

ST. JOHNS RIVER FRONT

SATSUMA, FL | PUTNAM COUNTY

1,143 ± ACRES TOTAL



This property is an exciting opportunity to own 1,143 acres of beautiful timberland with 1.4 miles of frontage on the St. Johns River and an additional 2 miles on creeks. Multiple opportunities to enjoy countless recreational activities with good hunting and fishing in the St. John's. This special property has excellent hunting opportunities and offers income potential from merchantable timber or potential hunting lease. Contact the listing agents to schedule a showing time to view this magnificent property for yourself.





SPECIFICATIONS & FEATURES

Acreage: 1,143 ± acres

Sale Price: \$1,943,100

Price per Acre: \$1,700

Address: Chamberlain Road, Satsuma, FL 32189

County: Putnam

Species: Natural pine, hardwood, cypress roads

Frontage: Chamberlain Rd, numerous woods road provides interior access.

Uplands/Wetlands: Uplands: 405.4 acres (34%);
Wetlands: 804.4 acres (66%)

Zoning/FLU: Zoning-AG; FLU-A2

Income Features: Merchantable timber, potential hunting lease income

Water Source/Utilities: Water and sewer by well

and septic, electric services available

Potential Recreational Uses: Hunting, fishing, and boating

Road Frontage: Graham Road (dirt)

Land Cover: Mixed natural pine, hardwood and cypress timber

Soil Types: Primarily Terra Ceia Muck in wetlands, Immokalee Find Sands in uplands

Irrigation/Wells: None

Structures & Year Built: None

Game Population Information: Good deer, turkey, and small game

General Points of Interest: Located on the St. Johns River



LOCATION & DRIVING DIRECTIONS

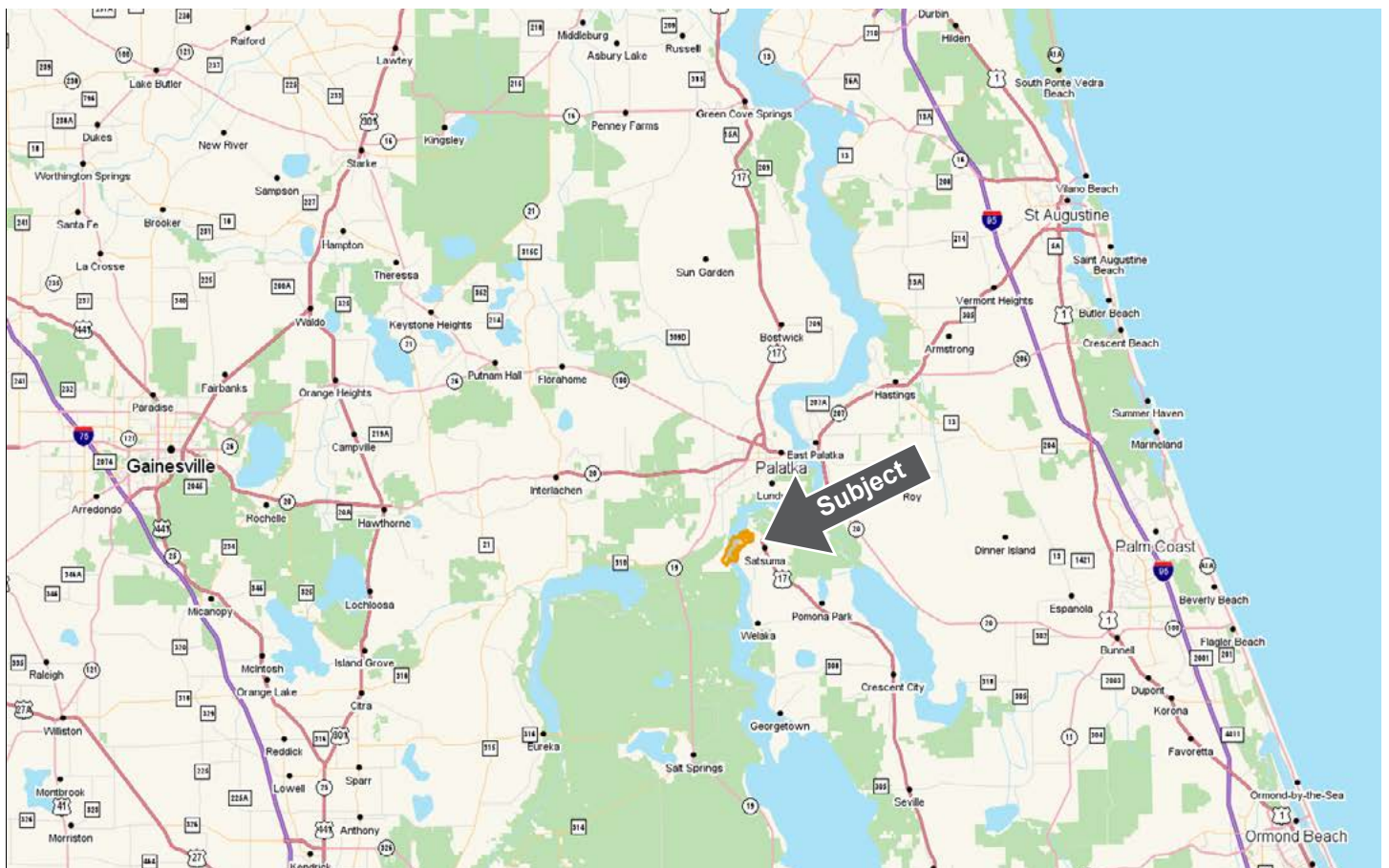
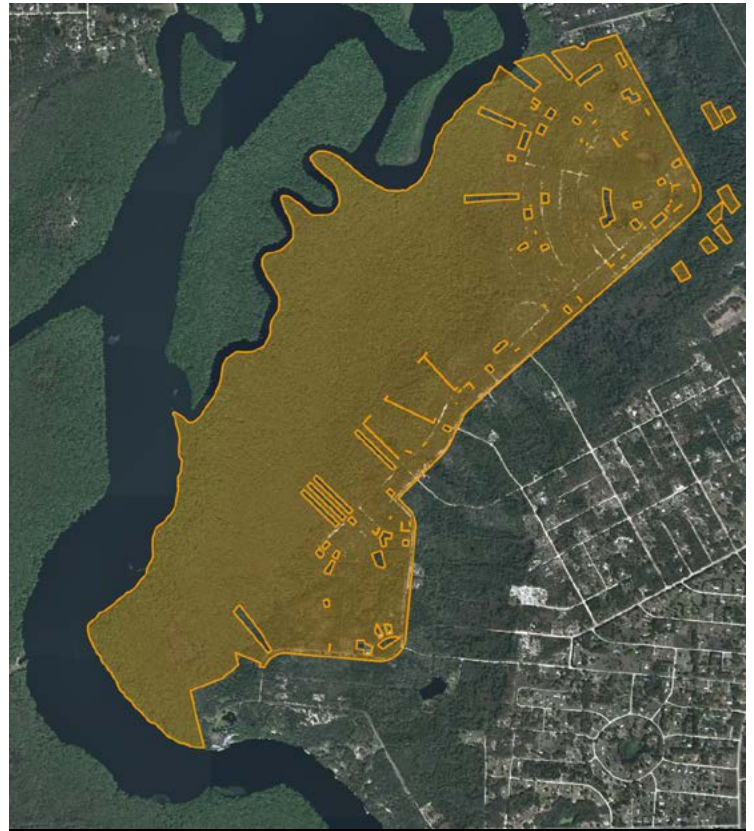
Parcel IDs: 103 total parcels; for further information contact the listing agents for individual parcel numbers on file.

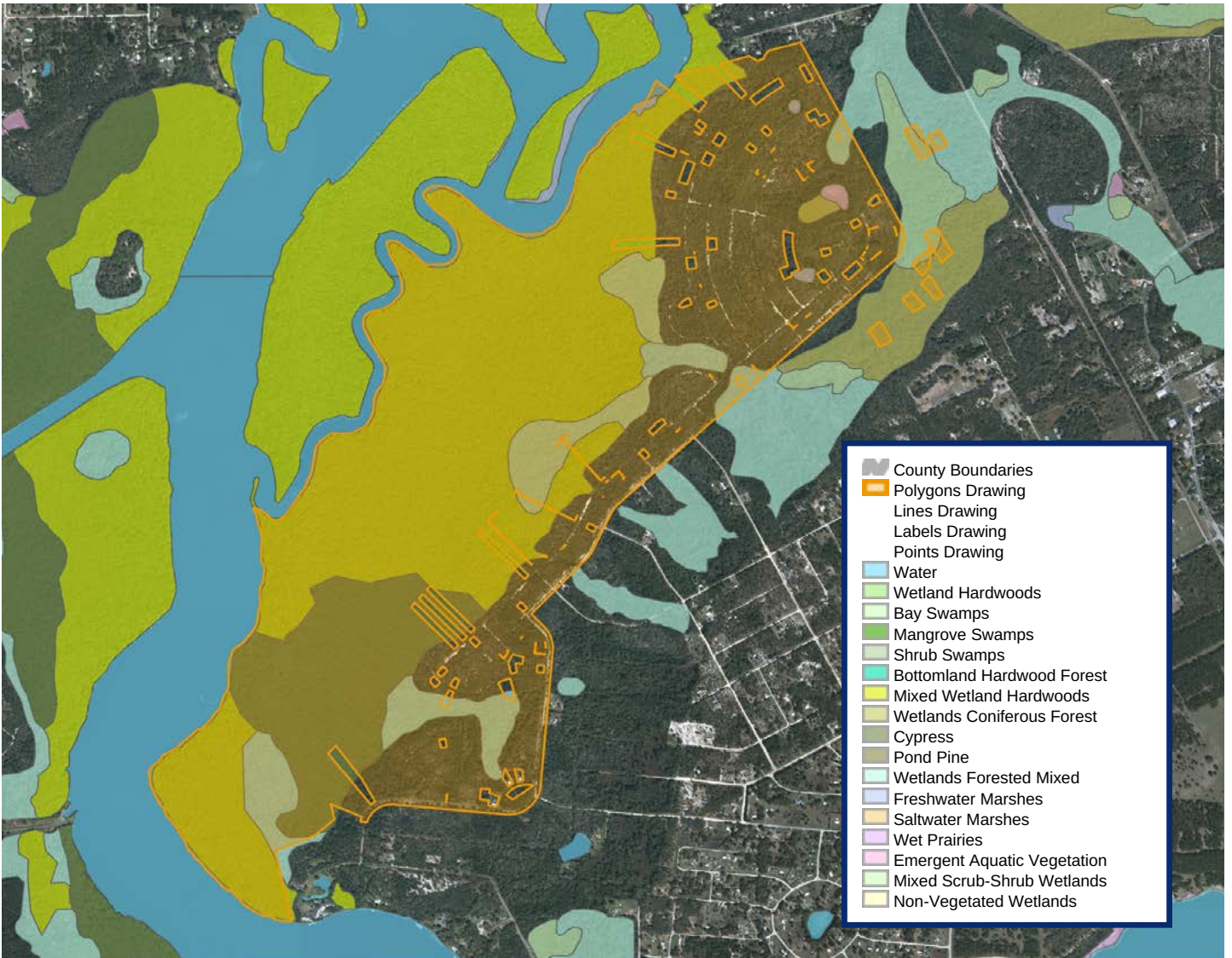
GPS Location: 29.556213°, -81.678552°

Driving Directions:

- From the intersection of US-17 and CR-309 in Satsuma, take CR-309 west for 6/10 mile
- Turn right on St. Johns Ave;
- Take St. Johns Ave for 5/10 mile and turn right on 4th street,
- Take 4th Street 9/10 mile to gate at intersection of 4th Street and Chamberlain Rd.

Showing Instructions: Gate is locked; contact listing agent to arrange showing.





WETLANDS MAP







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

1,143 ± Acres • 3+ Miles of frontage on the St. Johns River
Perfect for fishing or hunting!

SREland.com/StJohnsRiver

Dean Saunders, ALC, CCIM 863.774.3522 | Dean@SREland.com
Tony Wallace, CG 352.505.9274 | TWallace@SREland.com



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

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2019 SVN | Saunders Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Real Estate is regarded as an authority on all types of Florida land and conservation
easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Real Estate and the Saunders
Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in
Lake City, FL, and the South Georgia office in Thomasville, GA. We provide services to land and
commercial clients through both SRE and our commercial real estate brokerage, Saunders
Ralston Dantzler Realty.



062719-A