

BOATRIGHT WELL ROAD

BRONSON, FL | LEVY COUNTY

116 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 116.06 ± acres

Sale Price: \$290,160

Price per Acre: \$2,500

Site Address: Boatright Well Road, Bronson, FL
32621

County: Levy

Species: Loblolly pine and a variety of hardwoods
and cabbage palms

Roads: Easement along Boatright Well Road from
SR 24 for access along entire western boundary plus
logging road for interior access

Predominant Soil Types: Majority Waccasassa
-Demory complex

Uplands/Wetlands: 70% uplands

Land Cover: Planted pines, natural hardwood
stands

Irrigation/Wells: None

Road Frontage: 2,900' ± along Boatright Well Road,
a privately-maintained limerock grade

Utilities: None, but electricity is available nearby

Infrastructure: Interior logging road provides good
access to the center of the tract

Game Populations: Good deer, turkey, and squirrel
populations, with hogs plentiful at times

Structures: None

Taxes: Taxed as part of a 157-acre parcel - \$326 for
2019

Past Surveys or Site Testing Reports: n/a

Zoning/FLU: Forestry/Rural Residential (1 d.u./20 ac)

Timber Cruise: n/a

Age & Stages of Timber: 90 ± acres of 2009
Loblolly, 24 ± acres of natural hardwoods

Current Management Information: Managed as
part of a large timberland investment

Potential Use: Hunting, horseback riding,
ATV riding, hunting camp, weekend getaway,
homesite(s), paintball, livestock grazing

Income Features: Pine plantation for future harvest
revenues



Boatright Well Road features 116 ± acres of prime Gulf Hammock land, including 90 ± acres of 2009 loblolly pine which will be merchantable in just a few years. This property is a great place to build a hunting cabin and establish your own private playground. Located within an hour of both Gainesville and Ocala and less than 30 minutes to Cedar Key, the Gulf of Mexico, Chiefland, and the Suwannee River, this tract is a perfect combination of convenience and seclusion. Boatright Well Road is both a recreational tract with income potential and a secluded hideaway that's conveniently located in the heart of Florida's Nature Coast.





LOCATION & DRIVING DIRECTIONS

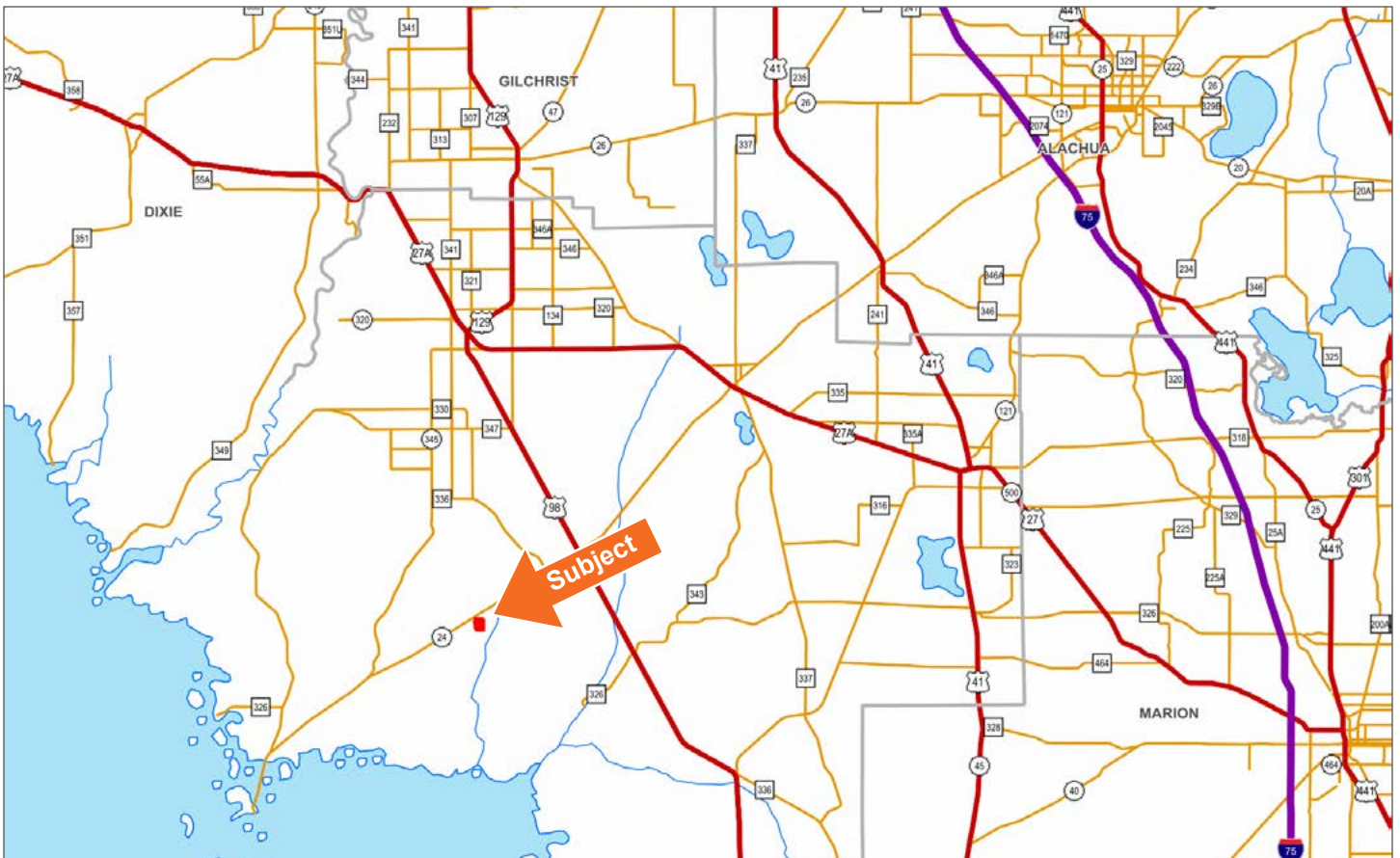
Parcel IDs: Part of 0205200000

GPS Location: 29.274460, -82.851581

Driving Directions from Intersection of US 19/98 and SR 24 in Otter Creek, FL:

- Proceed west on SR 24 for 6.3 miles to Boatright Well Road.
- Turn left (south) and continue on Boatright Well Road for 800 feet.
- Property will begin on your left (east side).

Showing Instructions: Contact the listing agent, Greg Driskell (386.867.2736), to learn more or schedule a showing time.









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

116 ± Acres • Timberlands
Pine Plantation for Future Harvest Revenues
Great Place to Build a Hunting Cabin

Visit SVNsaunders.com & Search For: Boatright

Greg Driskell 386.867.2736 | greg.driskell@svn.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

©2020 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
SVN | Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land
and conservation easements, transacting over \$2.9 billion in sales since 1996. Offering land, forestry,
and conservation easement real estate services through Saunders Ralston Dantzler 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 our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



062420-A