



# ALACHUA COUNTY FARM

HAWTHORNE, FL | ALACHUA COUNTY

115 ± ACRES TOTAL



## SPECIFICATIONS & FEATURES

**Acreage:** 115 ± acres

**Sale Price:** \$725,000

**Price per Acre:** \$6,304

**Site Address:** 18382 E County Road 1474, Hawthorne, FL 32640

**County:** Alachua

**Inventory:** Existing inventory of palm trees and blueberries. Blueberries should harvest between 20,000 and 35,000 pounds providing nearly immediate income.

**Crop Yield:**

- Blueberries 8 ± acres
- Farthing 65%
- Meadowlark 20%
- Indigo crisp 15%
- Projection 20,000 to 35,000 lbs

**Irrigation:** In place for blueberries, palm tree field and hay field

**Wells:** (1) 8 inch well with diesel pump

**Water Use Permits:** In place through St. Johns River Water Management District

**Fencing:** Partially fenced

**Uplands/Wetlands:** 18.7 ± acres wetlands

**Road Frontage:** 1,200 ± FT frontage on CR 1474

Alachua County Farm is a turn key blueberry and palm tree operation. The property includes a 2/1 concrete block stucco (CBS) home, two small barns, a small creek runs through the property as well as a small man made pond. 35 acres of older pecan orchards adds to the character of the property. Located just 25 minutes east of Gainesville and the University of Florida, the property provides the perfect weekend retreat for Gator fans and student parents.

**FLU/Zoning:** Agricultural Rural Cluster allowing one unit per five acres.

**Soils:**

- 62 ± acres Lochloosa Fine Sand (0-2% slope)
- 28 ± acres Pomona Sand
- 7 ± acres Lochloosa Fine Sand (2-5% slope)
- 2 ± acres Newman Sand
- 2 ± acres Montechoa Loamy Sand

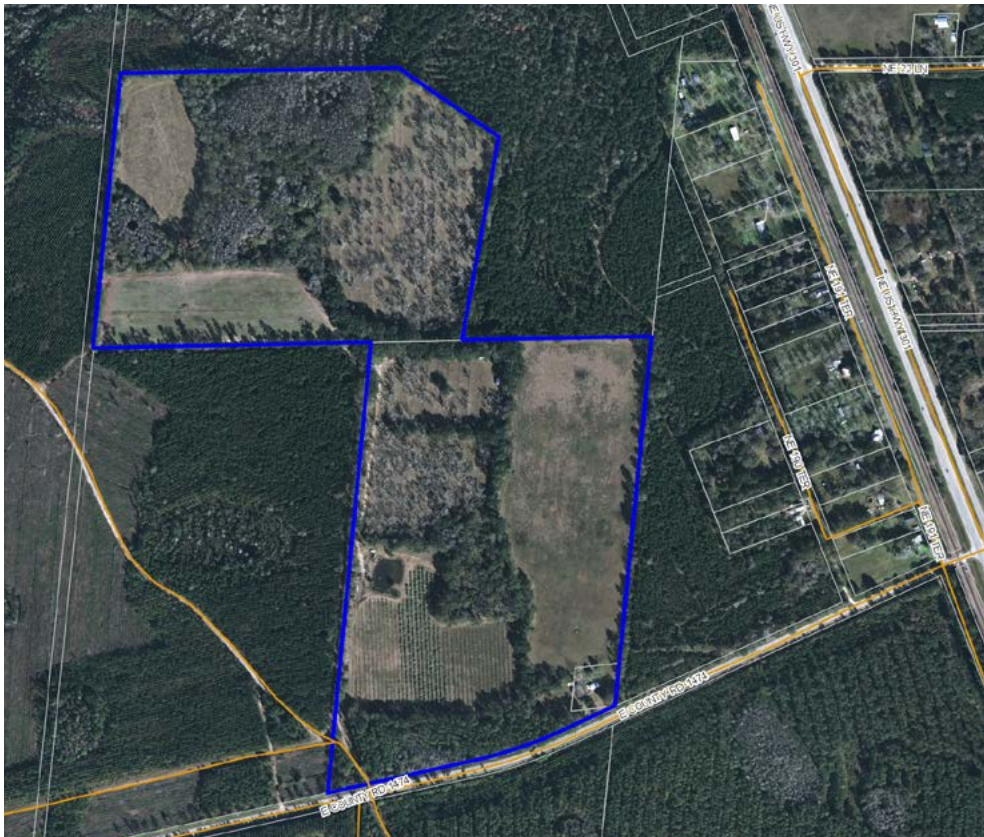
**Lake Frontage/Water Features:** Small pond. Creek run through property.

**Structures:**

- 880 ± SF home along with one acre of land is included
- 2 small barns

**Taxes:** \$982.18 (2017)

**Current Use:** The property is currently operated as a palm tree farm, blueberry farm, hay field and recreational property.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 18966-001-000 &  
18960-000-000

\*PIN 18966-000-000 is also  
available \$145,000

**GPS Location:** 29.661270,  
-82.124106

### Driving Direction:

- From the intersection of Hawthorne Road and Main Street in the town of Hawthorne, travel north on Main Street (US 301). Continue for 5 miles and turn left on CR 1474. Travel 0.6 miles to the entrance on the right.

**Showing Instructions:** Call listing agent for showing instructions.





### Blueberry Inventory

- Blueberries 8 ± acres
- Farthing 65%
- Meadowlark 20%
- Indigo crisp 15%
- Projection 20,000 to 35,000 lbs



### Palm Tree Inventory

- Pindo palms avg 8' 650
- European fan palms avg 3' 550
- Windmill palms avg 4' 75

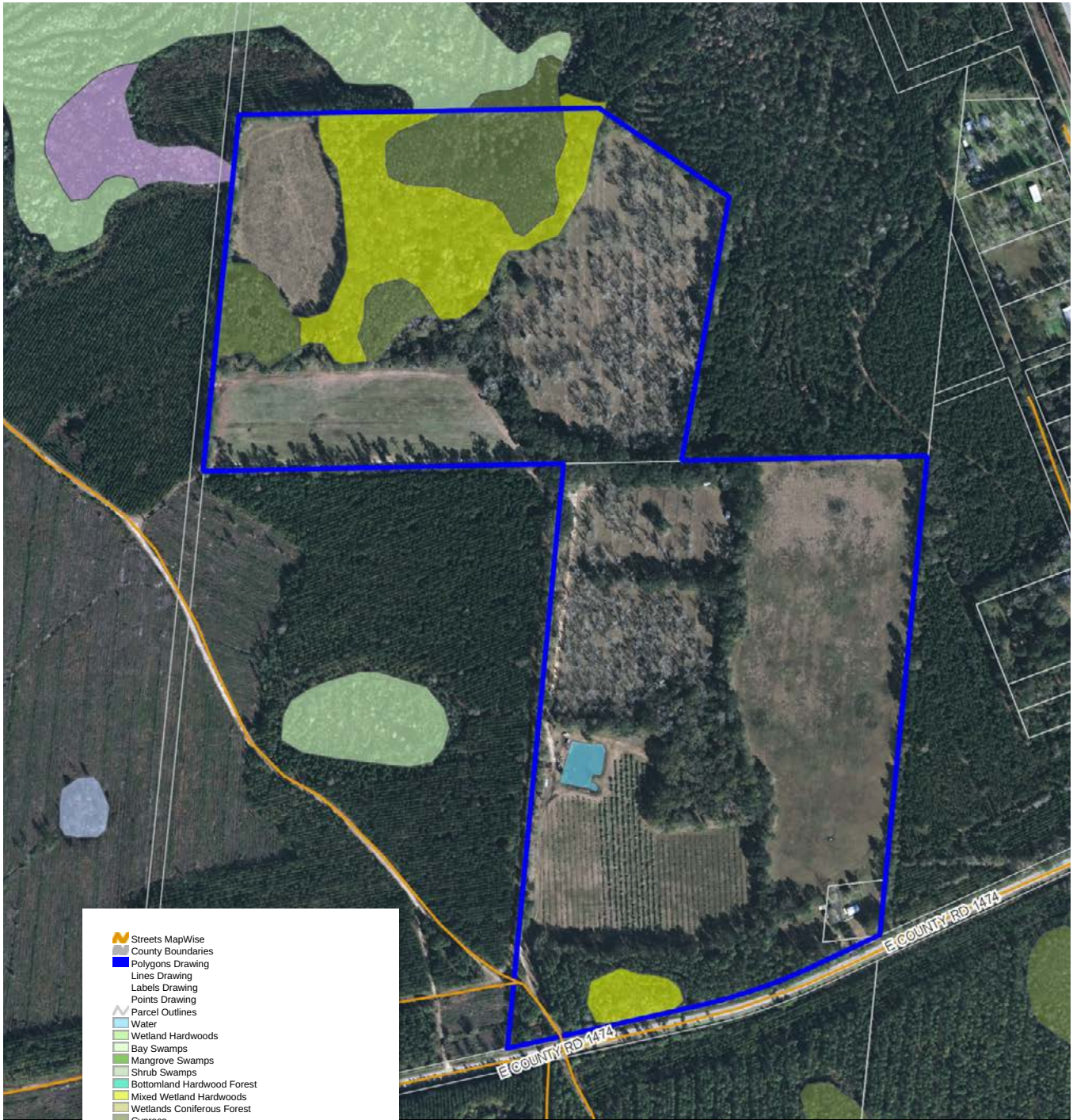
2 small barns  
Turn key  
farm operation!



880 ± SF home included in the price!

*(Property can be purchased without the home for \$650,000)*

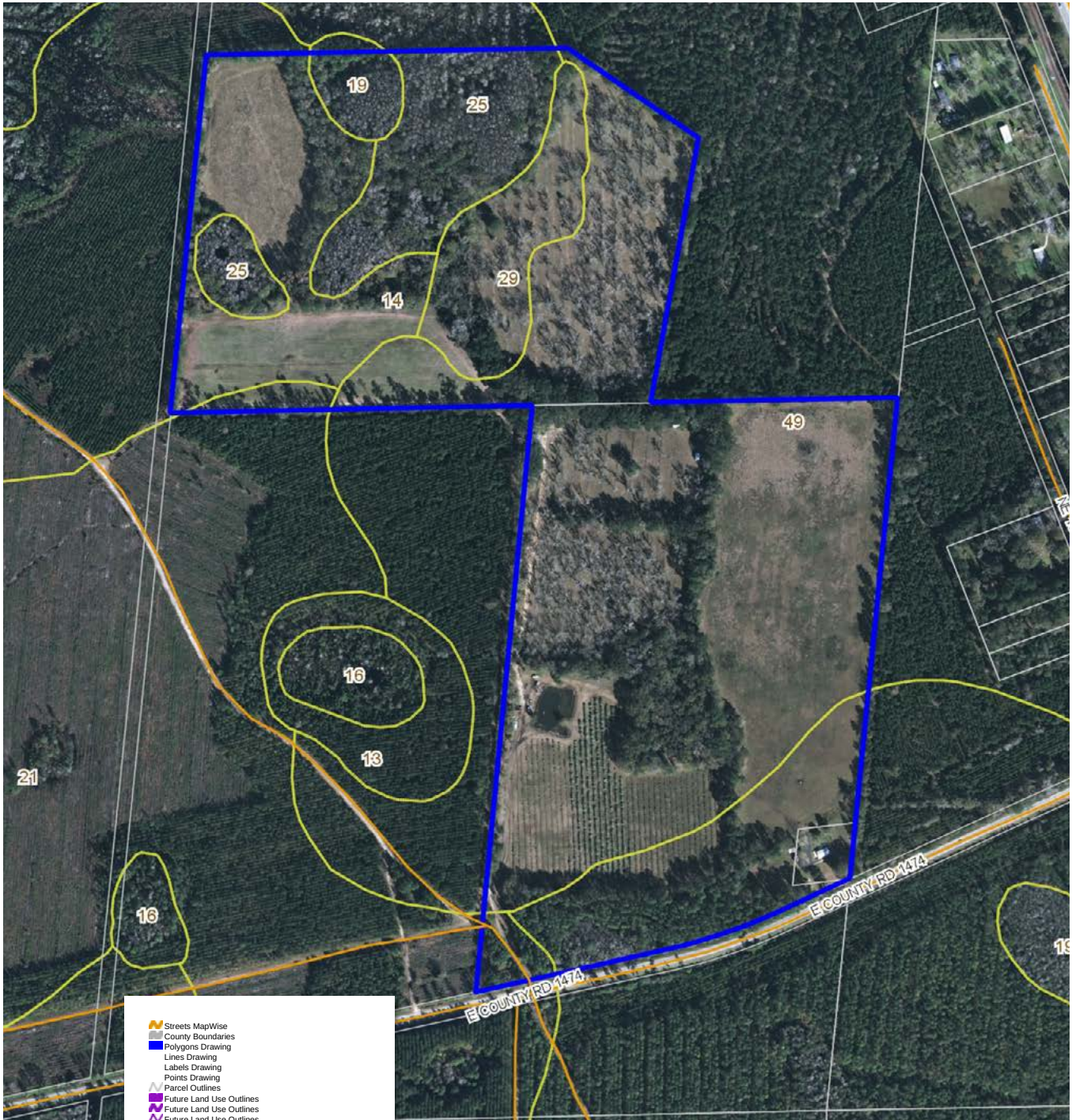




■ Streets MapWise  
□ County Boundaries  
□ Polygons Drawing  
 Lines Drawing  
 Labels Drawing  
 Points Drawing  
 Parcel Outlines  
■ Water  
■ Wetland Hardwoods  
■ Bay Swamps  
■ Mangrove Swamps  
■ Shrub Swamps  
■ Bottomland Hardwood Forest  
■ Mixed Wetland Hardwoods  
■ Wetlands Coniferous Forest  
■ 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
6170:	Mixed Wetland Hardwoods	10.6
6210:	Cypress	7.6
5300:	Reservoirs	.5
6460:	Mixed Scrub-Shrub Wetland	.0
<b>TOTAL WETLANDS</b>		<b>18.7</b>
<b>TOTAL UPLANDS</b>		<b>94.8</b>
<b>TOTAL ACRES</b>		<b>113.5</b>

WETLANDS MAP



— Streets MapWise  
— County Boundaries  
— Polygons Drawing  
— Lines Drawing  
— Labels Drawing  
— Points Drawing  
— Parcel Outlines  
— Future Land Use Outlines  
— Future Land Use Outlines  
— Future Land Use Outlines  
— Soils Boundaries

CODE	DESC	ACRES
49	Lochloosa Fine Sand, 0 To 2 Percent Slopes	62
14	Pomona Sand	28
25	Pomona Sand, Depressional	12
29	Lochloosa Fine Sand, 2 To 5 Percent Slopes	7
21	Newnan Sand	2
19	Monteocha Loamy Sand	2
TOTAL = 113.49853544594 acres		

## SOILS MAP



**Saunders**

REAL ESTATE

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

**115 ± Acres • Turn key blueberry & palm tree farm operation**  
Current blueberry crop provides immediate income!  
880 ± SF home, pond, creek & 2 small barns

[SREland.com/Alachua](http://SREland.com/Alachua)

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