

We know this land.



Eshenbaugh
LAND COMPANY

The Dirt Dog



304 S. WILLOW AVENUE

TAMPA, FL 33606

813.287.8787

www.thedirtdog.com

Property Description



PROPERTY DESCRIPTION

Silverstein Ranch is an approximately 300-acre ranch located on 40th Street in Live Oak. The ranch consists of mostly improved pasture with some woods. Improvements include three storage buildings and one ten-inch well.

It is zoned A-1 (Agriculture) and has a future land use of Agriculture-1 (one unit per five acres), making it ideal for farming, ranching, or future agricultural ventures. Historically, the ranch has been used for cattle grazing and hay production. It's fenced and cross-fenced.

This property is primed for active agricultural production and opportunities for expansion into hay production, livestock operations, or additional ventures. The soils consist of predominantly Blanton-Alpin-Bonneau Complex (Hydric Group A). There is minimal wetland presence with some areas classified as hydric.

LOCATION DESCRIPTION

The subject property is located at 14720 40th Street, Live Oak (Suwannee County), 32060. Access to the ranch is via 40th St (Harrell Road).

It's within close proximity to major roads and highways, being only four minutes to I-10 and six minutes to US-90, providing easy logistics and transportation. It is within driving distance to most major cities: Gainesville (1 hour 20 minutes), Tallahassee (1 hour 25 minutes), Jacksonville (1 hour 25 minutes), Ocala (1 hour 45 minutes), Orlando (2 hours 50 minutes), and Tampa (3 hours).

SIZE

299.25± Acres

FUTURE LAND USE

Agriculture 1 (1 dwelling unit per 5 acres)

PRICING

\$2,450,000

Broker Contact Info:

Richie Timmons
Advisor
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richie@thedirtog.com

Property Photo



Additional Property Photos



Aerial



48TH ST

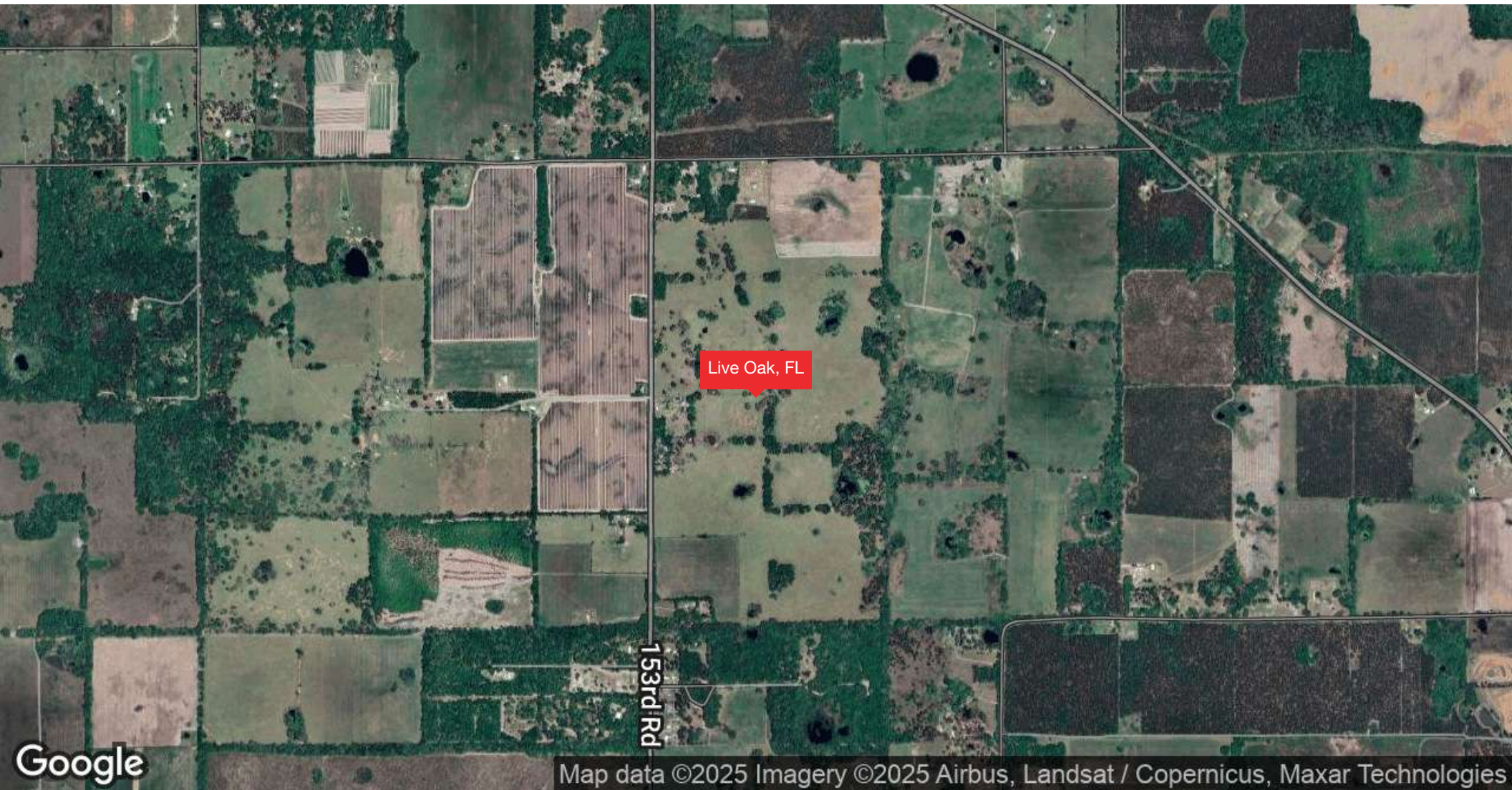
299.2± ACRES

40TH ST

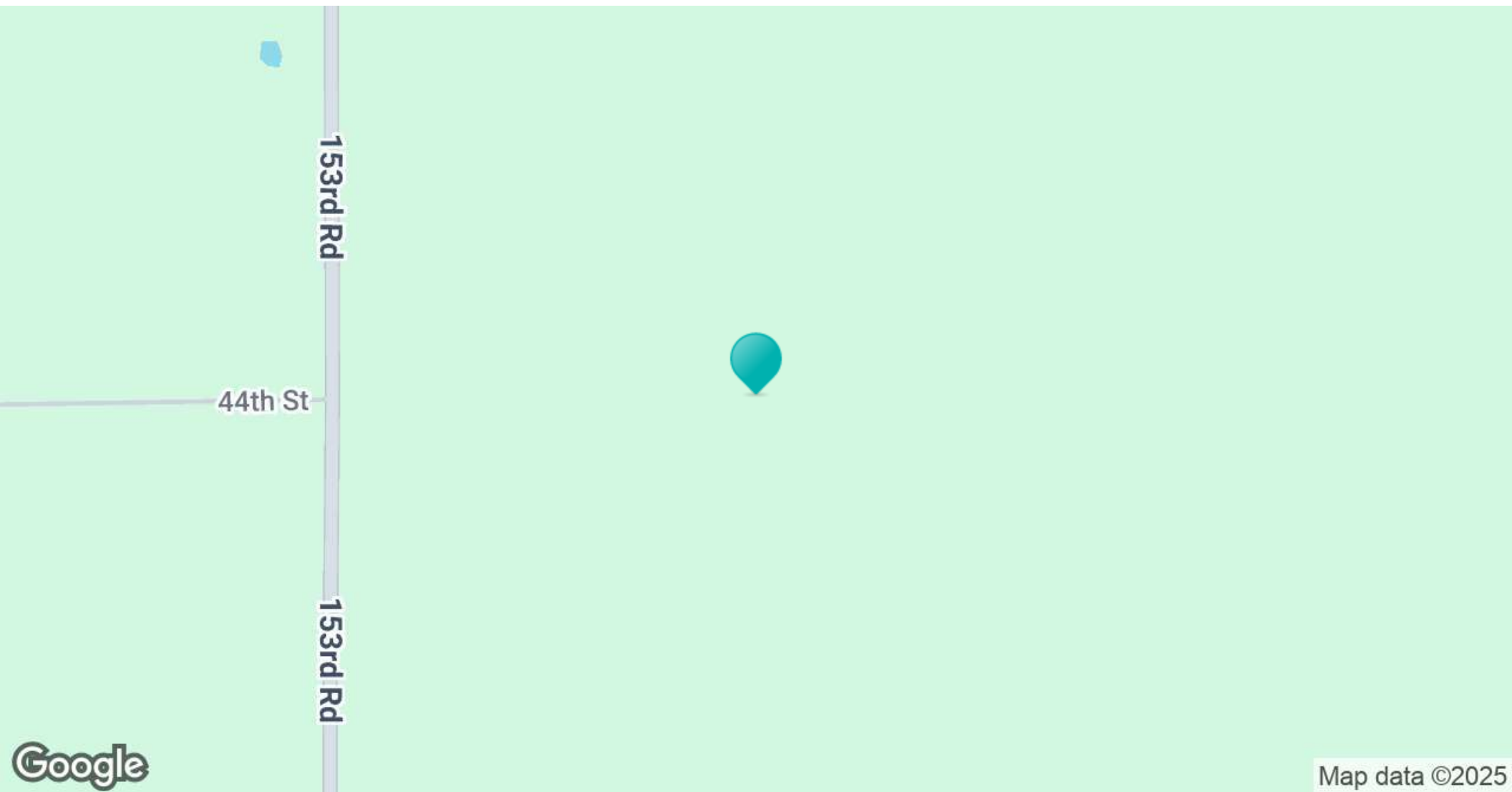
Aerials (cont.)



Regional Map



Location Map



Demographics Map & Report

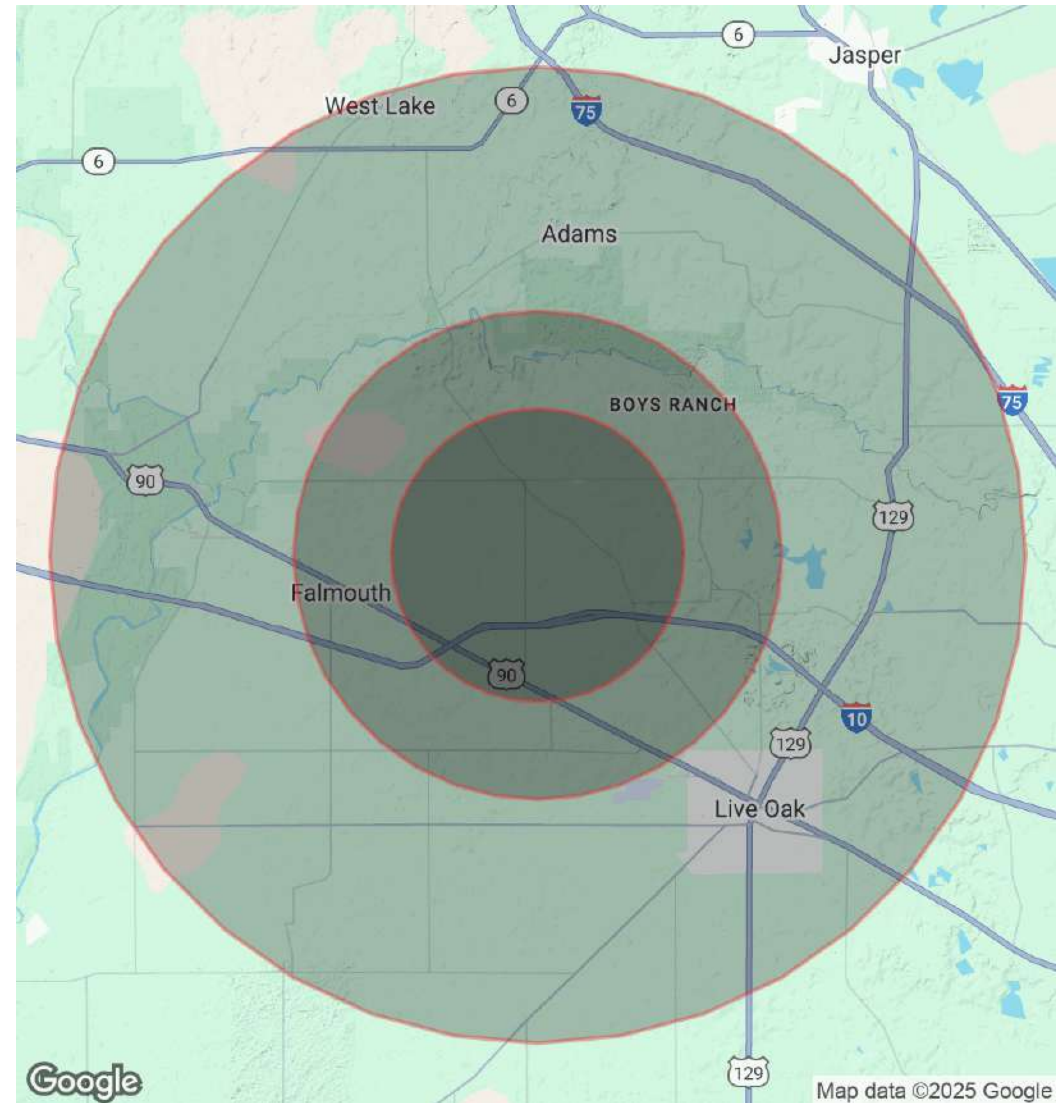
POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	1,115	3,984	21,631
Average Age	43	42	42
Average Age (Male)	42	42	41
Average Age (Female)	43	43	43

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	426	1,526	8,264
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$68,471	\$71,433	\$72,601
Average House Value	\$176,791	\$163,774	\$165,771

Demographics data derived from AlphaMap



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

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