconds; thence Southwesterly along the arc of said curve (a chord bearing of South 22 degrees 46 minutes 45 seconds West, a chord distance of 210.48 feet) for an arc distance of 215.98 feet to the Point of Tangency of said curve; thence North 89 degrees 45 minutes 15 seconds West for a distance of 30.00 feet to the Point of Beginning. All lying and being in Section 27, Township 2 South, Range 31 West, Escambia County, Florida. The Easterly 30.00 feet of the above-described property subject to an ingress-egress and utility easement.

Commence at the Southwest corner of Section 27, Township 2 South, Range 31 West, Escambia County, Florida; thence South 88 degrees 33 minutes 48 seconds East along the South line of said Section for a distance of 3294.65 feet to the Point of Beginning; thence continue South 88 degrees 33 minutes 48 seconds East along the South line of said section for a distance of 588.40 feet; thence North 00 degrees 16 minutes 45 seconds East for a distance of 1302.20 feet; thence North 88 degrees 18 minutes 09 seconds West for a distance of 588.45 feet; thence South 00 degrees 16 minutes 45 seconds West for a distance of 1304.88 feet to the Point of Beginning. All lying and being in Section 27, Township 2 South, Range 31 West, Escambia County, Florida; thence North 30 feet of said described Parcel subject to an ingress-egress and utility easement.

School Information

Elementary	Blue Angels
Middle	Bailey
High	Escambia

Additional Information

Zoning	County,Res Single
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Listing Details

Listing Office	RE/MAX HORIZONS REALTY
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