

# East Alachua County 83 Acres

NE County Road 1469, Hawthorne, Florida 32640

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## PROPERTY OVERVIEW



### Sale Price

**\$914,980**

### Offering Summary

<b>Acreage:</b>	83.18 Acres
<b>Price / Acre:</b>	\$11,000
<b>State:</b>	Florida
<b>City:</b>	Hawthorne
<b>County:</b>	Alachua
<b>Property Type:</b>	Acreage and Estates, Hunting and Recreational Land, Farms and Cropland, Ranches and Pastureland

### Property Overview

This 83± acre tract in Alachua County is a well-laid-out piece of land that strikes a strong balance between usability and natural character. Zoned Agricultural with a Rural/Agriculture future land use, the property lends itself well to a private homesite, farm, or recreational retreat.

The property was previously cut and replanted, and is now in a natural regeneration phase, giving a buyer a head start on future timber value while still allowing flexibility to shape the land to their needs. With approximately 71± acres of uplands, there is a strong footprint of usable ground for building, pasture, or continued timber management. The balance of the property consists of scattered wetlands and mixed hardwood areas, adding privacy, natural diversity, and solid wildlife habitat.

The tract is easy to navigate, with existing trails throughout and a layout that works well on the ground. Whether you're looking to establish a homesite set back for privacy, create pasture, or maintain it as a recreational hunting property, the property offers a straightforward, usable canvas without heavy limitations. Located just outside Gainesville, it provides a quiet, rural setting while still being convenient to town. Tracts of this size with this level of usability are becoming harder to find in the area, making this a strong opportunity for both end users and long-term investors.



## SPECIFICATIONS & FEATURES



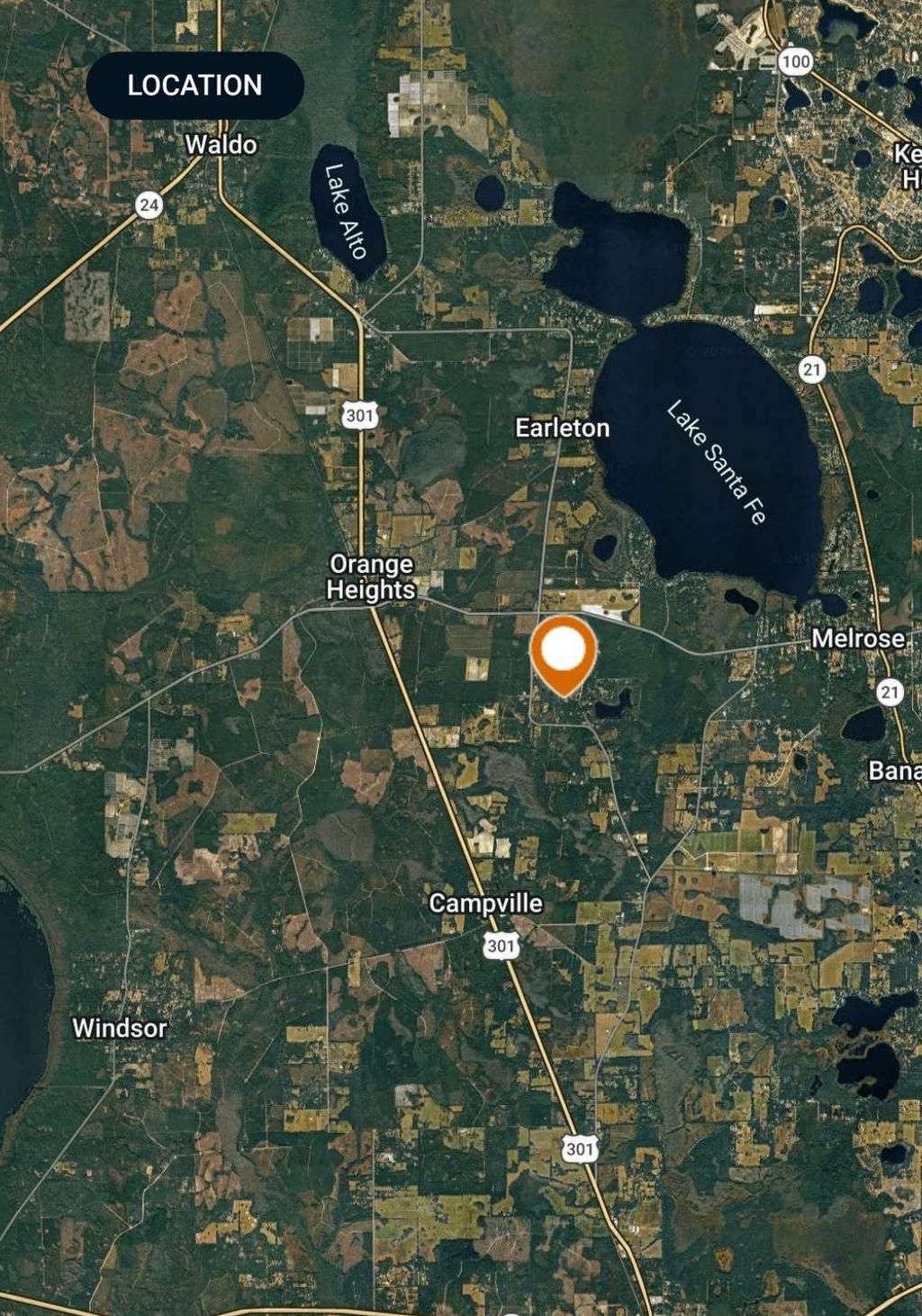
## Specifications & Features

Zoning / FLU:

A/AG

Nearest Point of Interest:

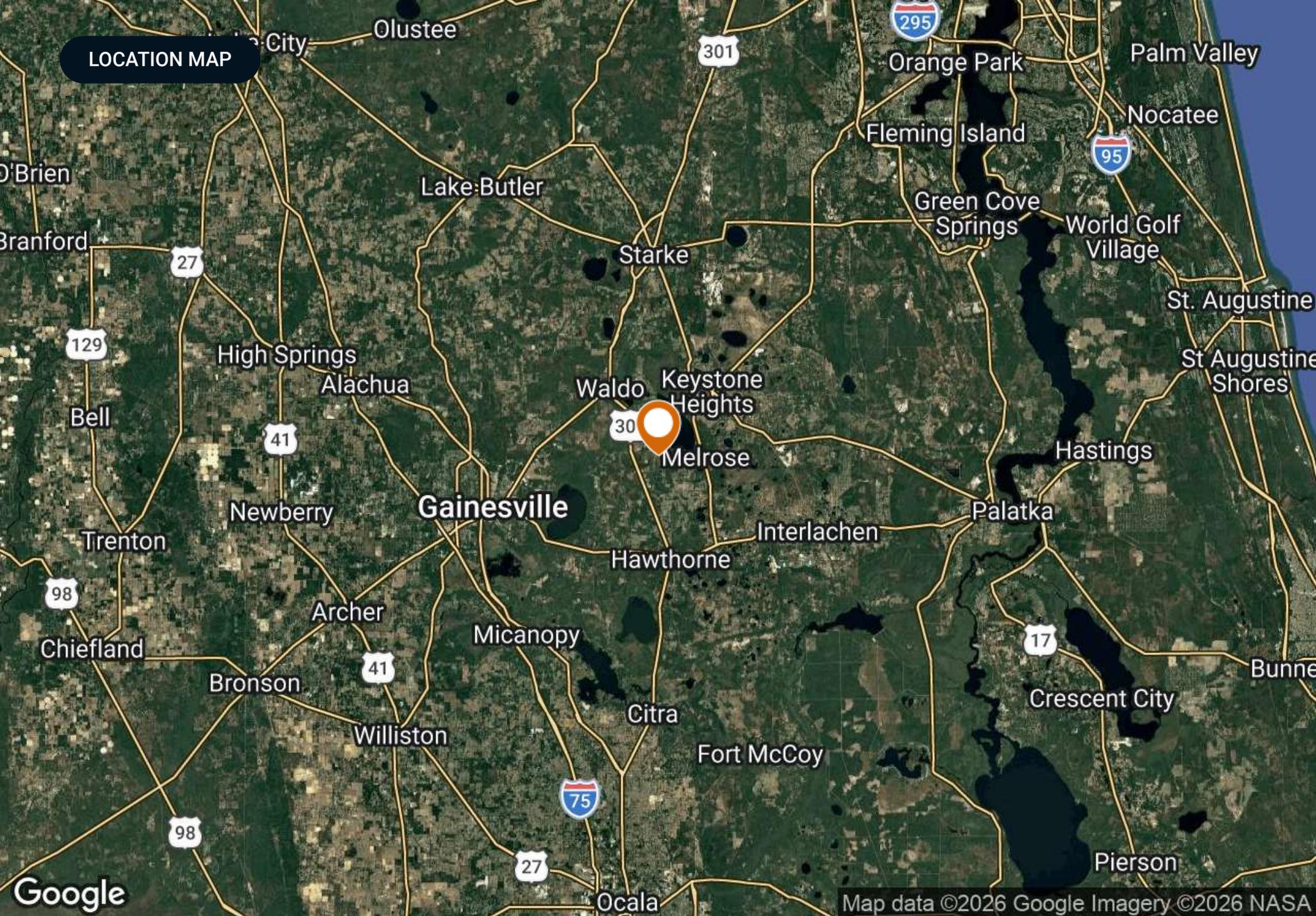
Gainesville  
Hawthorne  
Melrose  
Palatka  
Jacksonville



**LOCATION**

## Location & Driving Directions

- Parcel:** 18810-000-000 18811-000-000
- GPS:** 29.7067542653, -82.103303213
- Driving Directions:** Located along NE County Road 1469, Contact Shea Booster or Zane Mueller
- Showing Instructions:** Contact Shea Booster or Zane Mueller



LOCATION MAP

129

27

301

295

95

129

41

30

98

41

17

75

98

27

Map data ©2026 Google Imagery ©2026 NASA

**BOUNDARY MAP**



Access Easement

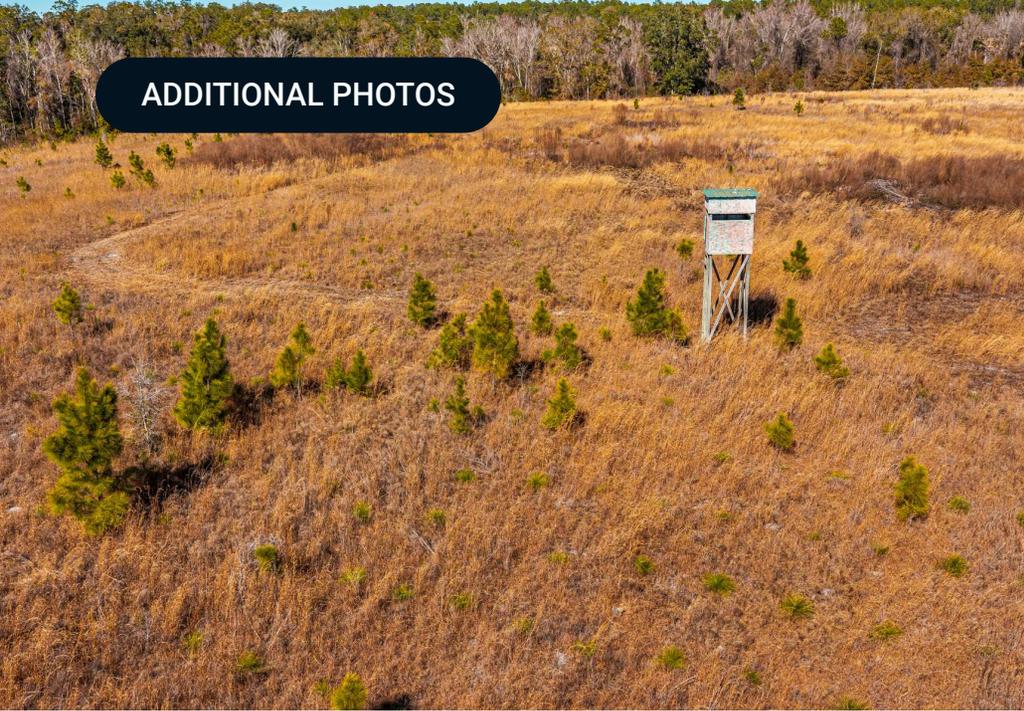


WETLANDS MAP





ADDITIONAL PHOTOS





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