

LAND FOR SALE

# WINQUIPIN RANCH

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35TH AVENUE

Chiefland, FL 32626

PRESENTED BY:

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**SALE PRICE**

**\$1,320,000**

### PROPERTY OVERVIEW

The Winquipin Ranch offers beautiful pasture and mature pines all in a gated, hunting-oriented rural community. The property is conveniently located near Gainesville, Ocala, and Cedar Key, plus the small towns of Bronson, Chiefland, and Trenton are nearby. Raise cattle, harvest timber, and enjoy the privacy while you watch the deer and turkey roam about the property. The Winquipin Ranch is the ideal spot to build your country dream home. Call today to set up your showing.

### OFFERING SUMMARY

<b>ACREAGE:</b>	220.01 Acres
<b>PRICE / ACRE:</b>	\$6,000
<b>CITY:</b>	Chiefland
<b>COUNTY:</b>	Levy
<b>PROPERTY TYPE:</b>	Ranch, Timberland

## SPECIFICATIONS & FEATURES

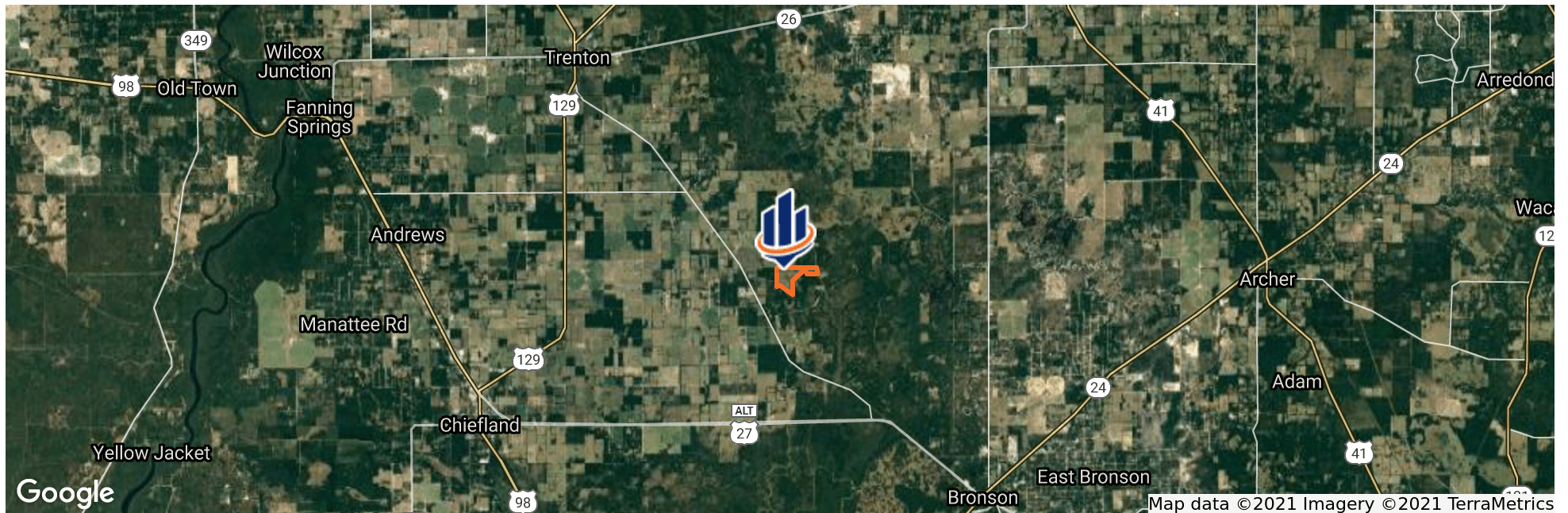
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Ranch</li> <li>• Timberland</li> </ul>	<b>GRASS TYPES:</b>	Bahia grass pastures with one plot of Hemarthria. Pastures also over-seeded with Hairy Indigo.
<b>UPLANDS / WETLANDS:</b>	87% Uplands / 13% Wetlands	<b>LAND COVER:</b>	Other than the wetlands, entire area is planted with Bahia grass. Scattered pines and live oaks dot the property
<b>SOIL TYPES:</b>	Holopaw Fine Sand	<b>STRUCTURES &amp; YEAR BUILT:</b>	n/a
<b>TAXES &amp; TAX YEAR:</b>	\$817 - [2020]	<b>SURVEY OR SITE TESTING REPORTS:</b>	n/a
<b>ZONING / FLU:</b>	Forestry/Rural Residential (1 d.u. per 20 acres)	<b>MAIN INFRASTRUCTURE:</b>	Entire property is fenced & cross fenced for cattle. Solar-powered charger for electric cross fences.
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Winquipin Lake, Overstreet Pond, and several smaller ponds provide water for livestock	<b>GAME POPULATIONS INFORMATION:</b>	Whitetail deer and Osceola wild turkeys are plentiful
<b>ROAD FRONTAGE:</b>	Almost 1,000 feet along Jones Road (NE 35th Avenue)	<b>ON SITE ROAD ACCESS:</b>	Well-maintained private limerock grade provides access to property, with unimproved roads on property adequate for agricultural use
<b>NEAREST POINT OF INTEREST:</b>	Convenient to Gainesville and Ocala for big-city amenities, with the small-town charms of Chiefland, Bronson, and Trenton all within a fifteen-minute drive.	<b>AGE OF STAGES OF TIMBER:</b>	Planted Slash pine (30 acres) approximately 25 years old. Thinned twice.
<b>FENCING:</b>	Entire property is fenced & cross fenced for cattle. Solar-powered charger for electric cross fences.		
<b>CURRENT USE:</b>	Cattle ranching, timber production, and recreational hunting		





## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	2182201700
<b>GPS:</b>	29.5307721, -82.7271076
<b>DRIVING DIRECTIONS:</b>	From US 27 Alt and CR 339 intersection north of Bronson, proceed on 339 for 4 miles to Winding River Preserve's gated entrance [NE 126th Place] and turn right, Continue easterly through gate approx 0.8 miles and turn left on NE 35th Ave, Property entrance is ahead on your left in approx 0.6 miles

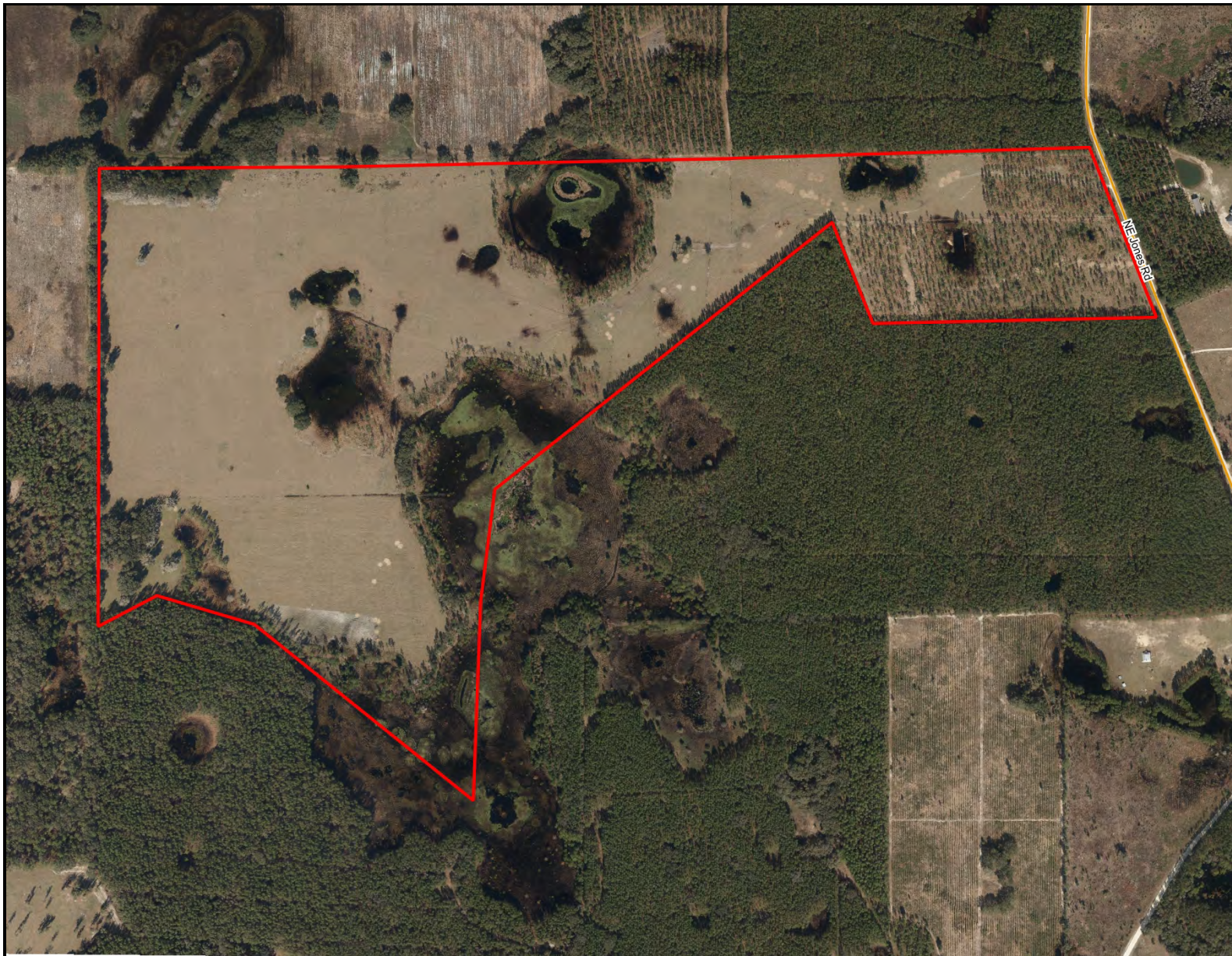




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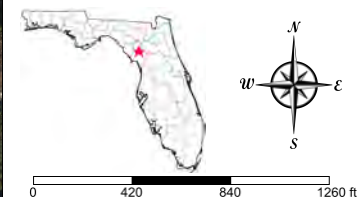
WINQUIPIN RANCH NE 35th Avenue Chiefland, FL 32626





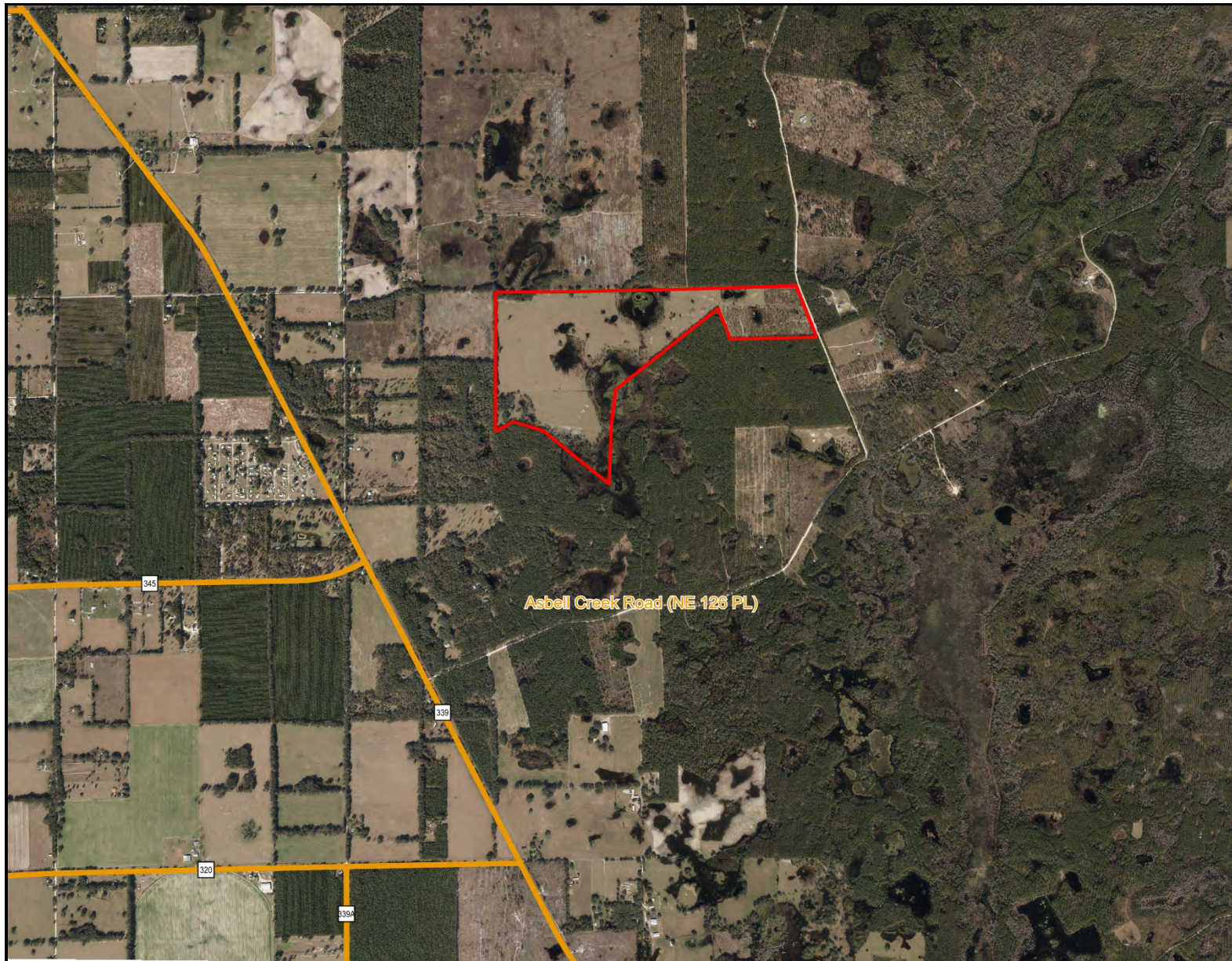
### Winquipin Ranch - Aerial

- County Boundaries
- Polgons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



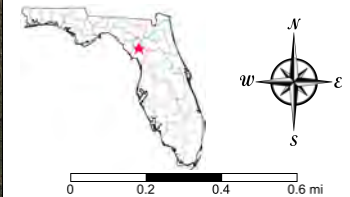
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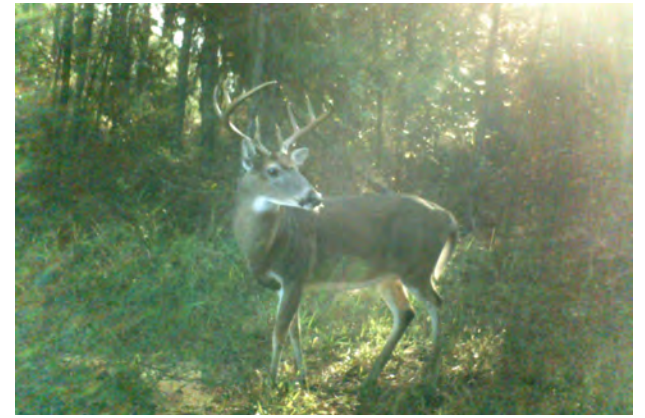


### Winquipin Ranch - Area

- County Boundaries
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- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
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- State Roads
- County Roads



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