

.71 acres on the St. Joe River

(Next to the St. Joe Lodge near Marble Creek)



Reduced to
\$179,000



the best spot on the St. Joe River!

CONSISTENTLY RATED AS ONE OF THE VERY BEST TROUT-FISHING RIVERS IN NORTH AMERICA

This is absolutely one of the best parcels on the St. Joe River. It is approximately .71 acres in size and is nearly level. The river frontage is gentle, unobstructed and incredibly beautiful. Unlike the vast majority of other St. Joe River land, this parcel's flood map shows that the majority of the lot is above the 100-year flood plain. The water, electricity and sanitation system are already installed and serve an existing modest building. Remodel or reconfigure --- there are lots of possibilities with this property. The recently reduced price is compelling, and this is truly a rare opportunity. Lots more information is available at www.StJoeLodge.com.

Offered at \$179,000. With \$40,000 down, the owner will finance the balance at 6.5% over five years.

Contact owner at (970) 946-4194 or (541) 954-3113
flyfishing@gramzow.com