

LAND FOR SALE

ALACHUA FARMLIFE

NW COUNTY ROAD 329

Alachua, FL 32615

PRESENTED BY:

KEN REMBERT

Advisor

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SALE PRICE

\$5,275,000

PROPERTY OVERVIEW

Alachua Farmlife is an excellent opportunity to develop small ranches. These ranchettes can be divided into 5, 10, or 20 acre lots. The property is located 2 miles north of Alachua, Florida, and ten miles from Gainesville and the University of Florida. The location offers nearby city amenities but is still far enough away to be in the country. Alachua Farmlife is currently being used for row crop production and has a current lease that pays \$22,000 annually. Wildlife, including deer and turkey, are often seen on the property. Water enthusiasts will also enjoy the proximity to the Santa Fe River and multiple natural Florida springs.

OFFERING SUMMARY

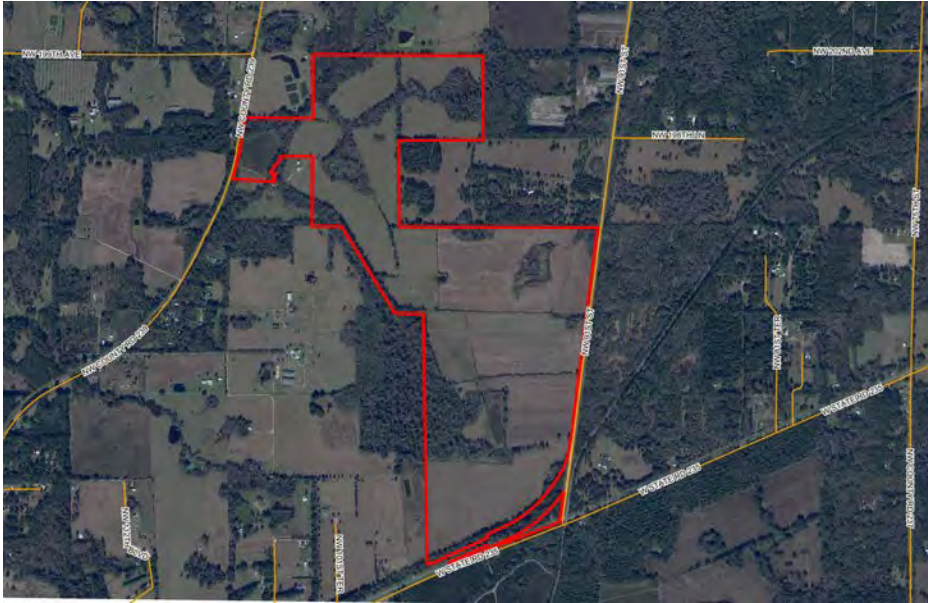
ACREAGE:	420 Acres
PRICE / ACRE:	\$12,560
CITY:	Alachua
COUNTY:	Alachua
PROPERTY TYPE:	Hunting, Farming, Developable



SPECIFICATIONS & FEATURES

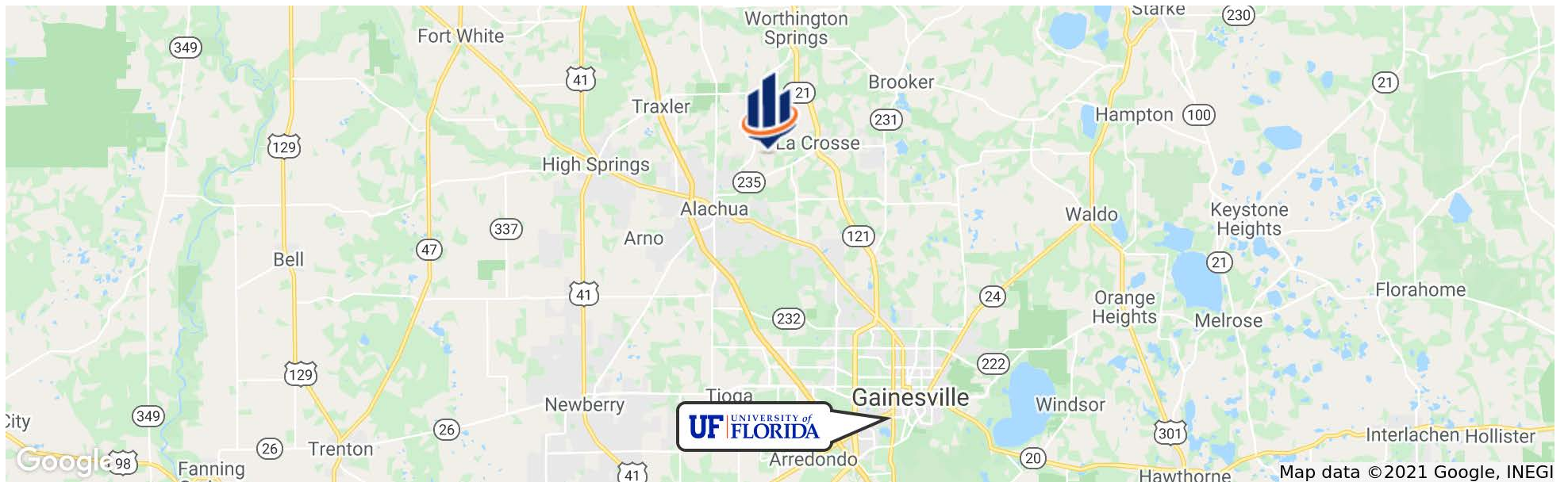
ZONING / FLU:	Agriculture, 1 DU/5 AC
WATER SOURCE & UTILITIES:	Well and septic
ROAD FRONTAGE:	County Road 239, County Road 235, and NW 91st Street
NEAREST POINT OF INTEREST:	The property is located 2 miles north of Alachua, Florida. Ten miles from Gainesville and the University of Florida. The Santa Fe River and multiple springs are nearby.
FENCING:	Fenced and cross fenced
CURRENT USE:	Agricultural. Cattle and row crops.
GRASS TYPES:	Bahia
POTENTIAL RECREATIONAL / ALT USES:	Hunting, Equestrian, and Agri-Residential
LAND COVER:	Pasture and row crops
STRUCTURES & YEAR BUILT:	Cattle corrals



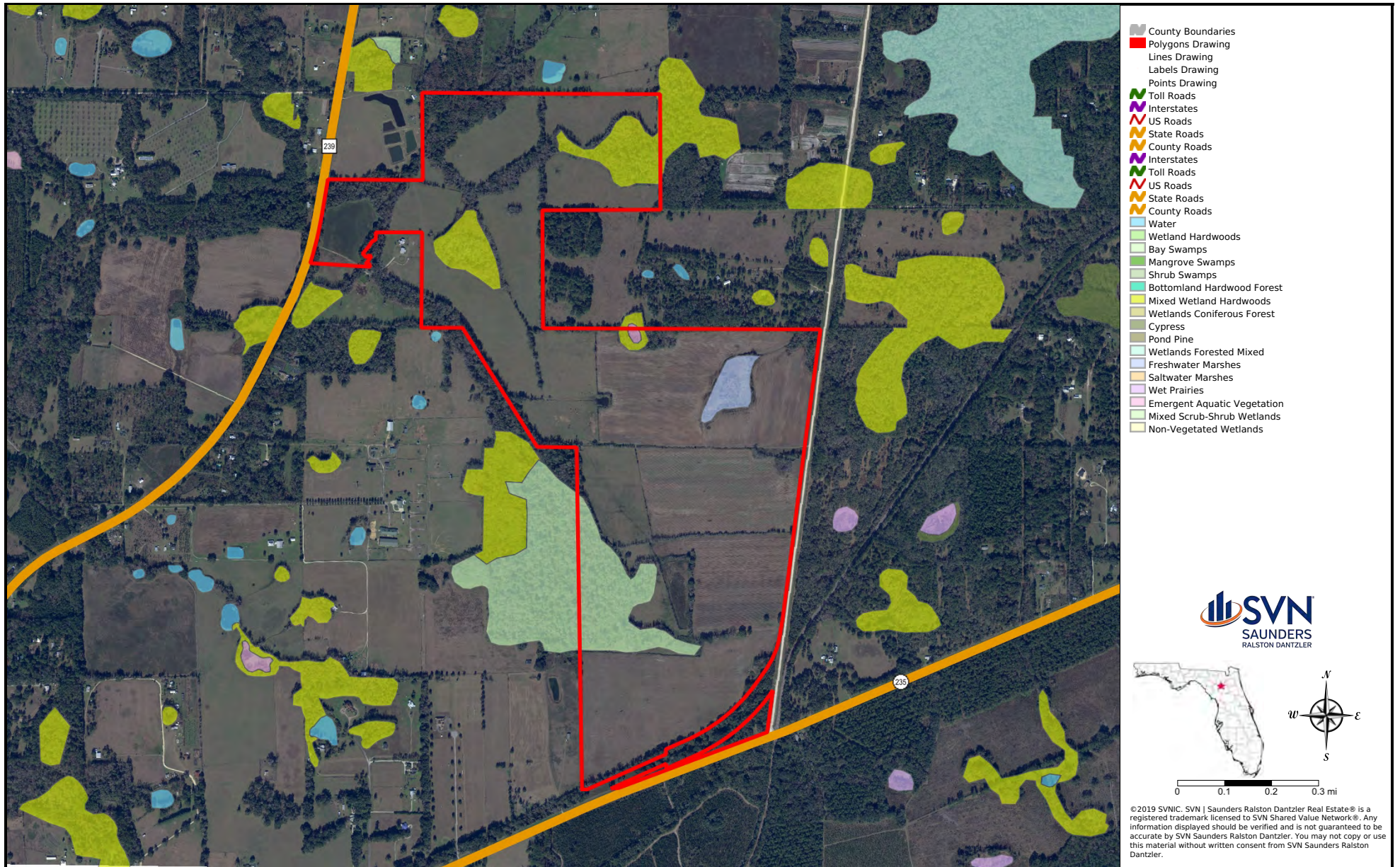


LOCATION & DRIVING DIRECTIONS

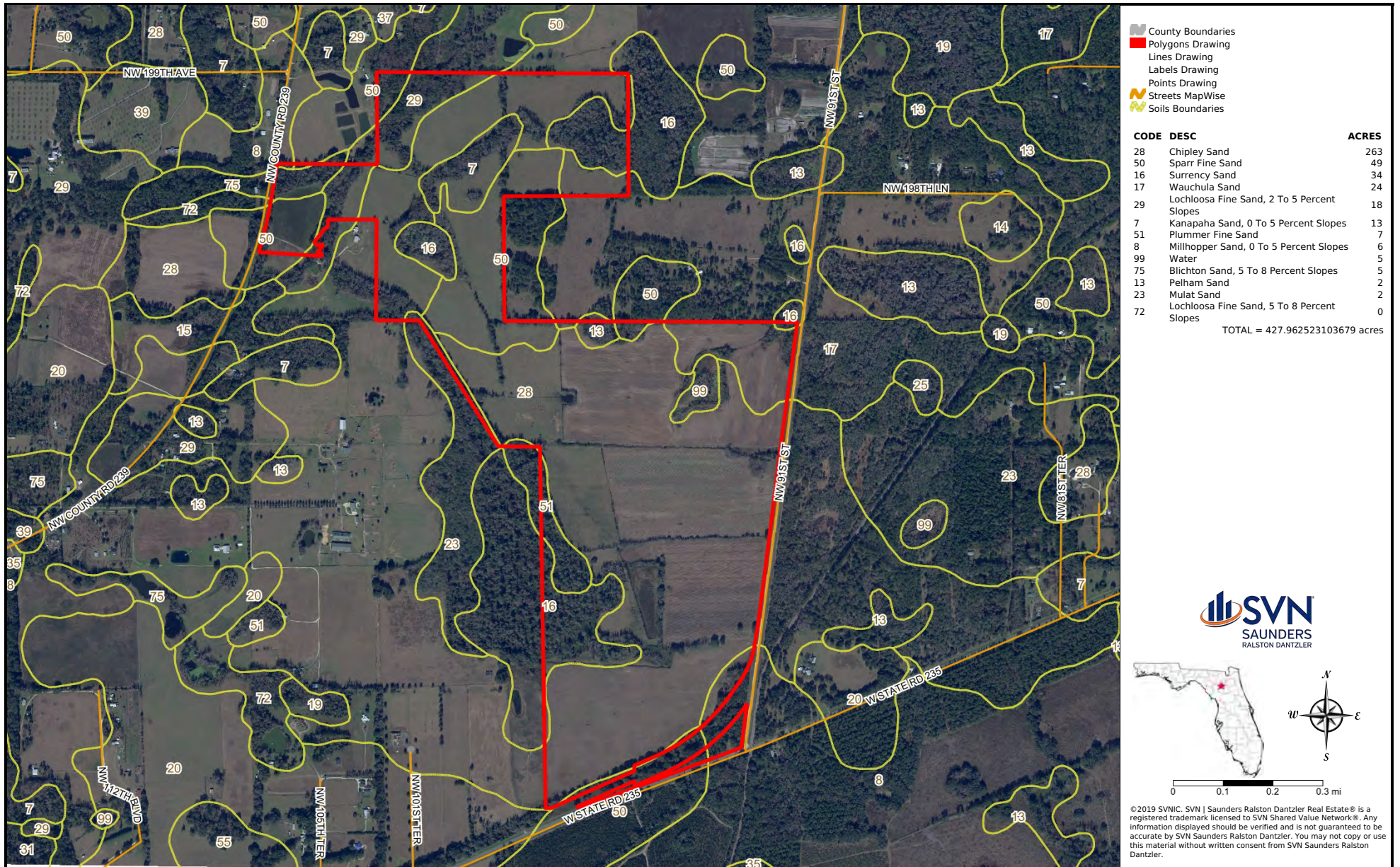
PARCEL:	05615-002-000 05609-001-000 05615-000-000 05626-000-000 05720-000-000 05726-000-000
GPS:	29.8319836, -82.4456063
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • Heading West on US Hwy 442: Turn right onto NW 140th St • After 3.7 miles the property will be on your right
SHOWING INSTRUCTIONS:	Please call the advisor for more information and access.



WETLANDS MAP



SOILS MAP







ALACHUA

ALACHUA COUNTY

FOUNDED	1905
POPULATION	9,949 [2018]
AREA	29 sq mi
WEBSITE	cityofalachua.com
MAJOR EMPLOYERS	Progress Corporate Park Biosciences Three major distribution centers

Alachua was established on a railroad line in 1884. Alachua got a post office in 1887 and was incorporated as a city on 12 April 1905, at which time it had a population of 526 people. The city is part of the Gainesville, Florida Metropolitan Statistical Area, home to 264,275 people at the 2010 census.

Alachua is within a 15-minute drive to Shands and the University of Florida, and the North Florida Regional Medical Center. The 204-acre Progress Corporate Park is a private corporate park housing 25 companies and over 1,100 employees. Established by the University of Florida, it is the third-largest concentration of biosciences companies in Florida.

Alachua is one of North Florida's fastest-growing municipalities, and the median household income is strong. Residents have access to four public schools and the University of Florida and Santa Fe College. The city boasts a robust retail downtown and hosts monthly "Main Street" events.



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