

Alachua Hills Ranch

PREMIER AGRICULTURAL ESTATE & LEGACY RANCH
GAINSVILLE, FLORIDA



Proudly presented by
**JOHN A. EVANS
& DAVID FULLER**

(407) 947-3335 | moonbeamlandco.com

ALACHUA HILLS RANCH

18828 Nw County Rd 231, Gainesville, FL, 32609

This stunning agricultural estate encompasses some of the finest ranch and farmland in North Central Florida. Located approximately 4 miles north of the Gainesville city limits, within the City of LaCrosse, the property lies in one of Florida’s most historically productive agricultural regions. For generations, LaCrosse has been recognized as the renowned “Potato District,” celebrated for its exceptionally fertile soils and long-standing farming heritage.

Featuring more than approximately **90% uplands**, the ranch showcases an exceptional combination of gently rolling hills, rich agricultural soils, and highly productive pastureland—an uncommon landscape in Florida. Expansive rolling pastures provide breathtaking long-range views and are complemented by scattered stands of mature natural woodlands, creating a striking balance between open grazing land and native habitat.

A well-developed internal road network offers convenient access throughout the property, while several naturally occurring wetland ponds enhance both the scenic beauty and ecological diversity of the ranch. Dense wildlife populations flourish here, making the property equally attractive for cattle operations, recreation, hunting, and conservation. Situated within an area known for large private landholdings and outstanding trophy game, the ranch offers exceptional sporting opportunities while maintaining the privacy and exclusivity sought by discerning landowners.

Combining premier agricultural capability, scenic beauty, abundant wildlife, and outstanding infrastructure, this is a rare opportunity to acquire one of North Central Florida’s most distinguished legacy ranch properties.



952±

CONTIGUOUS ACRES IN GAINESVILLE
(ALACHUA COUNTY, FLORIDA)

OFFERED AT (\$11,029/ACRE)

\$10,500,000



APPROX. HARD ROAD FRONTAGE:

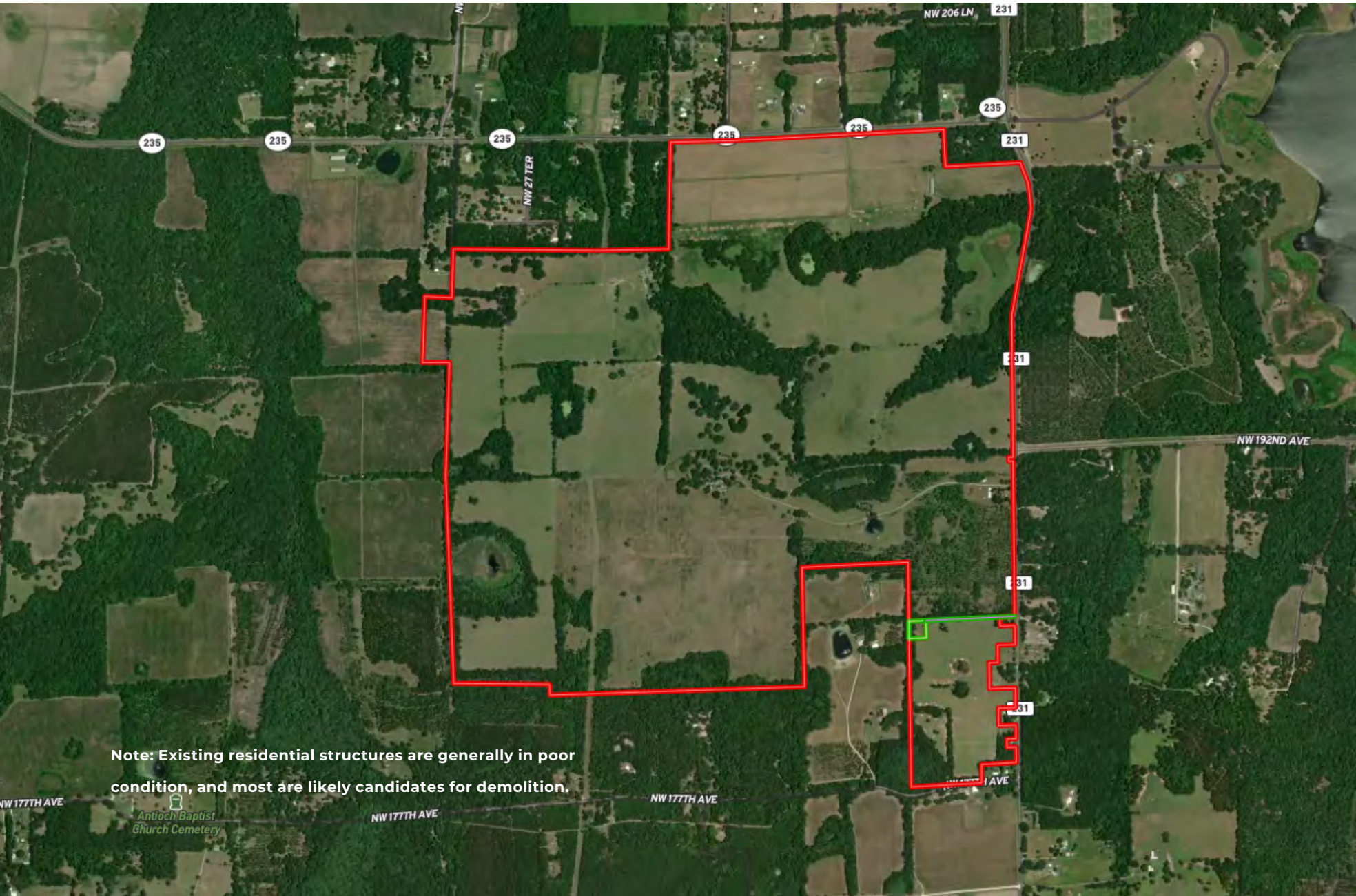
CR 235 = 3,310'
 CR 231 = 6,403'

ACCESS ROADS:

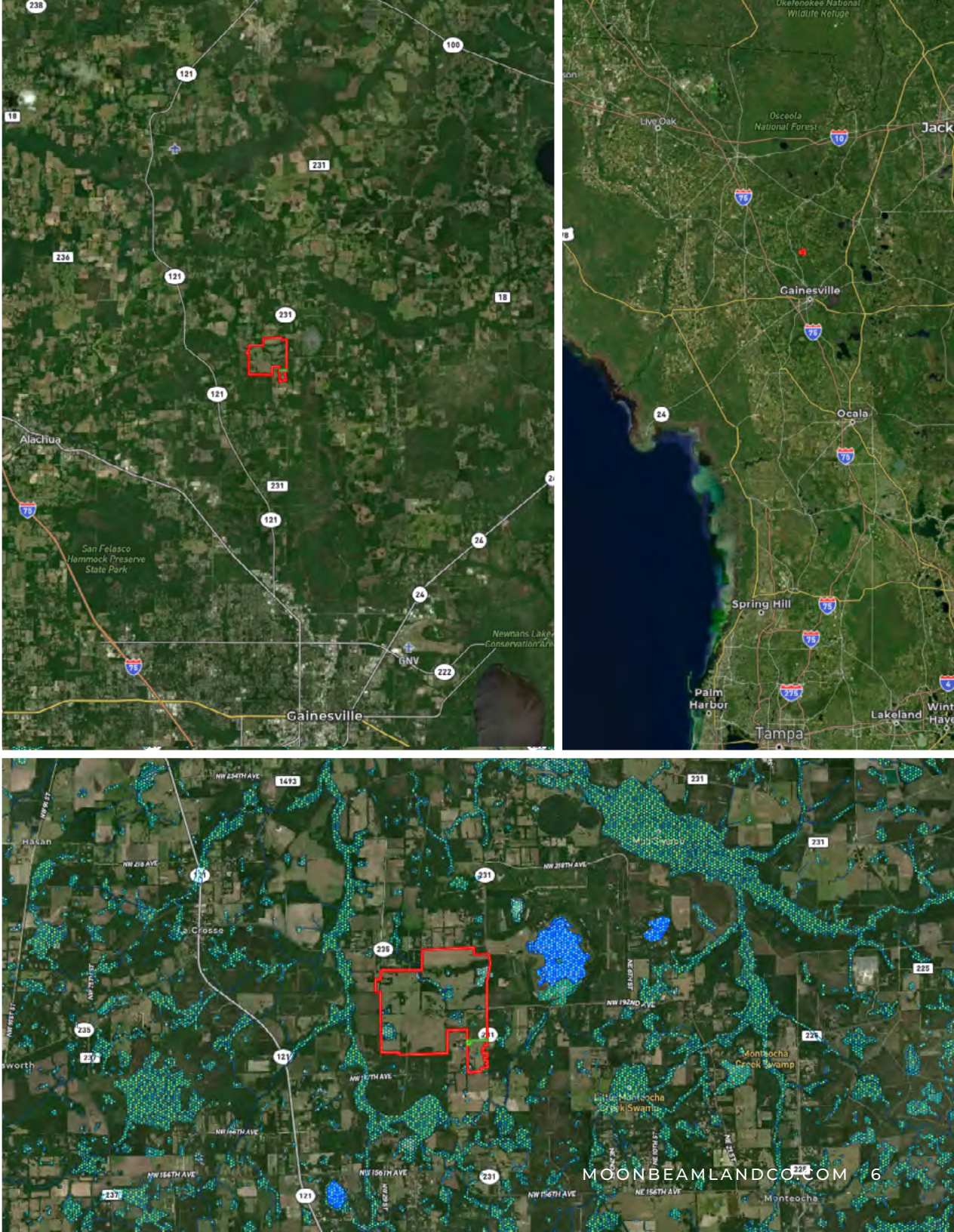
NW 177th Avenue (southern boundary)
 NW 29th Terrace (western boundary)



LOCATION



- 15 MINUTES TO DOWNTOWN GAINESVILLE
- 15 MINUTES TO THE CITY OF ALACHUA
- 20 MINUTES TO I-75
- 20 MINUTES TO GAINESVILLE AIRPORT
- 60 MINUTES TO ST. AUGUSTINE BEACH
- 70 MINUTES TO JACKSONVILLE
- 130 MINUTES TO ORLANDO





The property's impressive entrance begins with approximately 3,700 feet of paved asphalt driveway, leading across a picturesque concrete covered bridge before opening into the heart of the estate. In addition to its elegant primary entrance, the ranch enjoys exceptional accessibility, featuring extensive road frontage and access from all four cardinal directions.

A DISTINCTIVE ESTATE

Rolling Hills • Epic Landscapes • Gorgeous Views • Major Elevation Changes

One of the most common requests we hear from ranch buyers, recreational purchasers, investors, and developers is simple: *"Does it have rolling hills"* or "I want a property that has roll". In Florida, truly meaningful topography is exceptionally rare—and highly sought after.

Look no further than Alachua Hills Ranch, a property named for its defining characteristic.

The ranch features dramatic rolling terrain, sweeping elevation changes, and breathtaking long- range views that are seldom found on large land offerings in Florida.

The property's elevation ranges from approximately 85 feet to 150 feet above sea level, creating nearly 65 feet of elevation change across the landscape. The result is a property with exceptional character, visual appeal, and a sense of place that is difficult to replicate.

The remarkable topography was one of the primary reasons we were so drawn to this offering. Simply put, the combination of rolling hills, expansive vistas, and natural beauty makes Alachua Hills Ranch one of the most distinctive large-acreage properties currently available in Florida.

LANDSCAPE

630±

ACRES OF IMPROVED
PASTURE ON SITE

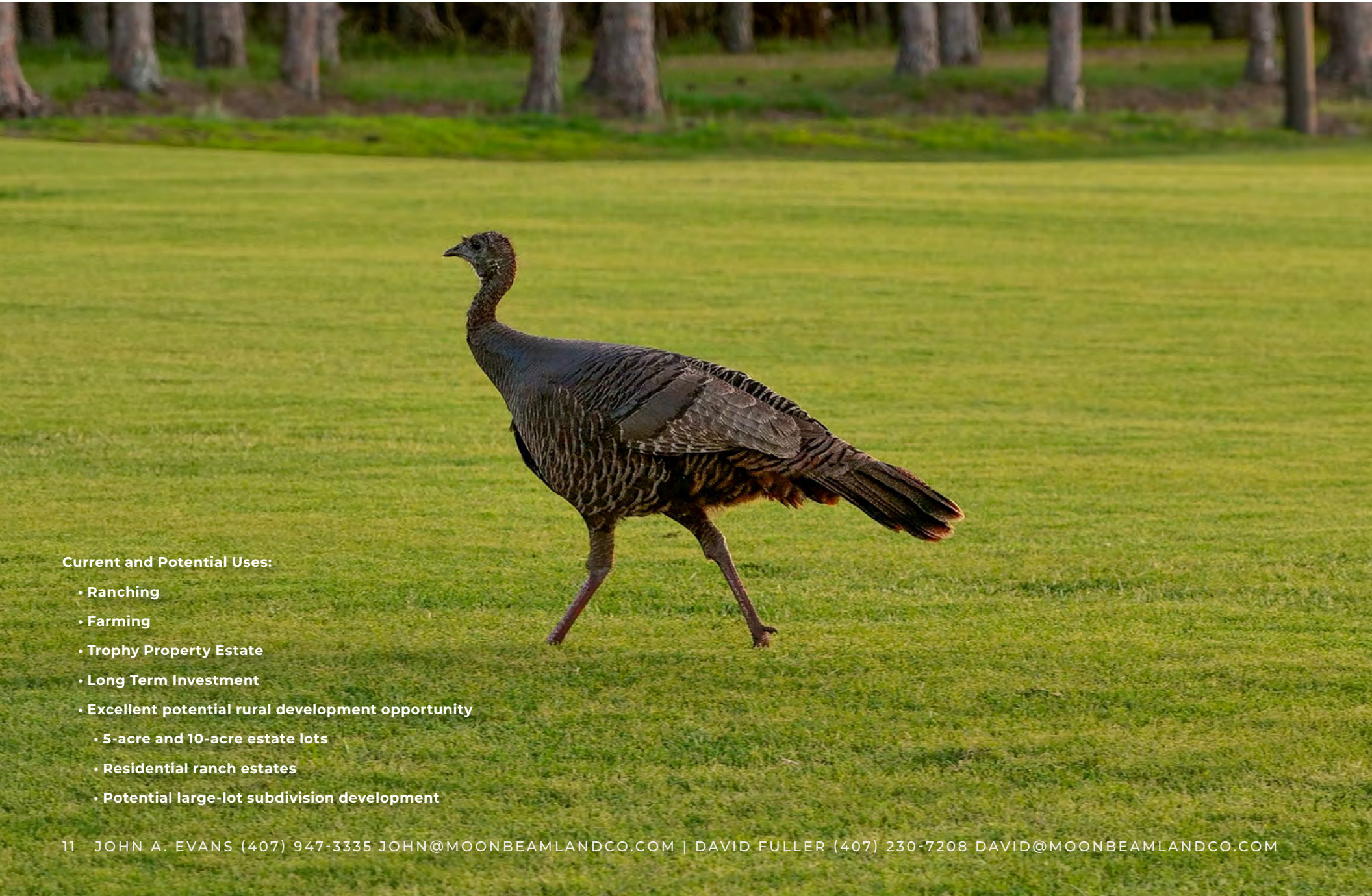
90%

APPROXIMATELY NINETY
PERCENT UPLANDS

The pastures are graced by magnificent ancient live oaks that define the character of Old Florida. Remarkably, the two co-champion live oak trees in the State of Florida are located within five miles of the property, underscoring the area's extraordinary natural heritage.

In Suwannee River Water Management District. Several large agricultural wells on site, please ask broker about current status.





Current and Potential Uses:

- **Ranching**
- **Farming**
- **Trophy Property Estate**
- **Long Term Investment**
- **Excellent potential rural development opportunity**
 - **5-acre and 10-acre estate lots**
 - **Residential ranch estates**
 - **Potential large-lot subdivision development**

HUNTING & RECREATION

Whitetail Deer • Wild Hogs • Mourning Dove • Osceola Wild Turkey

Alachua Hills Ranch offers outstanding year-round recreational opportunities and quality hunting in one of North Central Florida's most desirable sporting regions. The property's diverse habitat, rolling topography, food sources, and natural cover create an exceptional environment for wildlife.

Sportsmen can enjoy hunting for whitetail deer, wild hogs, mourning dove, and the iconic Osceola wild turkey—Florida's only endemic wild turkey subspecies and one of the most coveted birds in the Grand Slam of Wild Turkey hunting. Whether you're looking for a premier recreational retreat, a family hunting property, or a long-term sporting investment, Alachua Hills Ranch delivers an exceptional outdoor experience.





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Rooted in seven generations of Florida heritage, MoonBeam Land Company is a premier brokerage specializing in agricultural real estate, rural land transactions, and strategic investment advisory services throughout the state of Florida.

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