



BEAR HAMMOCK GAME HAVEN

EUSTIS, FL | LAKE COUNTY

45 ± ACRES TOTAL

3 PURCHASING OPTIONS AVAILABLE



The owner of Bear Hammock Game Haven has gone all out to make this property a hunter's dream. There are 5 acres to build a home that would back up to a 40 acre hunting tract full unique and plentiful game.

Several structures and hunting stands are in place making this the perfect spot for avid hunters and wildlife enthusiasts. The owner has constructed 2 large, well-built condo style stands 20 feet high, bear proof Sweeny feeders and 3 irrigated game feed plots. This property is turnkey and includes the equipment to maintain it as well, see equipment list on page 9.

There are three purchasing options: Option A is the 5 ± acre homesite along with the 40 ± hunting tract, Option B is only the 40 ± acre hunting tract, and Option C is only the 5 ± acre homesite.

OPTION A: PURCHASE 40 ± ACRE HUNTING TRACT WITH 5 ± ACRE HOMESITE

Acreage: 45 ± acres

Sale Price: \$375,000

Price per Acre:

- 5 ± acres - \$25,000 per acre
- 40 ± acres - \$6,250 per acre

Site Address:

- 22250 Deer Park Avenue (5 ac.) Eustis, FL 32726
- Deerwoods Drive (40 ac.) Eustis, FL 32726

County: Lake

Road Frontage: 700 ± feet Deer Park Ave

Soil Types: Mostly Candler and Tavares fine sands

Grass Types: Bahia

Uplands/Wetlands: 37± uplands / 8 ± wetlands

Current Use: Hunting, recreation, and cattle

Irrigation/Wells:

- 2- 4 inch wells with 3hp submersible electric and hand pressure pump. Both 150' of well casing.
- 3 Irrigated feed plots for wild game

Structures:

- Equipment barn
- 24' x 24' Metal pole barn
- 14' x 30' Hay Barn
- Structure for RV camper with metal roof and 30' x 16' porch
- Electric pump shed with 2 - 80 gallon pressure tanks

Zoning/FLU: Rural

Taxes: \$877.36 (2017)

Fencing: Field fence and barbed wire - fenced perimeter and cross fenced

Water Source/Utilities: Well and electric

Game Populations: Property is loaded with game for all hunters and wildlife enthusiasts: black bears, deer, Osceola turkeys, rare black coyotes, bobcats.

Hunting: Hunting stands are strategically located along the game trails throughout the FL Native Scrub.

Land Cover: A live creek runs between the homesite and the hunting tract as it flows east to Lake Norris

OPTION B: PURCHASE ONLY 40 ± ACRE HUNTING TRACT

Acreage: 40 ± acres

Sale Price: \$250,000

Price per Acre: \$6,250

Site Address: Deerwoods Drive, Eustis, FL 32726

County: Lake

Soil Types: Mostly Candler and Tavares fine sands

Grass Types: Bahia

Acreage: 33 ± uplands / 7 ± wetlands

Irrigation/Wells:

- 2- 4 inch wells with 3hp submersible electric and hand pressure pump. Both 150' of well casing.
- 3 Irrigated feed plots for wild game

Zoning/FLU: Rural

Current Use: Hunting, recreation, and cattle

Taxes: \$96.36 (2017)

Structures:

- Equipment barn
- 24' x 24' Metal pole barn
- 14' x 30' Hay Barn
- Structure for RV camper with metal roof and 30' x 16' porch
- Electric pump shed with 2 - 80 gallon pressure tanks.

Fencing: Field fence and barbed wire - fenced perimeter and cross fenced

Water Source/Utilities: Well and electric

Game Populations: Property is loaded with game for all hunters and wildlife enthusiasts: black bears, deer, Osceola turkeys, rare black coyotes, bobcats.

Hunting: Hunting stands are strategically located along the game trails throughout the FL Native Scrub.

Land Cover: A live creek runs between the homesite and the hunting tract as it flows east to Lake Norris

OPTION C: PURCHASE ONLY 5 ± ACRE HOMESITE

Acreage: 5 ± acres

Sale Price: \$125,000

Price per Acre: \$25,000

Site Address: 22250 Deer Park Ave, Eustis, FL 32726

County: Lake

Road Frontage: 700 ± feet Deer Park Avenue

Soil Types: Mostly Candler and Tavares fine sands

Grass Types: Bahia

Uplands/Wetlands: 4± uplands / 1 ± wetlands.

Zoning/FLU: Rural

Current Use: Hunting, recreation, and cattle

Taxes: \$781.00 (2017)

Fencing: Field fence and barbed wire - fenced perimeter and cross fenced

Water Source/Utilities: Well and electric

Game Populations: Black bears, deer, Osceola turkeys, rare black coyotes, bobcats

Land Cover: A live creek runs between the homesite and the hunting tract as it flows east to Lake Norris



PROPERTY GAME CAM PHOTOS





A TRUE HUNTER'S HAVEN!



LOCATION & DRIVING DIRECTIONS

Parcel IDs:

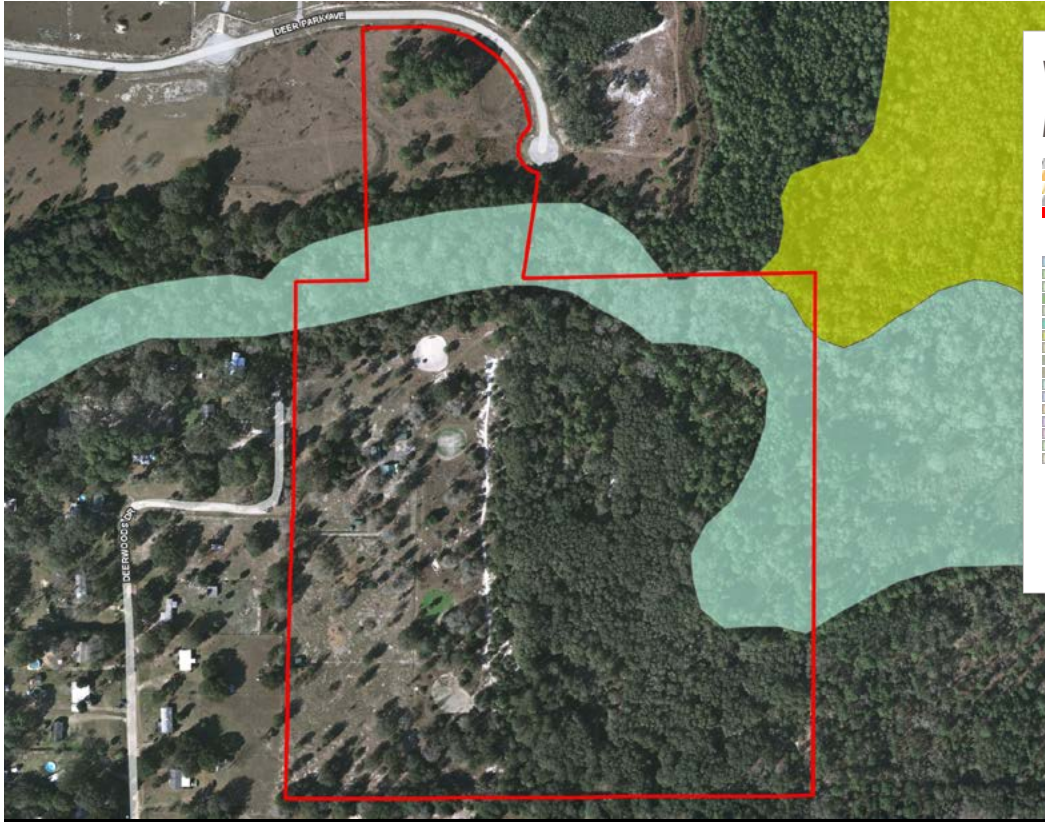
- 23-18-27-00002-00000-500
- 23-18-27-04000-00010-00

Driving Direction:

- Hwy 44 to CR 439 go North to Deer Park Ave.
Go to cul de sac to sign.

Showing Instructions: By Appointment with listing agent.

Property backs up to the 3,646 acre Wildlife Corridor and conservation property created by the St. John's Water Management District on the west side of Lake Norris that connects to the south boundary of 20,000 + acre Ocala National Forest.

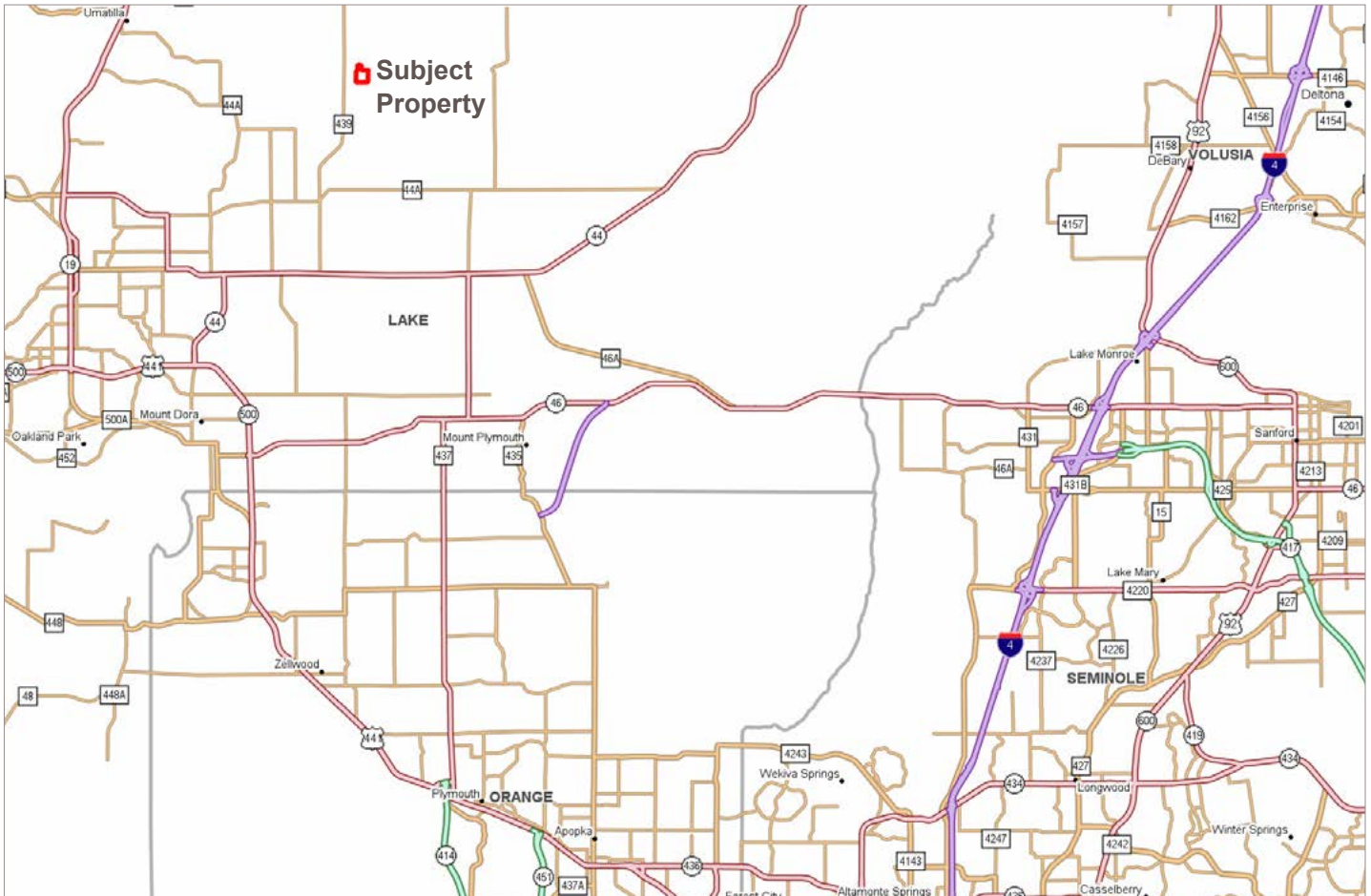


WETLANDS MAP

- Streets Map/Wise
- Incorporated City
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6300	Wetland Forested Mixed	7.8
6170	Mixed Wetland Hardwoods	.2
TOTAL UPLANDS		8.0
TOTAL WETLANDS		36.9
TOTAL ACRES		44.9





EQUIPMENT LIST

- 4530 Mahindra 4x4 Tractor with 147 Hours/Front End Loader Complete with Attachments/Bucket, Root Rake, Hay Needle
- 6 ft' Lift Brush Mower and Rototiller
- Post Hole Digger with 3 Heads
- Honda Gas Powered UTV
- 2-Horse Trailer
- Car Trailer
- 20' Truck Body Storage Unit with Lights and Power for Tools
- 26' Shasta Bunkhouse Camper Trailer





TURNKEY OPERATION - FEEDERS, WATER
& EQUIPMENT ALREADY IN PLACE!



PROPERTY INCLUDES

- Equipment Barn
- 24'x24' Metal Pole Barn
- 14' x 30' Hay Barn
- Structure for RV Camper with Metal Roof & 30'x16' Porch
- Electric Pump Shed with 2 - 80 Gallon Pressure Tanks







Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

45 ± Acres • 5 ± Acre Homesite & 40 ± Acre Hunting Tract
Plentiful game population, hunting stands & feeders in place
Equipment included, 3 pole barns

SREland.com/BearHammock

Carson Futch 863.216.5913 | CFutch@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

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