

496 Centaury Way  
496 NE Centaury Way  
Lee, FL 32059

**\$125,000**  
6.75± Acres  
Madison County



**496 Centaury Way  
Lee, FL / Madison County**

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**SUMMARY**

**Address**

496 NE Centaury Way

**City, State Zip**

Lee, FL 32059

**County**

Madison County

**Type**

Residential Property

**Latitude / Longitude**

30.476873 / -83.289929

**Dwelling Square Feet**

1,200

**Bedrooms / Bathrooms**

2 / 2

**Acreage**

6.75

**Price**

\$125,000



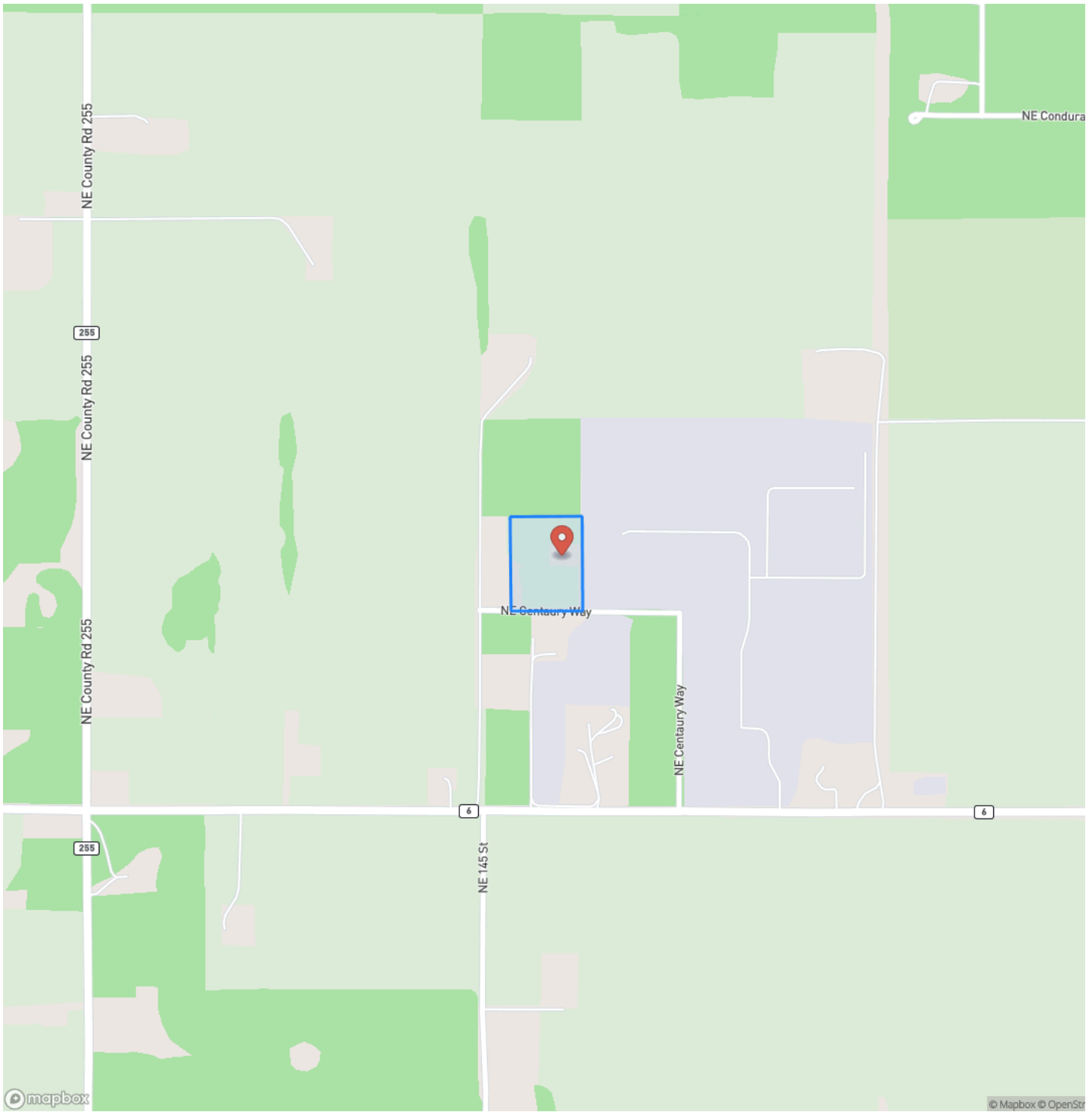
**PROPERTY DESCRIPTION**

**496 Centaury Way, Lee, FL 32059**

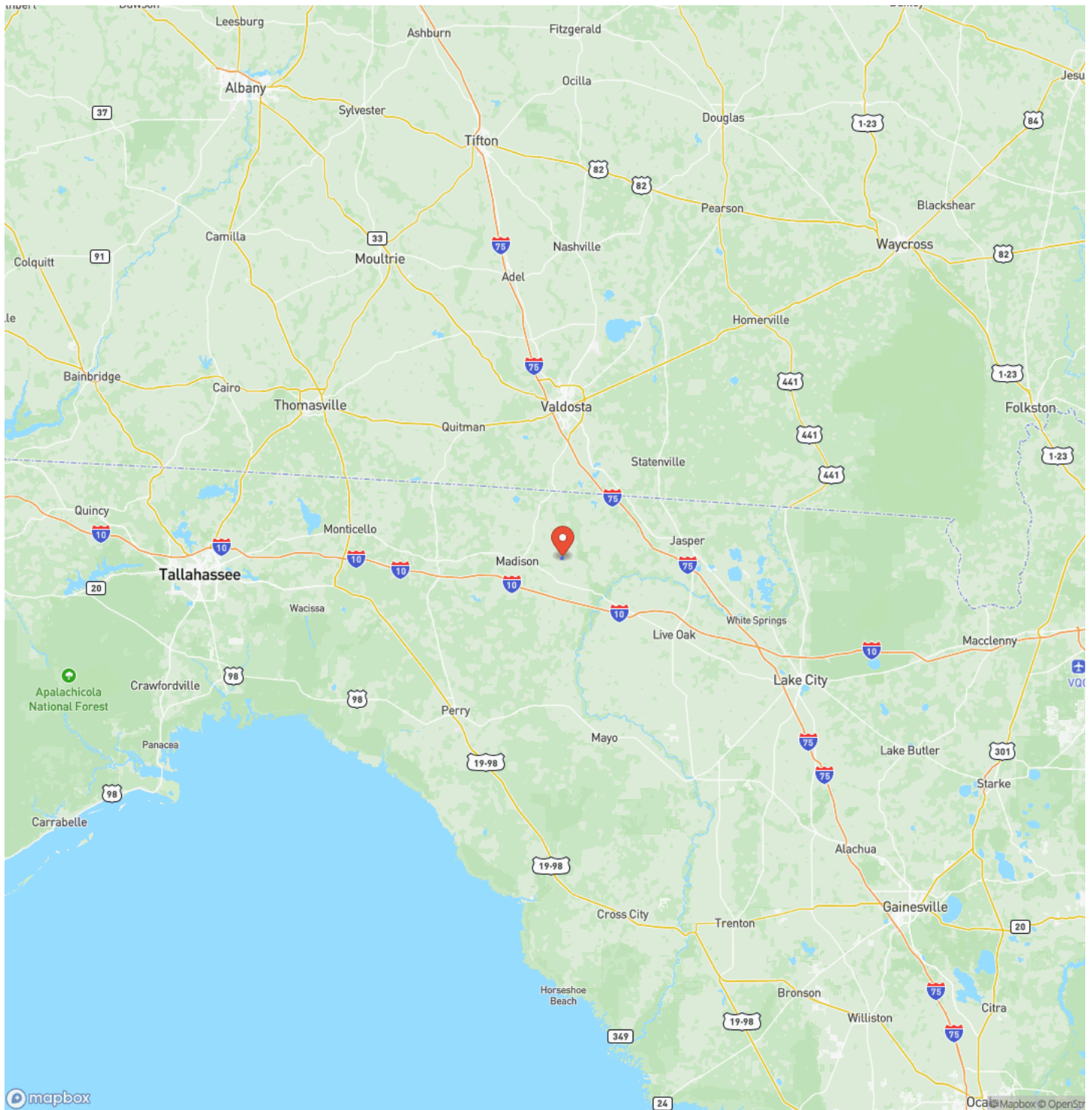
- **6.75 Acres in Madison County, FL** - Beautiful **high and dry property** offering a great mix of privacy, usability, and potential
- **2004 Mobile Home** with approximately **1,200 sq ft**, featuring **2 bedrooms and 2 full bathrooms**
- **Existing Infrastructure in Place:**
  - **Private well**
  - **Septic system**
  - **Electric service**
  - Saves time and money-ready for renovation, replacement, or immediate use
- **Ideal Setup for Multiple Uses:**
  - Primary residence
  - Rental or investment property
  - Weekend getaway
  - Future homesite with utilities already established
- **Location Highlights:**
  - Only **8 miles to downtown Madison, FL** for shopping, dining, and schools
  - Just **8 miles to I-10** for easy travel east and west
  - Approximately **30 miles to Valdosta, GA** for expanded retail, medical, and employment opportunities
  - **Minutes from Blue Springs State Park** - enjoy crystal-clear springs, swimming, kayaking, and outdoor recreation
- **Peaceful North Florida Setting** - quiet country living with room to spread out, garden, or enjoy the outdoors
- **Value-Add Opportunity:**
  - Home is **in need of a roof and general TLC**
  - Perfect for buyers looking to **renovate and build equity** or investors seeking a project with upside
- **Plenty of Room for Expansion** - add a shop, barn, or additional improvements to fit your needs
- **No HOA** - enjoy flexibility and freedom in how you use your land



## Locator Map



# Locator Map



## Satellite Map







## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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