

CRESCENT CITY RANCH

Crescent City, Florida • Putnam County

502 +/- ACRES

CATTLE, FARMING, RECREATION, HUNTING!

3 Homes, Cow Pens, Barn/Workshop, Horse Stable, 3 Silos

**BANK
OWNED**



Parcel IDs (Putnam County):

10/12/27/0000/0090/0000, 10/12/27/0000/0080/0000,
 10/12/27/0000/0050/0020, 10/12/27/0000/0050/0030,
 10/12/27/0000/0020/0000, 11/12/27/0000/0090/0020,
 11/12/27/0000/0090/0000, 14/12/27/0000/0070/0000

GPS:

Driving Directions:

- From Crescent City, go north on US 17 for three miles
- Turn left (west) onto Old Hwy 17 and travel two miles
- The property will be on the left

*4 Miles to Crescent City
 20 Miles to Palatka
 35 Miles to I-95
 50 Miles to St. Augustine*



CRESCENT CITY RANCH

Crescent City, Florida

Gross Acres: 502 +/- acres

- 325 +/- acres pasture
- 177 +/- acres wooded land

Sale Price: \$1,500,000

Price per Acre: \$2,988.05

Site Address: Old Highway 17, Crescent City, FL 32112 (Putnam County)

Road Frontage:

- 2,600 +/- ft on Old Highway 17

Uplands/Wetlands:

- 410 +/- acres uplands (82%)
- 92 +/- acres of wetlands (18%)

Soils: Paola, Pomona, Palmetto, Myakka, Holopaw, Pompano, Orsino, Malabar, and Astatula Fine Sands; Adamsville Sand; Hontoon Muck

Water Source and Utilities: Residential wells and septic

Fencing: Perimeter fenced and cross fenced

Structures:

- 3 homes: 1,600 SF, 1,420 SF with pool, 988 SF
- Cow pens
- Workshop, pole barn
- Small horse stable
- 3 silos

Zoning/FLU: AG, Agricultural

Current Use: Cattle

Taxes: \$4,529.78

Uses: Agriculture and hunting

Game Populations: Deer and turkey

Cattle, Farming, Recreation, Hunting! *3 Homes, Cow Pens, Barn/Workshop, Horse Stable, 3 Silos*

For additional maps and details, go to:

www.SaundersRealEstate.com/CrescentCityRanch





SAUNDERS
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863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

502 +/- Acre Ranch • Bank Owned!
Cattle • Farming • Recreation • Hunting
Close to Crescent City, Palatka; Near East Coast Beaches, I-95,

CRESCENT CITY RANCH
502 +/- ACRES • CRESCENT CITY, FL

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Additional Maps & Details Online
www.SaundersRealEstate.com/CrescentCityRanch

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