

LAND FOR SALE

TAYLOR COUNTY HUNTING AND RECREATION TRACT

US HWY 98

Perry, FL 32348

PRESENTED BY:

JEFFREY BEWSHER

Senior Advisor

C: 352.317.0586

jeff.bewsher@svn.com







SALE PRICE

\$799,680

PROPERTY OVERVIEW

The Taylor County Hunting and Recreation Tract is 320 acres of natural timber best suited for hunting & recreational purposes. The habitat consists of thick upland pines and hardwood hammocks with cypress swamps. The mix of habitat types creates excellent cover for deer, turkey, hogs, and wood ducks. There is a good road system for access. Power is available at the site, so a hunting camp or residence could be developed on the property.

OFFERING SUMMARY

ACREAGE:	320 Acres
PRICE / ACRE:	\$2,499
CITY:	Perry
COUNTY:	Taylor
PROPERTY TYPE:	Hunting & Recreation



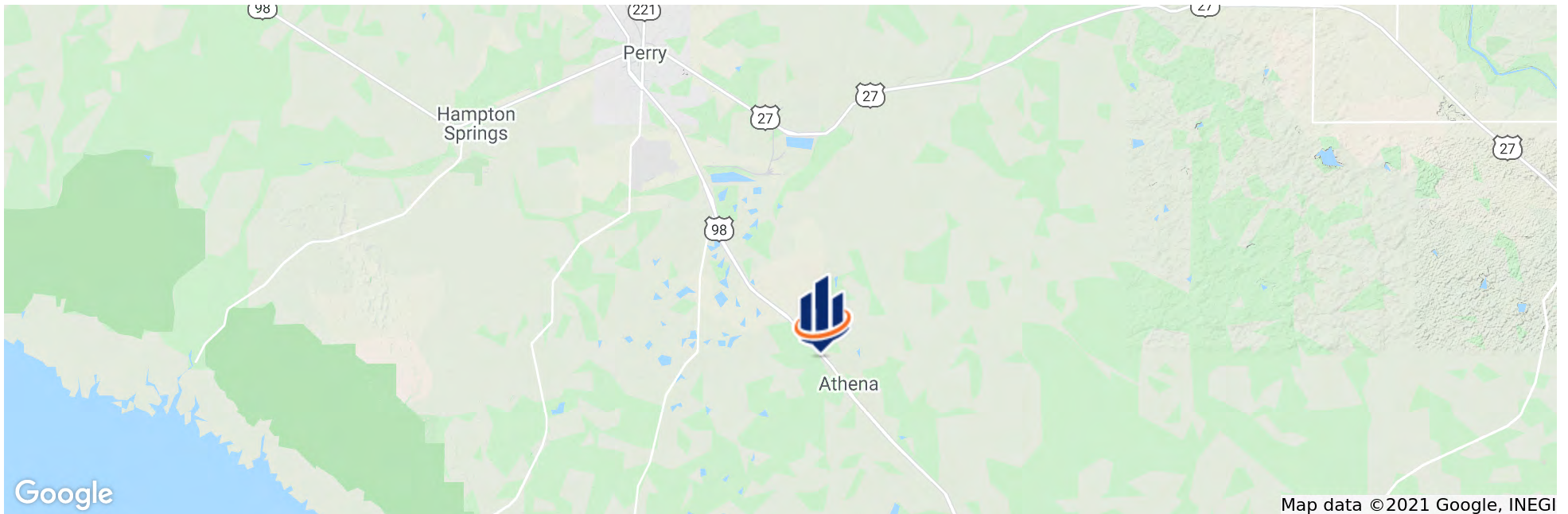
SPECIFICATIONS & FEATURES

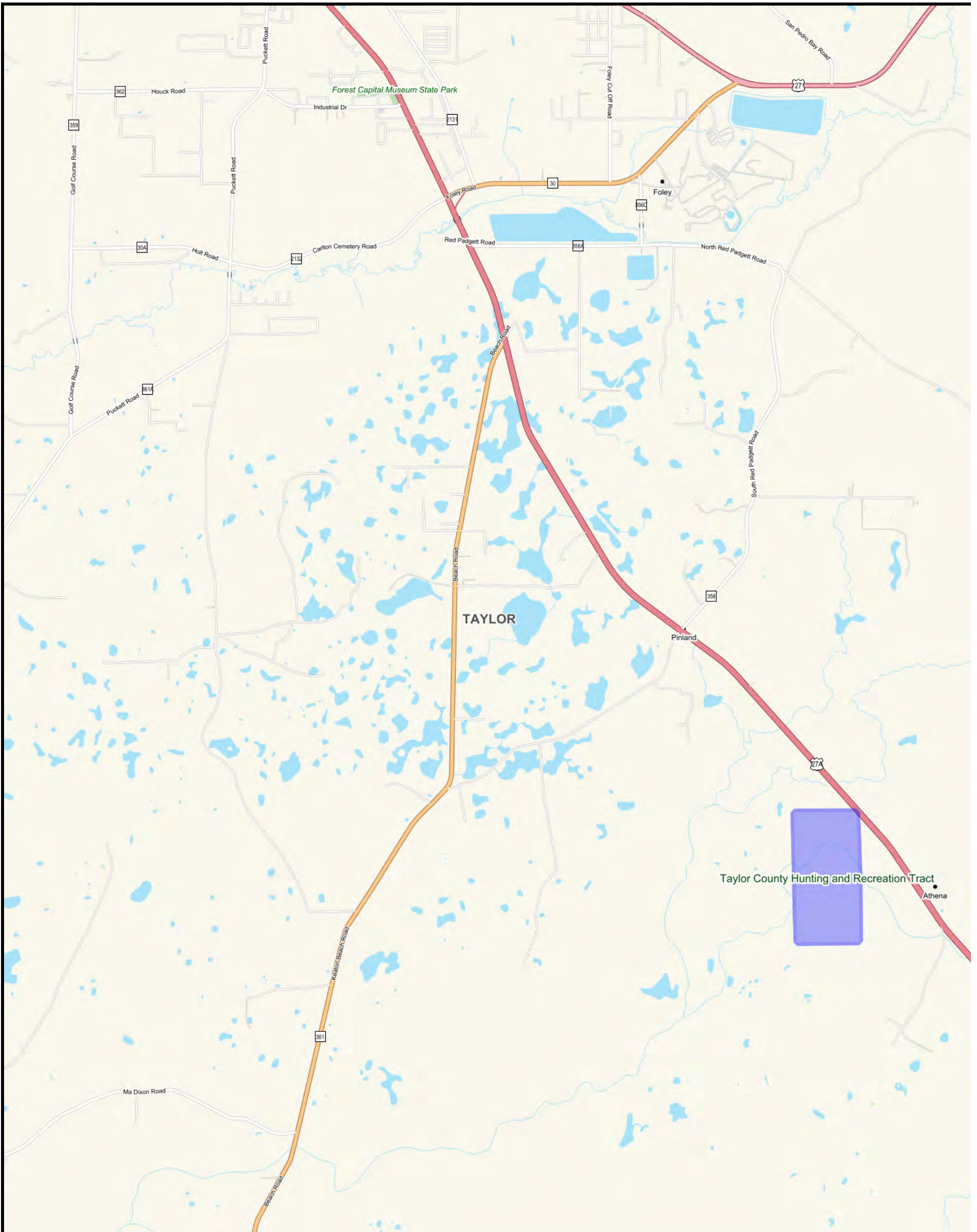
UPLANDS / WETLANDS:	130 ± Upland Acres / 200 ± Wetland Acres
TAXES & TAX YEAR:	\$1,166 in 2020
LAKE FRONTAGE / WATER FEATURES:	Duck Pond
ROAD FRONTAGE:	Frontage on US 98
NEAREST POINT OF INTEREST:	9 miles South of Perry
FENCING:	Barbed Wire Fencing
CURRENT USE:	Recreation, Hunting, Timber Investment
POTENTIAL RECREATIONAL / ALT USES:	Deer, Turkey, Hog, Duck Hunting, ATV Riding
LAND COVER:	Forested
STRUCTURES & YEAR BUILT:	None



LOCATION & DRIVING DIRECTIONS

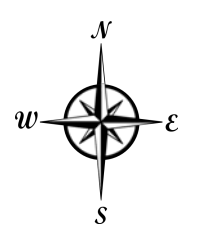
PARCEL:	08743-500
GPS:	29.9963464, -83.5050977
DRIVING DIRECTIONS:	The property is located 9 miles South of Perry on the West side of US 98 near the entrance of the Iron Horse ATV ranch.
SHOWING INSTRUCTIONS:	Contact Jeff Bewsher to schedule a showing. The property is gated and locked.
















Taylor County Hunting and Recreation Tract

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Saunders Boundaries

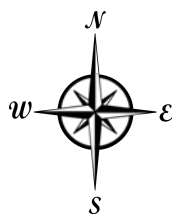




Taylor County Hunting and Recreation Tract







-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

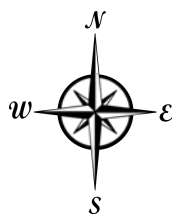
CODE	DESC	ACRES
PFO6/3C	Freshwater Forested/Shrub Wetland	93.3
PFO6F	Freshwater Forested/Shrub Wetland	90.0
PEM1/FO6F	Emergent Wetland	17.5
TOTAL WETLANDS		200.8
TOTAL UPLANDS		129.9
TOTAL ACRES		330.7





Taylor County Hunting and Recreation Tract

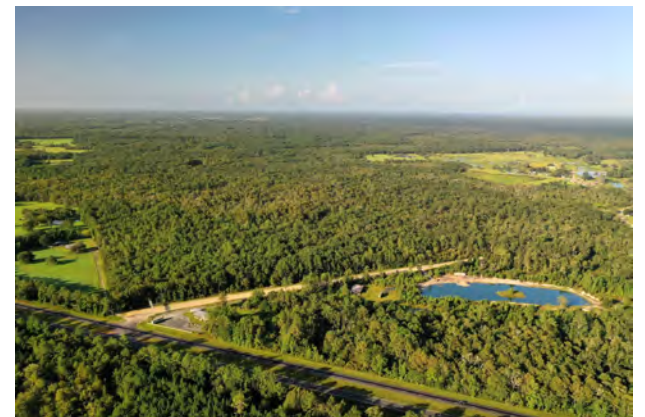
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-  Parcel Outlines



0 810 1620 2430 ft









JEFFREY BEWSHER

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Bewsher is an Advisor & Certified Wildlife Biologist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeff is a Certified Wildlife Biologist with 20 years of experience in big game management and consulting. Jeff started his career researching white-tailed deer and black bears with the Georgia Department of Natural Resources. Currently, he serves as the Legacy Wildlife Services division manager for Natural Resource Planning Service, Inc. As division manager, Jeff oversees the development of a hunting lease management program on over 600,000 acres throughout 5 states in the Southeast including over 1,000 individual hunting clubs.

Jeff concentrates on hunting and timberland recreational properties. His background as a wildlife professional gives him extensive knowledge of deer management and recreational property development. He works with landowners and hunting clubs to improve the quality and quantity of game species on their property. Jeff knows that every recreational property is different and must be managed accordingly to meet the objectives of the landowner. Understanding the wildlife resources and the value they provide helps Jeff serve our landowner clients and customers looking for that right recreational property.

Jeff is a member of The Wildlife Society, the Quality Deer Management Association and the National Wildlife Turkey Federation. Jeff is a lifelong sportsman. When not in the woods working, he spends his free time hunting, fishing and horseback riding. Jeff and his wife of 14 years have one daughter.

Disciplines:

Hunting and Recreational Tracts

Conservation Properties

Timberland

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