



SUWANNEE RIVER RETREAT

20855 151ST DRIVE
O'BRIEN, FL 32071

Bryant Peace, ALC

229.726.9088

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John A. "Tony" Wallace, CF

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Property Overview



Sale Price

\$3,300,000

PROPERTY OVERVIEW

This riverfront estate features two homes sitting along the bank of the Suwannee River. The primary dwelling is a log home that includes 5 bedrooms and 4 full bathrooms with an open floor plan and vaulted ceiling. The guest home features 2 bedrooms, 2 full bathrooms and a loft. There is also a floating dock, outdoor cooking area, and multiple equipment barns for storage. The sale includes a 24-foot Sun Tracker boat and a fully furnished main lodge.

The property features over 3,800 linear feet of frontage on the Suwannee River. The land is almost entirely upland and buildable for the future development of additional lodging. There are approximately 12 acres of fenced, improved pasture with room to add another 14 acres if desired. This is one of the last large acreage parcels remaining on this stretch of the Suwannee River and the improvements make the property turn-key to serve as a hobby farm, equestrian estate or retreat facility.

OFFERING SUMMARY

Acreage:	123 Acres
Price / Acre:	\$26,829
City:	O'Brien
County:	Suwannee
Property Type:	Riverfront

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	94% Uplands
Soil Types:	<ul style="list-style-type: none">• Bigbee-Garcon-Meggett Complex• Blanton-Alpin Complex
Zoning / FLU:	ESA-2 [1 Dwelling per 10 acres]
Lake Frontage / Water Features:	3,800 feet of Suwannee River frontage
Water Source & Utilities:	Well & Septic
Road Frontage:	1,200 feet on 151st Drive
Nearest Point of Interest:	26 miles to Live Oak, FL 38 miles to Lake City, FL 60 miles to Gainesville, FL
Potential Recreational / Alt Uses:	Vacation Rental Riverfront camping Outdoor recreation
Structures & Year Built:	4200 SF Main Lodge [1994] 3648 SF Guest Home [1987]





Location

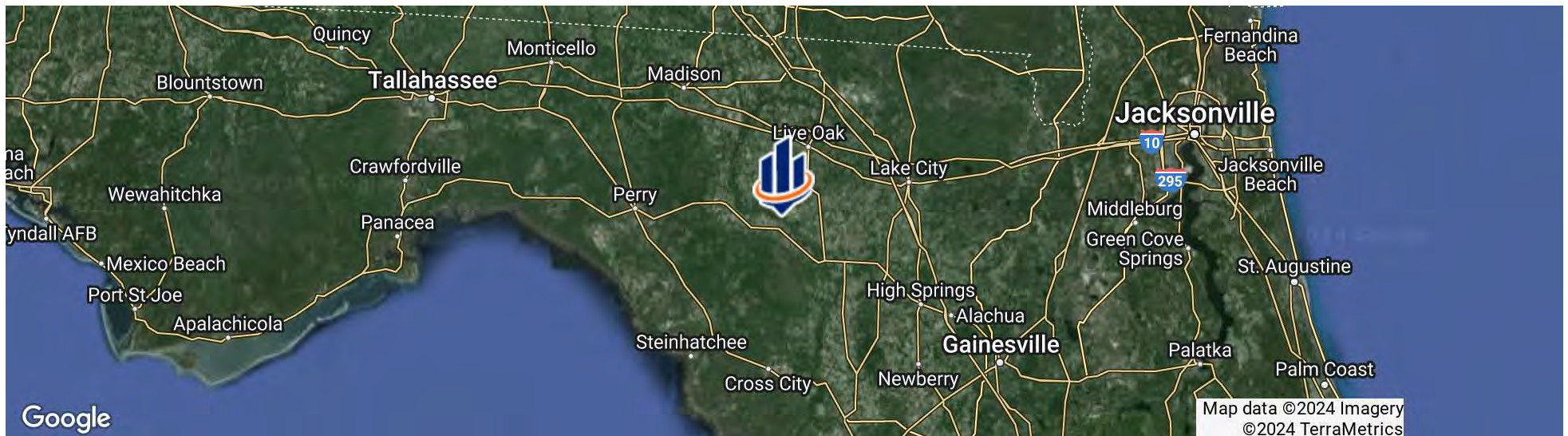


LOCATION & DRIVING DIRECTIONS

Parcel: 12-05S-12E-10895-001000
GPS: 30.0695524, -83.06836539999999

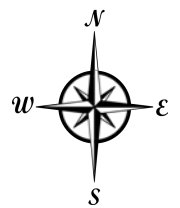
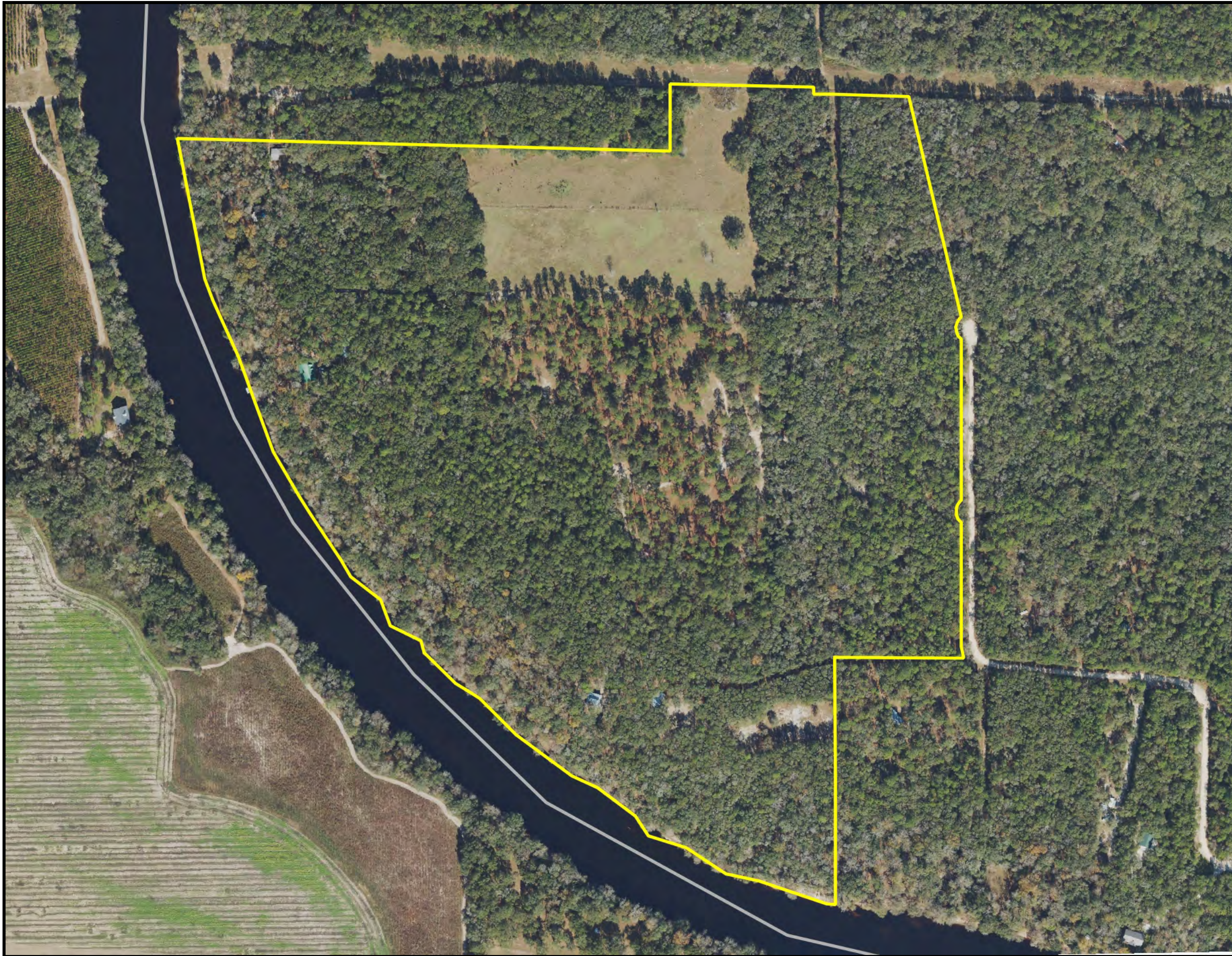
- Driving Directions:
- From Live Oak take FL-51 South
 - Turn left on CR 349
 - Turn right on 210th Street
 - Turn right on Riverside Drive
 - Property is on the left

Showing Instructions: Contact listing agent.

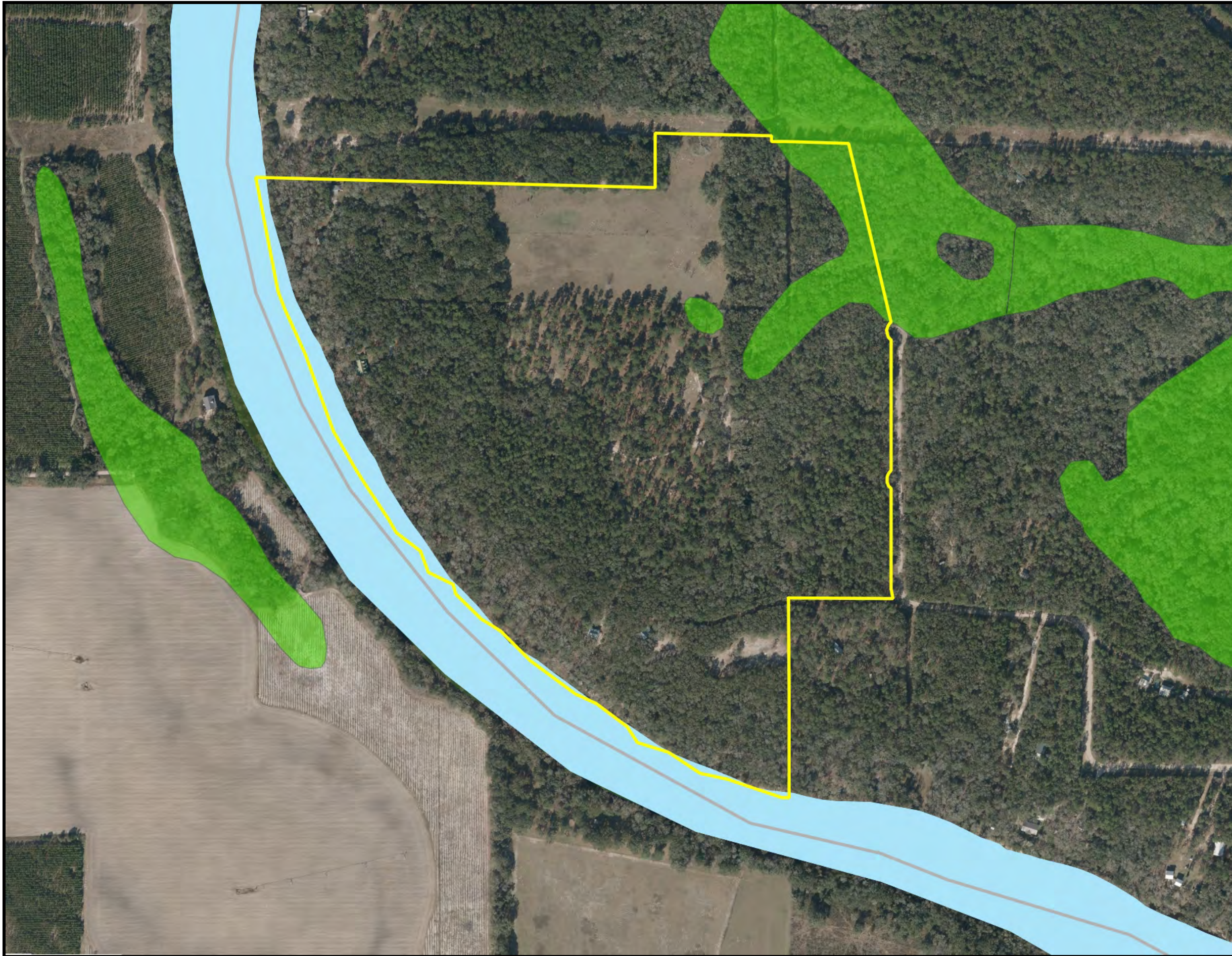


Aerial Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



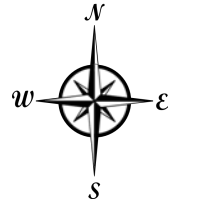
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- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Water
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO1C	Freshwater Forested/Shrub Wetland	5.4
R2UBH	Riverine	1.1
PEM1C	Freshwater Emergent Wetland	.5
TOTAL WETLANDS		7.0
TOTAL UPLANDS		116.1
TOTAL ACRES		123.0



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LOOK
Who Scored A
5



Main Lodge



Guest House





BRYANT PEACE, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

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Thomasville, GA 31792

Advisor Biography



JOHN A. "TONY" WALLACE, CF

Senior Advisor

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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