



CHUNKY POND GETAWAY TRACT

NE 77TH AVE
BRONSON, FL 32621

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Property Overview



Sale Price **\$127,000**

PROPERTY OVERVIEW

Nice small parcel of woodlands with 8 acres of newly planted pines and natural timber with easy access from county graded road (NE 77th Ave). Build your dream cabin and hunt in your back yard. Peaceful setting but convenient to Gainesville and Ocala.

OFFERING SUMMARY

Acreage: 12.05 Acres
Price / Acre: \$10,539
City: Bronson
County: Levy
Property Type: Timberland

Location



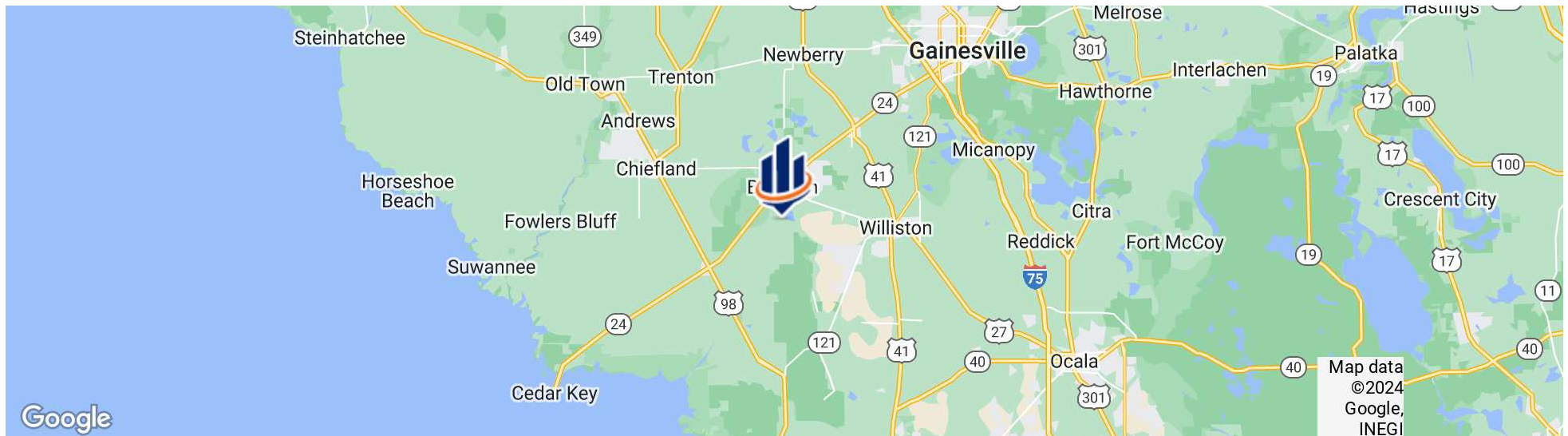
LOCATION & DRIVING DIRECTIONS

Parcel: 0358800100

GPS: 29.3950295, -82.6381771

Driving Directions: From Bronson: south on US 27A 0.4 miles to NE CR 337, then right for 3.2 miles to CR 343, then right for 1.5 miles, then right on NE 77th Ave for 0.9 miles to tract on right.

Showing Instructions: Call listing agents



Specifications & Features



SPECIFICATIONS & FEATURES

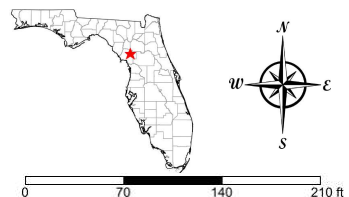
Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	77% uplands, 23% wetlands
Soil Types:	Primarily Sparr Fine Sand in the uplands.
Taxes & Tax Year:	\$42.01, 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Approximately 675 feet on NE 77th Ave a county-maintained graded road.
Nearest Point of Interest:	Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Only minutes to Devil's Hammock Wildlife Management Area, the Upper Waccasassa Conservation Area, the Lower Suwannee National Wildlife Refuge, and Goethe State Forest.
Current Use:	Commercial timber production, gas pipeline corridor along west edge



Chunky Pond Getaway Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6250	Hydic Pine Flatwoods	2.3
6430	Wet Prairies	.5
TOTAL WETLANDS		2.8
TOTAL UPLANDS		9.3
TOTAL ACRES		12.1



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Chunky Pond Getaway

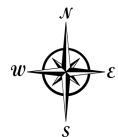
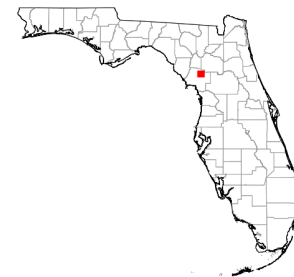
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Chunky Pond Getaway - Location Map

- County Boundaries
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- Points Drawing

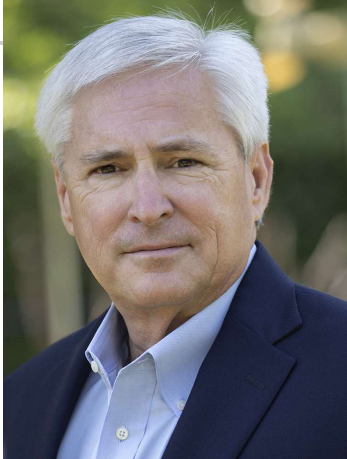


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Additional Photos



Meet The Team



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