



Gordon Chapel West Tract

662 ± Acres • Hawthorne, Florida • Putnam County





SALE PRICE

\$2,320,000

PROPERTY OVERVIEW

Gordon Chapel West is 662 acres of timber and recreational land in SW Putnam County, FL. Featuring rolling terrain, excellent access, and quality forestland, this tract is perfectly suited for both the investor, with 293 acres of planted pines, and/or the recreational buyer, with creeks, lakes, and food plots.

OFFERING SUMMARY

ACREAGE:	662 Acres
PRICE / ACRE:	\$3,505
CITY:	Hawthorne
COUNTY:	Putnam
PROPERTY TYPE:	Land: Land Investment, Timberland



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Timberland
UPLANDS / WETLANDS:	74% Uplands, 26% Wetlands
SOIL TYPES:	Uplands are primarily Tavares Sparr Millhopper Astatula Candler Sands Wetlands primarily Hontoon Muck
TAXES & TAX YEAR:	N/A - not a stand-alone tax parcel. Parent parcels taxed from \$2.42 to \$3.10 per acre in 2022.
ZONING / FLU:	Zoning AG, FLU - A2
ROAD FRONTAGE:	1 mile on Gordon Chapel Rd., 0.6 mile on Old Hawthorne Rd.
NEAREST POINT OF INTEREST:	Gainesville and the University of Florida 18 miles to the west, Palatka and the St. Johns River 25 miles to the east. Lakes located within 15 miles are Orange, Santa Fe, Newnans, Lochloosa, and Rodman Reservoir.
POTENTIAL RECREATIONAL / ALT USES:	Hunting, fishing, horse trails, ATV riding, camping
LAND COVER:	Mixture of planted pine (2011 and 2003) and natural hardwoods.
GAME POPULATION INFORMATION:	Plentiful deer, turkey, wild hogs and small game.
AGE OF STAGES OF TIMBER:	Merchantable 2003 Slash Pine, Premerchantable 2011 Slash Pine





LOCATION & DRIVING DIRECTIONS

PARCEL:

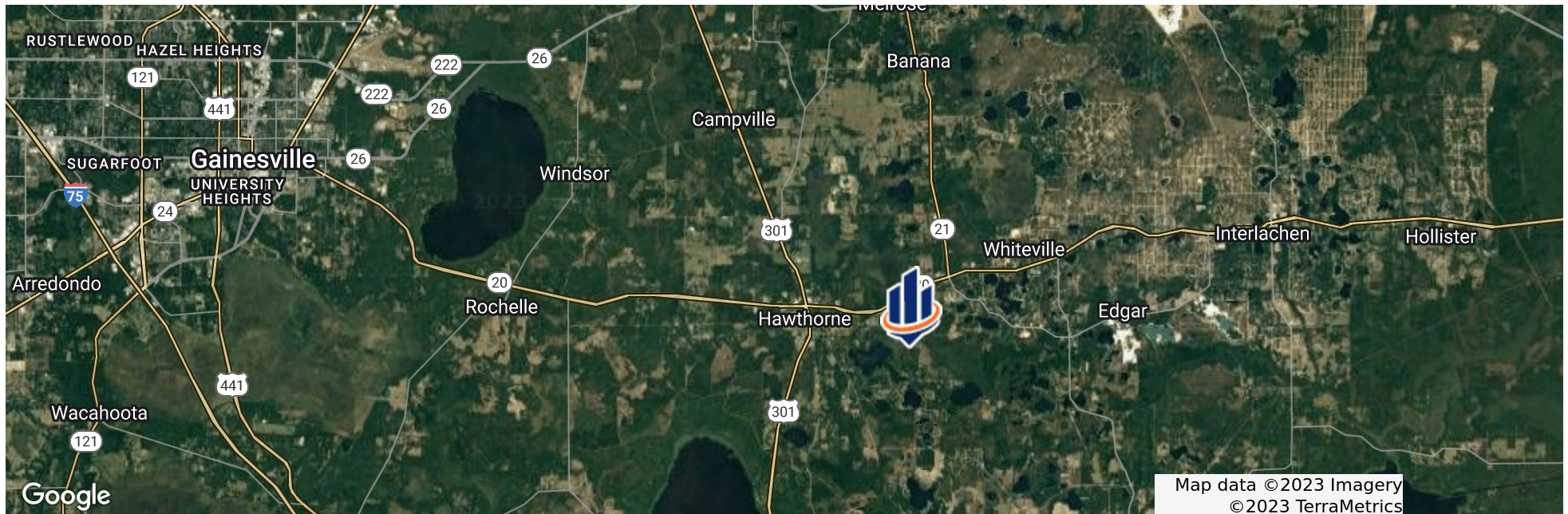
30-10-23-0000-0040-0100 part S of Old Hawthorne Rd; 31-10-23-0000-0020-0000 part W of Gordon Chapel Rd.

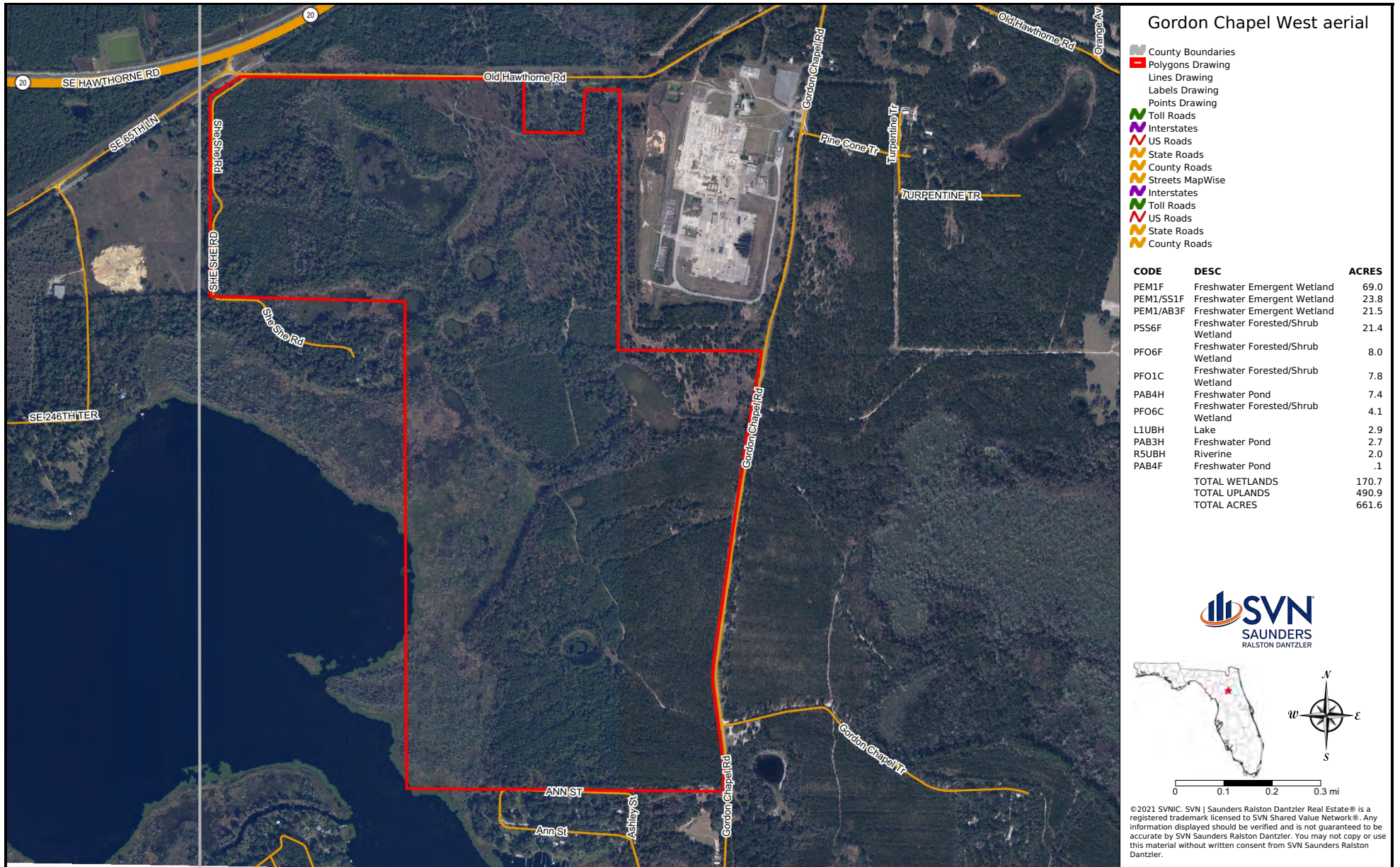
GPS:

29.5787773, -82.0412311

DRIVING DIRECTIONS:

- From Hawthorne travel east on SR-20 for 3 miles and turn Right on Gordon Chapel Rd
- Travel south on Gordon Chapel for 1.3 miles to beginning of tract on your right



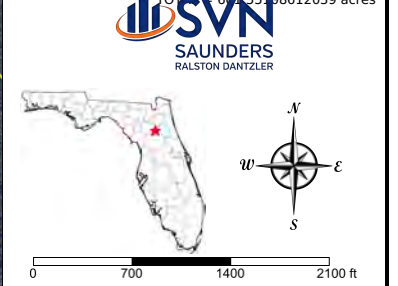




Gordon Chapel West soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Soils Boundaries

CODE	DESC	ACRES
30	Hontoon Muck	138
6	Tavares Fine Sand, 0 To 5 Percent Slopes	78
32	Sparr Sand, 0 To 5 Percent Slopes	72
17	Millhopper Sand, 0 To 5 Percent Slopes	64
45	Astatula Fine Sand, 0 To 8 Percent Slopes	60
1	Candler Fine Sand, 0 To 5 Percent Slopes	43
9	Pomona Fine Sand	30
56	Mulat Fine Sand	29
16	Adamsville Sand	25
18	Lochloosa Sand, 0 To 5 Percent Slopes	19
41	Millhopper Sand, 5 To 8 Percent Slopes	17
49	Bonneau Fine Sand, 0 To 5 Percent Slopes	15
51	Surrency Fine Sand, Depressional	15
15	Apopka Sand, 0 To 5 Percent Slopes	14
27	Samsula Muck	9
99	Water	7
21	Apopka Sand, 5 To 8 Percent Slopes	7
43	Placid-Pompano Association, Frequently Flooded	6
39	Holopaw Fine Sand, Depressional	6
38	Holopaw Fine Sand	5



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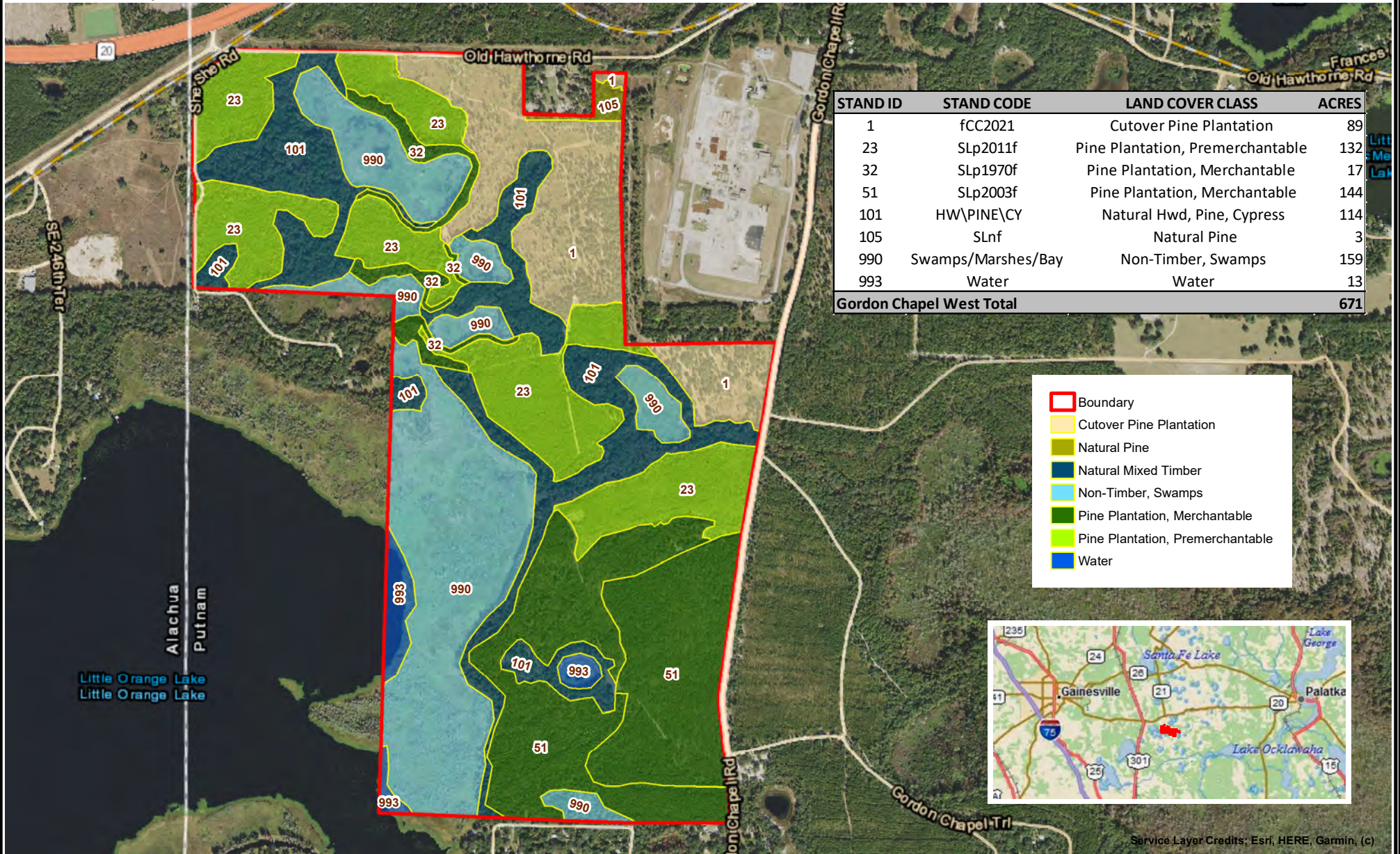


Gordon Chapel West

Putnam County, Florida

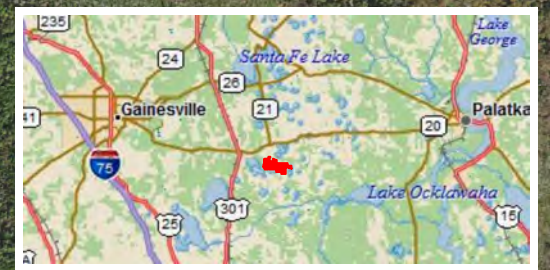
Timber Stand Map

Nov-2021 NAIP Aerial Photo



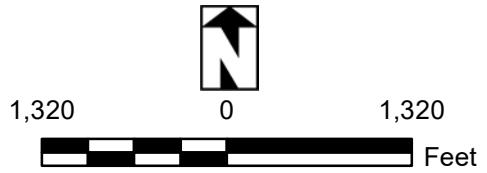
STAND ID	STAND CODE	LAND COVER CLASS	ACRES
1	fCC2021	Cutover Pine Plantation	89
23	SLp2011f	Pine Plantation, Premerchantable	132
32	SLp1970f	Pine Plantation, Merchantable	17
51	SLp2003f	Pine Plantation, Merchantable	144
101	HW\PINE\CY	Natural Hwd, Pine, Cypress	114
105	SLnf	Natural Pine	3
990	Swamps/Marshes/Bay	Non-Timber, Swamps	159
993	Water	Water	13
Gordon Chapel West Total			671

- Boundary
- Cutover Pine Plantation
- Natural Pine
- Natural Mixed Timber
- Non-Timber, Swamps
- Pine Plantation, Merchantable
- Pine Plantation, Premerchantable
- Water



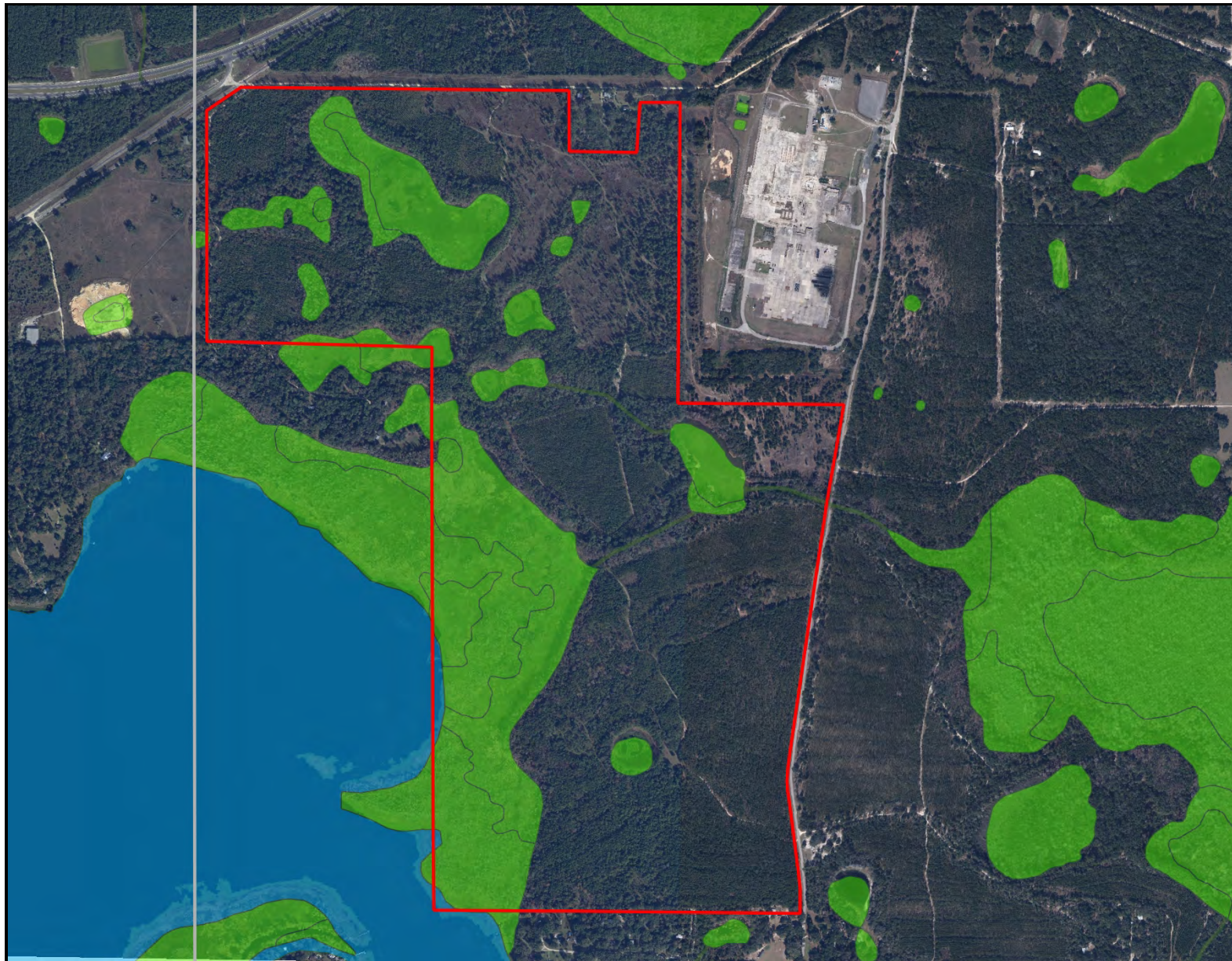
Service Layer Credits: Esri, HERE, Garmin, (c)

NOTICE:
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 MAP CREATED BY : J SAARELA
 MAP CREATED ON : 04/17/2023



NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
 356 NW Lake City Ave.
 Lake City, FL 32055
 (386) 438-5896

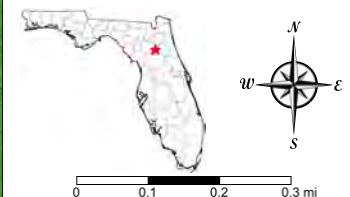




Gordon Chapel West - Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PEM1F	Freshwater Emergent Wetland	69.0
PEM1/SS1F	Freshwater Emergent Wetland	23.8
PEM1/AB3F	Freshwater Emergent Wetland	21.5
PSS6F	Freshwater Forested/Shrub Wetland	21.4
PFO6F	Freshwater Forested/Shrub Wetland	8.0
PFO1C	Freshwater Forested/Shrub Wetland	7.8
PAB4H	Freshwater Pond	7.4
PFO6C	Freshwater Forested/Shrub Wetland	4.1
L1UBH	Lake	2.9
PAB3H	Freshwater Pond	2.7
R5UBH	Riverine	2.0
PAB4F	Freshwater Pond	.1
TOTAL WETLANDS		170.7
TOTAL UPLANDS		490.9
TOTAL ACRES		661.6



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JOHN A. "TONY" WALLACE, CF

Senior Advisor

C: 352.538.7356
tony.wallace@svn.com



GREG DRISKELL

Advisor

C: 386.867.2736
greg.driskell@svn.com



DUSTY CALDERON

Senior Advisor

C: 407.908.9525
dustyc@svn.com



DEAN SAUNDERS, ALC, CCIM

Managing Director/ Senior Advisor

C: 863.287.8340
dean@svn.com



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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