



# *Rio Lindo Ranch*

Trenton, FL • Gilchrist County

144 +/- Acres

*Excellent for Cattle, Hunting, and Recreation!*



*Includes 3,000 FT  
Private Airstrip!*



*Conveniently located just 45 minutes from I-75 in Gainesville, the Rio Lindo Ranch offers great hunting on mixed hardwood/pine/pasture land. Deer and turkey are prevalent and fishing opportunities are nearby on the Suwannee River. A private 3,000 FT grass airstrip is on site and the ranch is currently used for cattle grazing.*

**Parcel IDs:**

- 07-10-14-0000-0007-0020
- 13-10-13-0010-0000-0421

**GPS:** 29.611999, -82.956774

**Driving Directions:**

- From Gainesville: on I-75, take exit 387 for SR 26 toward Gainesville/Newberry
- Go west for 31 miles
- Take slight right onto SW 85th Street and continue for 7/10 of a mile
- Property will be on your right

**Shown by Appointment**  
**Gates and mobile homes are locked.**



For additional maps and details, go to:

***[www.SaundersRealEstate.com/RioLindo](http://www.SaundersRealEstate.com/RioLindo)***

- 3.5 +/- Miles to Fanning Springs***
- 8 +/- Miles to Trenton***
- 32 +/- Miles to I-75***
- 37 +/- Miles to Gainesville***

- 5 +/- Minutes to Suwannee River***
- 45 +/- Minutes to Steinhatchee for Great Gulf Fishing and Boating!***

# Rio Lindo Ranch

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**Rio Lindo Ranch** is a great getaway offering all kinds of outdoor-based recreation, including a 5-minute drive for fishing and boating in the Suwannee River, and enjoying nearby Otter Springs Park and Campground. Swim with the Manatees at Fanning Springs State Park, as well as bike on the 32-mile Nature Coast Trail, which is right across the property's SW 85 Street entrance. Great location that is only 45 minutes to fishing, boating, dining, and shopping at the gulf coast villages of Steinhatchee, Horseshoe Beach, and Suwannee.

**Acreage:** 144 +/- acres includes

- 75% woodland pastures
- 25% stream/bottomland

**Sale Price:** \$550,000

**Price per Acre:** \$3,819.44

**County:** Gilchrist

**Site Address:** 8750 SW 80th Street  
Trenton, FL 32693

**Nearest Intersection:** US 19/27A and SR 26

**Road Frontage:**

- Accessed by easement road from SW 85th Street
- Frontage and direct access on SW 70th Street

**Soil Types:** Predominately Hurricane, Garcon, Ortega, Penney, and Ridgewood fine sands; Elloree-Osier-Fluvaquents Complex

**Uplands/Wetlands:**

- 75% +/- uplands
- 25% +/- Wetlands

**Land Cover:**

- 75% pasture, mixed hardwoods
- 25% bottomland swamps

**Fencing:** Fully fenced for cattle

**Water & Utilities:** Well, septic

**Zoning:** ESA 2

**Current Use:** Pasture and recreation

**Potential Use:** Fantastic for hunting or keeping cattle

**Income Features:** Cattle and hay production

**Fencing:** Fully fenced for cattle

**Water & Utilities:** Well and septic

**Structures:**

- 1,782 SF 1993 mobile home with rear deck, well maintained
- 792 SF 1972 mobile home, well maintained
- 5,000 SF Cypress barn with work shop
- Work pens for cattle, a roofed squeeze, water and power, calf pens, bull pens with connecting corridors and gates; and a heifer pen

**Private Airstrip:**

- 3,000' x 150' grass airstrip
- Fully fenced
- North/south
- Not currently active

**Game Population:** Deer, turkey, wild hog, and wood duck

**Taxes:** \$1,766.39 (2015)

***Fantastic Hunting for Large Deer, Turkey, Hogs, and Wood Duck!***  
***Swimming Near-by at Otter Springs Park and Campground and Fanning Springs State Park***  
***32-Mile Nature Coast Trail is Across from Property for Biking***





**SAUNDERS**  
REAL ESTATE

**863.648.1528**

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

**144 +/- Acres Working Cattle Ranch and Recreational Get-a-Way**  
*Fantastic Hunting for Large Deer, Turkey, Hogs, and Wood Duck!*  
*Near Otter Springs Park and Campground, Fanning Springs State Park*  
*32-Mile Nature Coast Trail is Across from Property for Biking*

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