

# BRONSON CATTLE & TIMBER

12,098 ± ACRES | LEVY COUNTY, FLORIDA | RANCH RECREATION & TIMBER

**DEAN SAUNDERS ALC, CCIM**  
MANAGING DIRECTOR, OWNER  
& SENIOR ADVISOR  
863.287.8340  
DEAN@SVN.COM

**TONY WALLACE, CF**  
SENIOR ADVISOR  
352.538.7356  
TONY.WALLACE@SVN.COM

**GREG DRISKELL**  
ADVISOR  
386.867.2736  
GREG.DRISKELL@SVN.COM

**DUSTY CALDERON**  
SENIOR ADVISOR  
407.908.9525  
DUSTYC@SVN.COM







## SALE PRICE

**\$30,245,000**

## OFFERING SUMMARY

ACREAGE:	12,098 Acres
PRICE / ACRE:	\$2,500
CITY:	US- 27 Alt, Bronson
COUNTY:	Levy
PROPERTY TYPE:	Ranch & Recreation, Timberland

## PROPERTY OVERVIEW

Bronson Cattle and Timber features beautiful improved pastures, natural hardwood bottoms, mature pine plantations, all linked with an outstanding private road network; this property is a rare find. The cattle pasture and timber on the property are ready to work, featuring almost 3,200 acres of pasture and over 1,800 acres of mature planted pine timber. An additional 1,400 acres is also prepared for reforestation or conversion to pasture land. Bronson Cattle and Timber is located less than 10 minutes from the small town of Bronson and 15 minutes from Chiefland. Other cities, such as Gainesville, is an easy 40-minute drive and just under an hour to the Ocala metropolitan areas. Other nearby sites include Cedar Key, which is 40 minutes away, Manatee Springs is 30 minutes, and Fanning Springs State Park is 25 minutes away.

Most of the acreage is currently used for cattle and timber; however, hunting fishing opportunities on the Waccasassa River and the Little Waccasassa River provide fun recreational possibilities. Many trails on the property could be suitable for exploring on an ATV or Equestrian riding. Bronson Cattle and Timber is under an hour from the World Equestrian Center, which opened in late 2020 and is the largest equestrian complex in the United States. This large-acreage opportunity provides many possibilities for a buyer looking to own a timber, cattle, and recreational property in Florida.





## SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"><li>• Equestrian</li><li>• Ranch</li><li>• Timberland</li></ul>
UPLANDS / WETLANDS:	54% uplands
SOIL TYPES:	<ul style="list-style-type: none"><li>• Smyrna</li><li>• Wauchula</li><li>• and Pomona Fine Sands predominate in the uplands</li><li>• with Placid and Samsula Soils</li><li>• Depressional dominating the wetlands</li></ul>
TAXES & TAX YEAR:	\$38,589 for 2021
ZONING / FLU:	Forestry/Rural Residential [1 d.u. per 20 ac]
LAKE FRONTAGE / WATER FEATURES:	Fishing opportunities on the Waccasassa River and the Little Waccasassa River
ROAD FRONTAGE:	Approximately 5 miles on both SR-24 and US-27 Alternate
NEAREST POINT OF INTEREST:	Cedar Key, Suwannee River NWR, Manatee Springs and Fanning Springs State Parks, World Equestrian Center, and the University of Florida are all close by
FENCING:	Perimeter fenced and cross-fenced for cattle, except portions adjacent to the Waccasassa River
CURRENT USE:	Cattle grazing, hay production, forestry, hunting, and fishing
GRASS TYPES:	Bahia, native grasses, and Hemarthria



**POTENTIAL RECREATIONAL /  
ALT USES:**

Hunting, fishing on the  
Waccasassa River, and the  
Little Waccasassa River,  
Equestrian, and ATV riding

**LAND COVER:**

Improved pasture, pine  
plantation, natural hardwood  
bottomland

**STRUCTURES & YEAR BUILT:**

Office and open-bay shop  
complex built in 1960

**GAME POPULATIONS  
INFORMATION:**

Whitetail deer, wild turkey  
[Osceola subspecies], feral  
hogs, small game

**AGE OF STAGES OF TIMBER:**

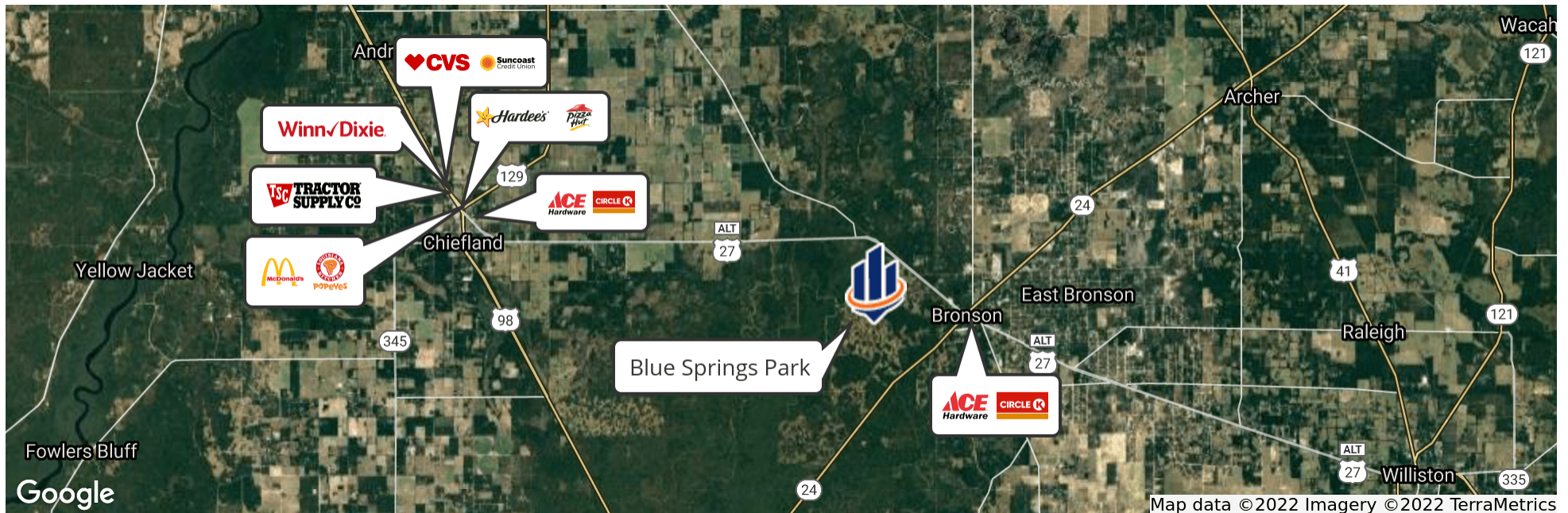
Pine plantations range from 13  
to 33 years old, some Loblolly  
but mainly Slash pine. A timber  
type map is available on  
request.



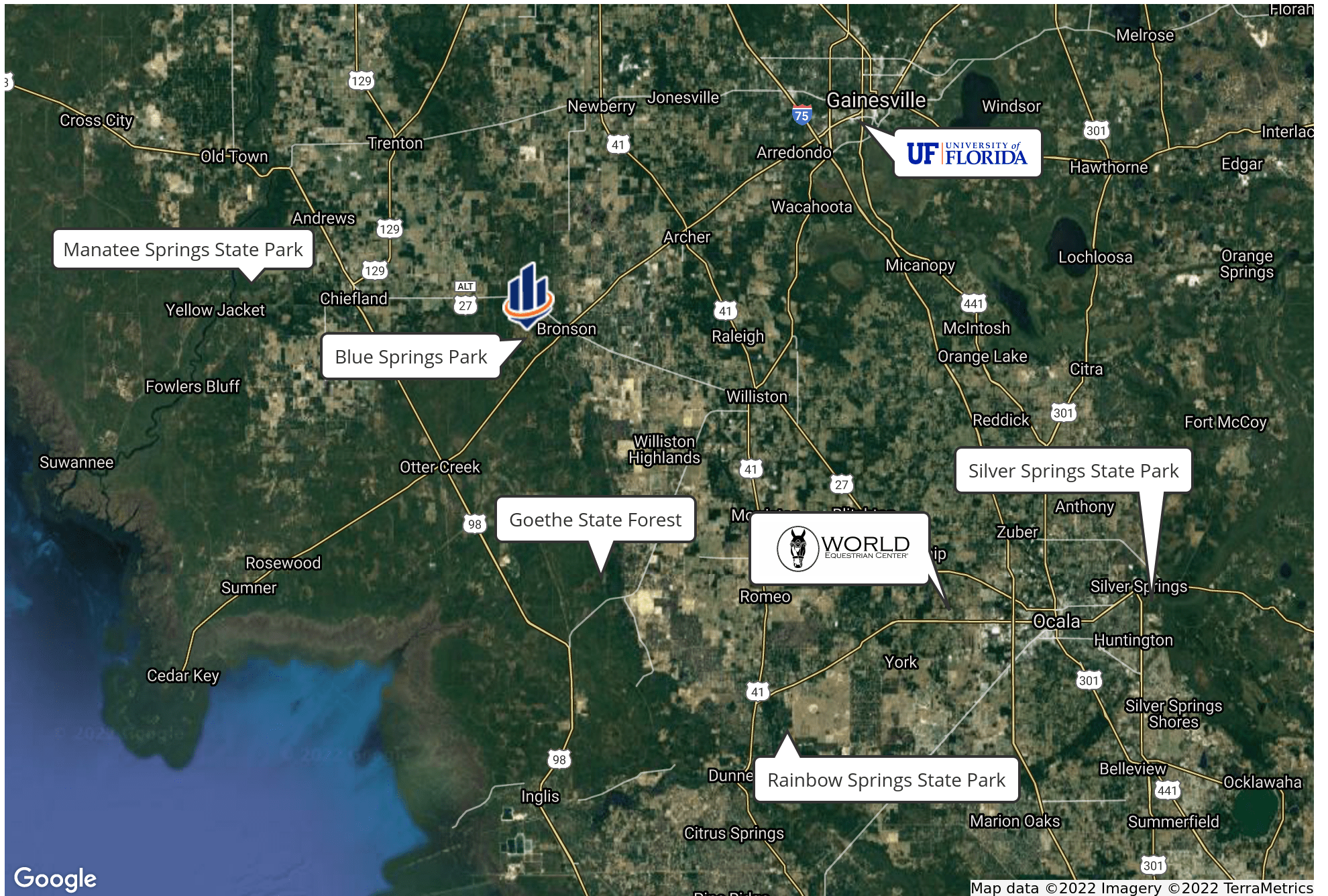


## LOCATION & DRIVING DIRECTIONS

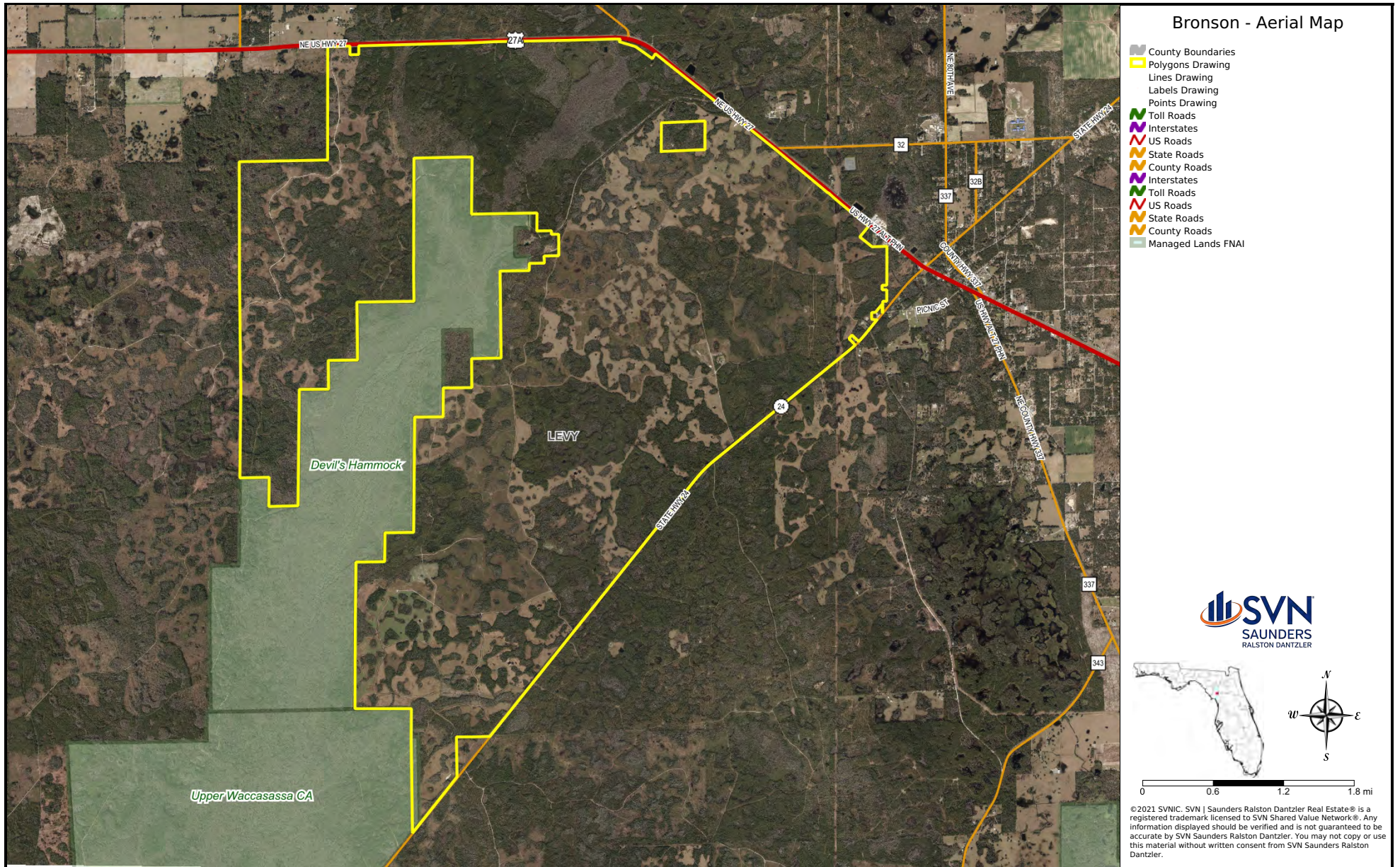
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<b>GPS:</b>	29.4417392, -82.6808321
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• Easy access from I-75 and Gainesville via SR-24 (approximately 20 miles) and from I-75 and Ocala on US-27/US-27 Alt (approx 34 miles)</li> <li>• Tract fronts both SR-24 and US-27 Alt just to the west of Bronson.</li> </ul>



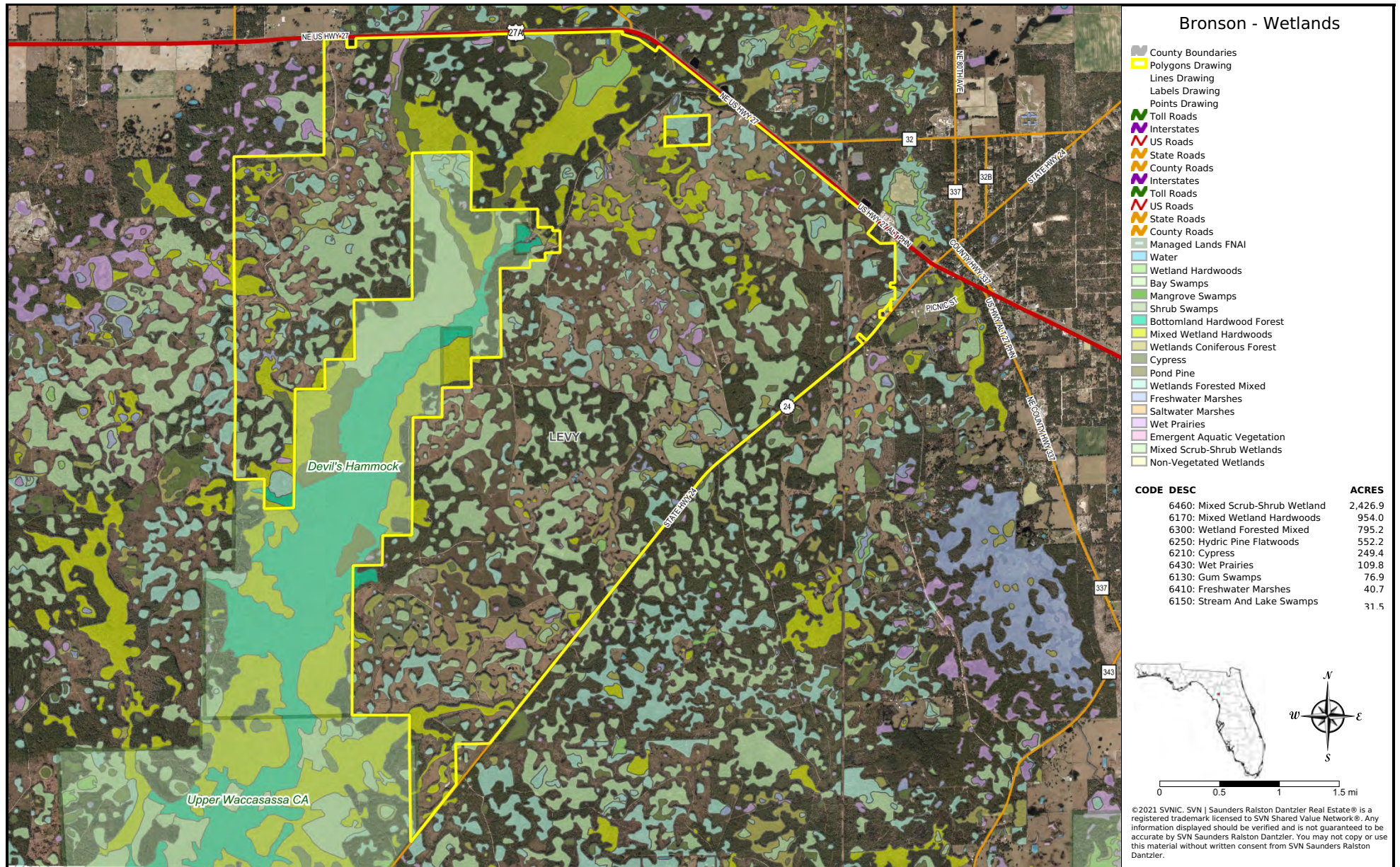




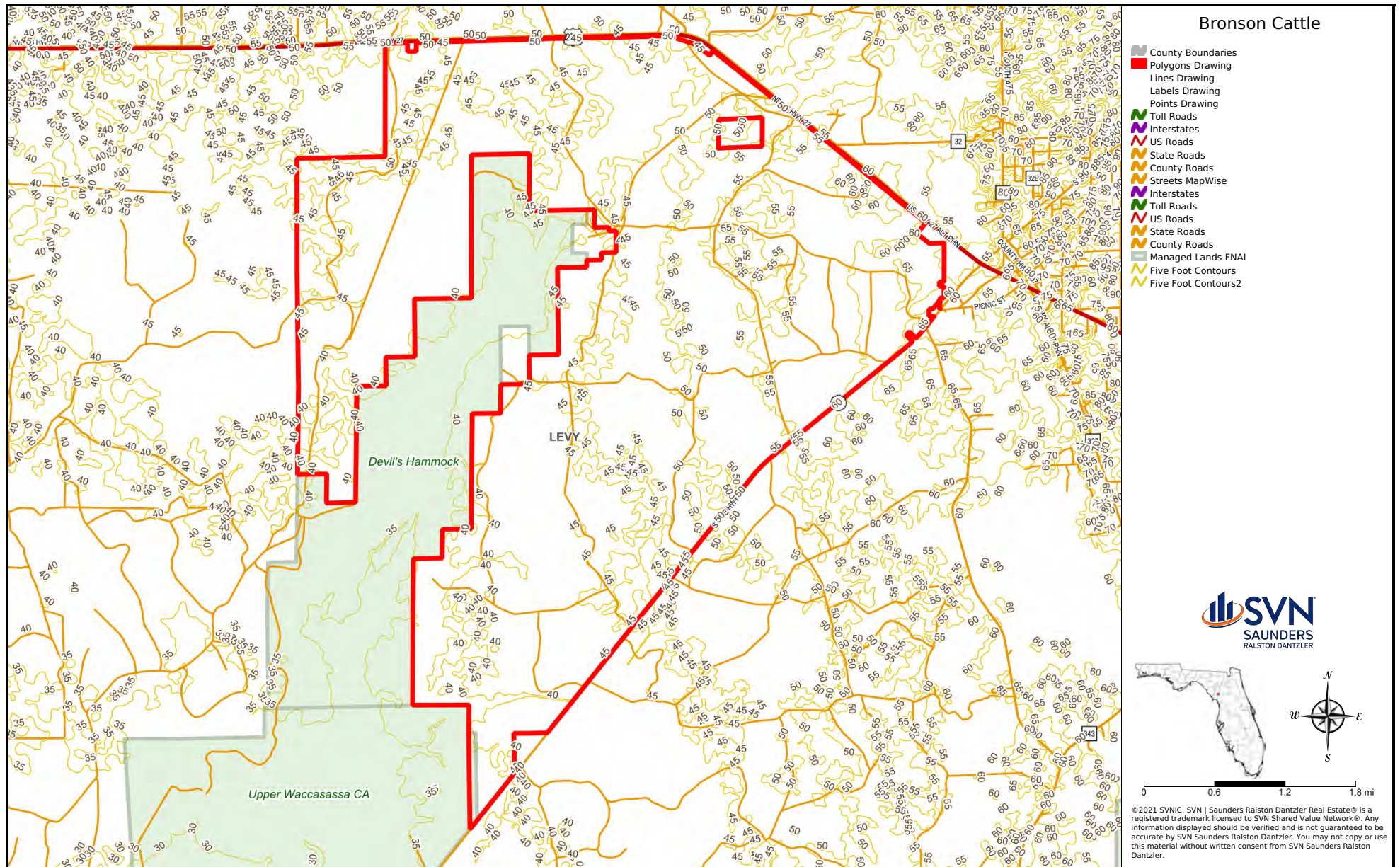




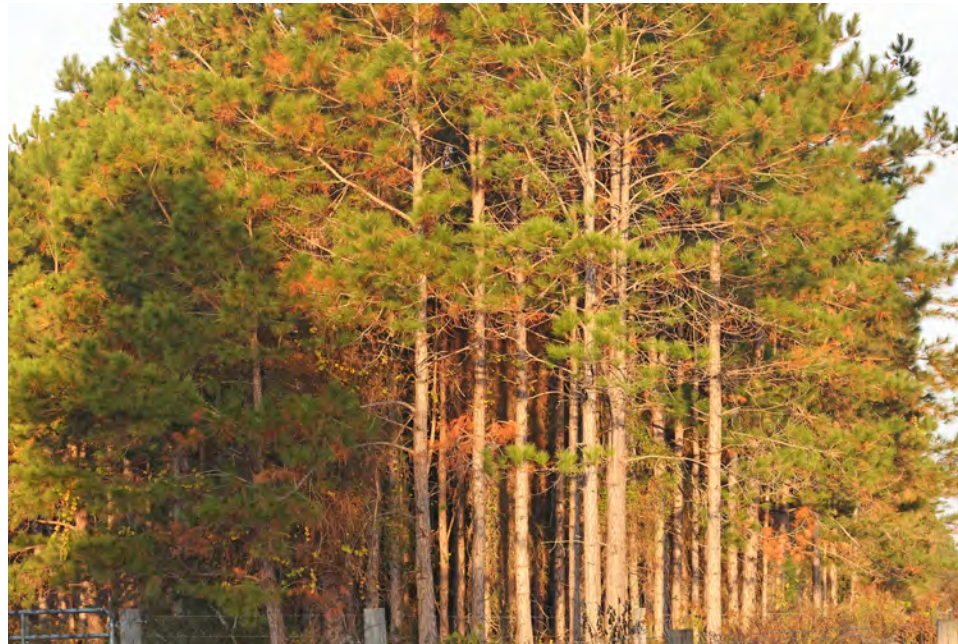




































**DEAN SAUNDERS ALC, CCIM**

Managing Director/ Senior Advisor

C: 863.287.8340

dean@svn.com



**JOHN A. " TONY" WALLACE**

Senior Advisor

C: 352.538.7356

tony.wallace@svn.com



**GREGORY DRISKELL**

Advisor

C: 386.867.2736

greg.driskell@svn.com



**DUSTIN CALDERON**

Senior Advisor

C: 407.908.9525

dustyc@svn.com



# ADVISOR & OFFICE LOCATIONS

Saunders Ralston Dantzler Real Estate

SVN

## HEADQUARTERS

LAKELAND OFFICE  
1723 Bartow Rd  
Lakeland, Florida 33801

## NORTH FLORIDA

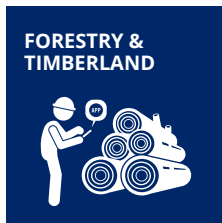
LAKE CITY OFFICE  
356 NW Lake City Ave  
Lake City, Florida 32055

## GEORGIA

THOMASVILLE OFFICE  
125 N Broad St, Suite 210  
Thomasville, Georgia 31792







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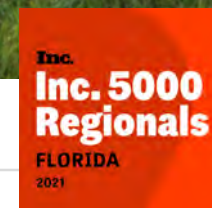
APEX 2020 Top  
National Producer



Most Influential  
Business Leaders



Largest Commercial  
Real Estate Brokers  
in Tampa Bay



Ranked 210 on Inc.  
5000 Regional List





1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
Lake City, Florida 32055  
386.438.5896

[www.SVNsaunders.com](http://www.SVNsaunders.com)

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