

ALACHUA COUNTY HUNTING TRACT

WALDO, FL | ALACHUA COUNTY

123 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 123.12 ± acres

Sale Price: \$285,000

Price per Acre: \$2,317

Site Address: CR 225, Waldo, FL 32694

County: Alachua

Lake Frontage/Water Features: Santa Fe River runs through the northern portion of the property for $\frac{3}{4}$ mile

Road Frontage: $\frac{3}{4}$ mile of frontage on CR-225, a two-lane paved highway

Uplands/Wetlands: 53% uplands, 47% wetlands

Irrigation/Wells: None

Water Source: No central water or sewer

Game Populations: Abundant deer, turkey, small game

Structures: None

Taxes: \$622.89 in 2018

Fencing: None

Zoning/FLU: Alachua Co: FLU - Rural Agriculture, Zoning - Agriculture; Bradford Co: FLU - A-2 & ESA-2, Zoning - A-2 & ESA-2

Excellent hunting tract located in Alachua County, which is known for producing trophy bucks. Beautiful mature hardwood and cypress timber along the Santa Fe River. Numerous UTV trails for good hunting access and established food plots. Less than $\frac{1}{2}$ hour from Gainesville and the University of Florida.

Income Features: Potential timber production

Land Cover: Mostly natural hardwoods and pines, mature bottomland hardwoods along the river.

Predominant Soil Types: Pelham Sand, Macotte, Wesconnett, and Surrency Soils, Meadowbrook and Allanton Soils, Wauchula Sand, Pamona Sand

Current Use: Hunting, recreation

Potential Use: Hunting, kayaking, hiking, timber production

General Points of Interest: Approximately 18 miles from Gainesville and the University of Florida

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

Alachua Co: 16905-001-000, 16905-002-001, 16901-001-000

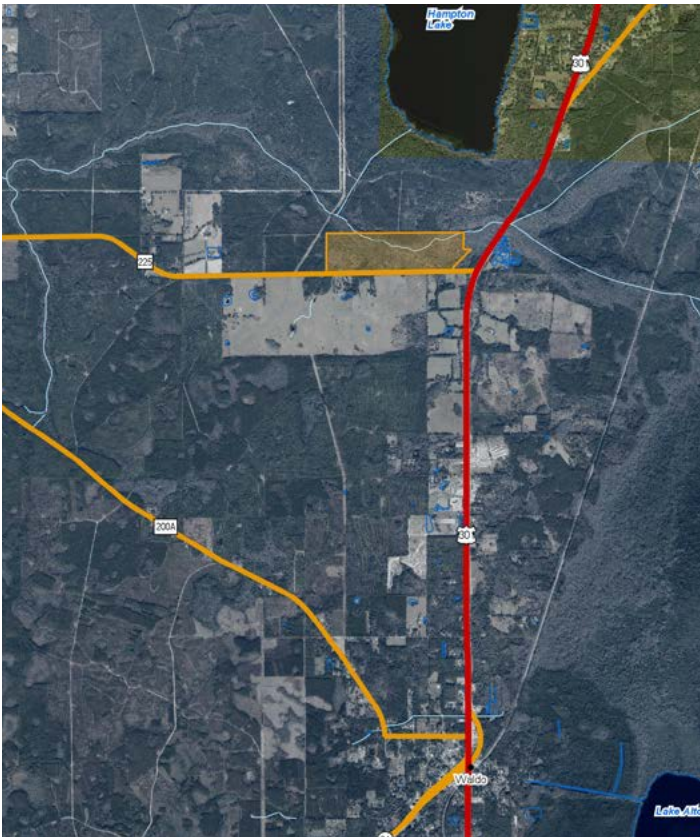
Bradford Co: 01058-0-00000

GPS Location: 29.835152, -82.174519

Driving Direction:

- From Waldo, go north on US-301 for 3 miles.
- Turn left on CR-225 and go ¼ mile
- Property will be on the right (north) side of CR-225.

Showing Instructions: Gate is locked. Please contact listing agents, Tony Wallace (352.505.9274) or Greg Driskell (386.385.7304), to arrange showing.





Saunders

REAL ESTATE

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

123 ± Acres • Hunting Tract on Santa Fe River

Potential Timber Production

Less Than ½ Hour from Gainesville and the University of Florida

SREland.com/AlachuaHuntingTract

Tony Wallace, CF 352.505.9274 | twallace@SREland.com

Greg Driskell 386.385.7304 | gdriskell@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

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.
©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



011519-A