

UNDERBRINK RANCH

4,647 ± ACRES | LEVY COUNTY, FLORIDA | RANCH RECREATION & TIMBER

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SALE PRICE

\$11,497,500

OFFERING SUMMARY

ACREAGE:	4,647 Acres
PRICE / ACRE:	\$2,474
CITY:	Chiefland
COUNTY:	Levy
PROPERTY TYPE:	Ranch & Recreation, Timberland

PROPERTY OVERVIEW

Located in Levy County, the Underbrink Ranch offers an opportunity to own a diverse Florida ranch that is just 30 miles from Gainesville. The Underbrink Ranch reflects a commitment to multiple-use management of the property for grazing, forestry, recreation, and wildlife conservation. The result is a robust and healthy ecosystem supporting timber and cattle production along with ample wildlife including deer, wild turkey, feral hogs, and small game.

The ranch features improved pastures, planted pine, and cypress ponds on its 4,647 acres. Timber is mature with 115 acres of 30+-year-old planted slash pine and 318 acres of 22-year-old slash pine. The property also has an excellent network of interior improved graded roads and non-improved woods roads.

This well-diversified property has 1,537 acres of pasture, 433 acres of merchantable planted pine, 105 acres under center pivot irrigation, and 372 acres cleared and ready for pasture conversion or reforestation - all within the perimeter and crossed fencing.

Underbrink Ranch boasts 2 homes, barns, cattle working pens, 1.1 miles of frontage on US-19/98, and 1 mile of frontage on CR-347. Both 3 bedrooms / 2 bathrooms residences are well-suited with one at 2,400 SF and a second at 2,204 SF. Barn structures include a 2,340 SF horse barn, a 5,600 SF pole barn, and a 3,192 SF pole barn with cattle working pens.

This ranch is an ideal candidate for someone looking for a private recreational paradise, an investment buyer, or a family retreat. Make this your legacy property to enjoy now and pass on for generations to come.



SPECIFICATIONS & FEATURES

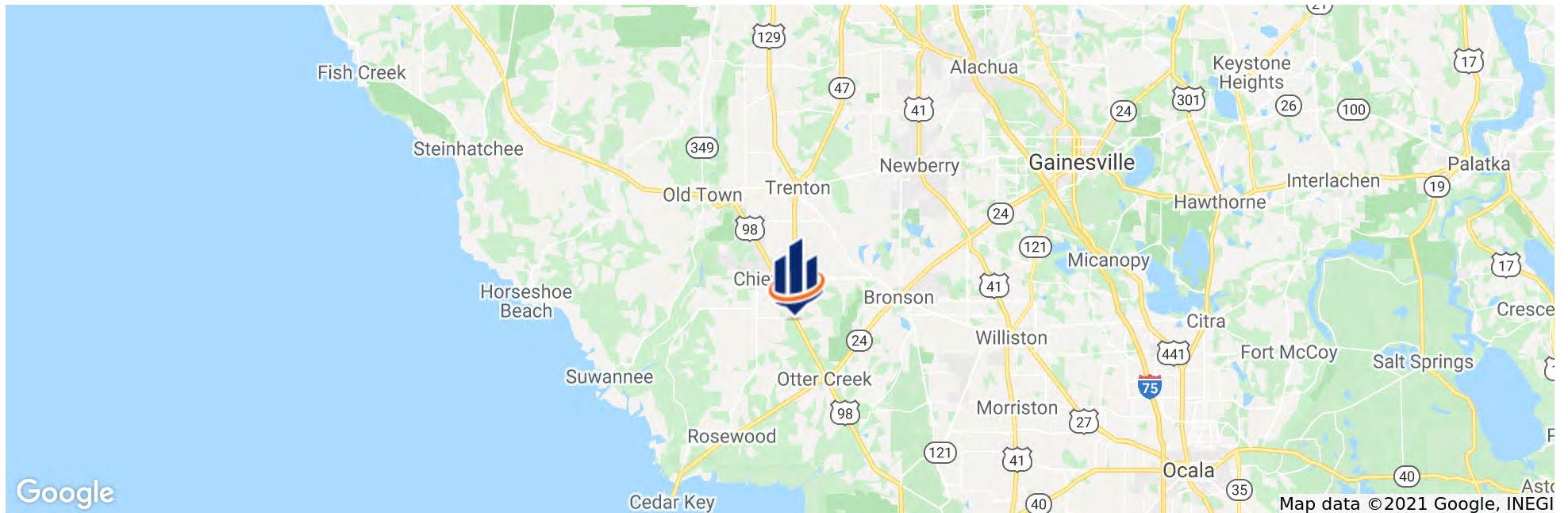
LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Ranch • Timberland 		
UPLANDS / WETLANDS:	59% Uplands / 41% Wetlands		
SOIL TYPES:	<ul style="list-style-type: none"> • Primarily Placid • Samsula • Smyrna • and Pompano fine sands. 		
TAXES & TAX YEAR:	\$20,471.85 [\$4.42/acre] 2021		
ZONING / FLU:	Approximately 3050 acres in Forestry/Rural Residential [1 d.u./20 ac] and 1597 acres in Agricultural/Rural Residential [1/10 ac]		
ROAD FRONTAGE:	1.1 mile of frontage on US-19/98 and 1 mile of frontage on CR-347		
NEAREST POINT OF INTEREST:	Cedar Key, Lower Suwannee National Wildlife Refuge, Manatee Springs State Park, World Equestrian Center, and more all less than an hour's drive		
FENCING:	Perimeter and crossed fenced.		
CURRENT USE:	Cattle grazing, timber production, recreation		
GRASS TYPES:	Bahia		
POTENTIAL RECREATIONAL / ALT USES:	Recreation: hunting, equestrian, ATV/UTV riding, hiking, camping		
LAND COVER:	Mixture of pasture, planted pines, irrigated land, cleared land, natural hardwood/cypress		
		STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • 2400 SF 3 BR 2 BA Residence built in 2004 • 2204 SF 3 BR 2 BA Residence built in 1999 • 2340 SF horse barn • 5600 SF pole barn • 3192 SF pole barn • Cattle working pens
		GAME POPULATION INFORMATION:	Good population of deer, turkey, feral hogs and small game.
		ON SITE ROAD ACCESS:	Good network of interior improved graded roads and non-improved woods roads.
		AGE OF STAGES OF TIMBER:	115 acres of 30+ year old planted slash pine, 318 acres of 22 year old slash pine plantation

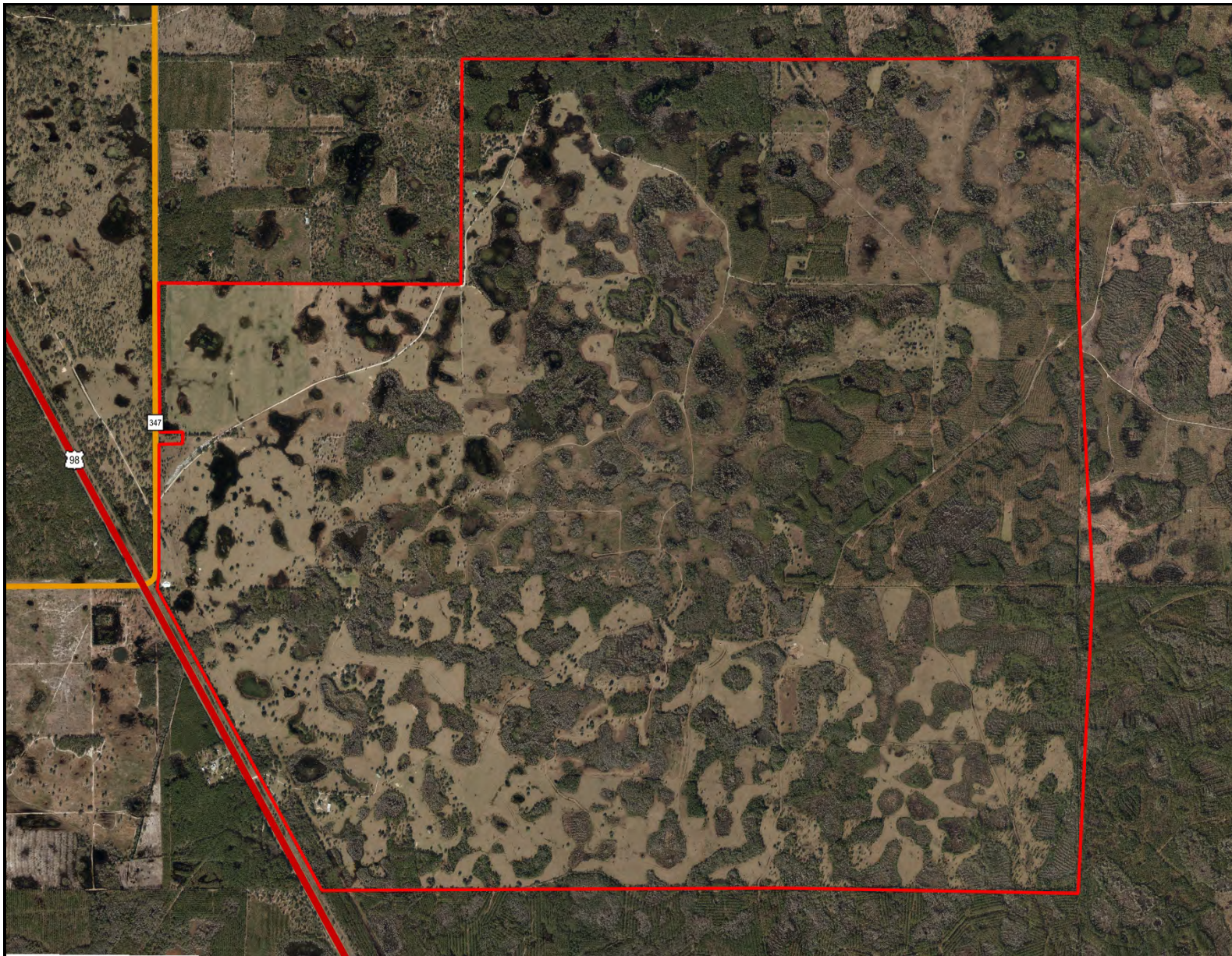















LOCATION & DRIVING DIRECTIONS

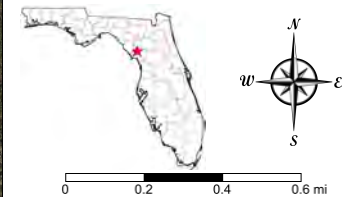
PARCEL:	Multiple in Levy County FL
GPS:	29.4079052, -82.8163403
DRIVING DIRECTIONS:	From I-75 and SR-24 in Gainesville: travel west on SR-24 for 31 miles to US-19/98; turn Right on US-19/98 and travel 6.3 miles to property on Right [look for sign]
SHOWING INSTRUCTIONS:	Contact listing agent to arrange a showing.



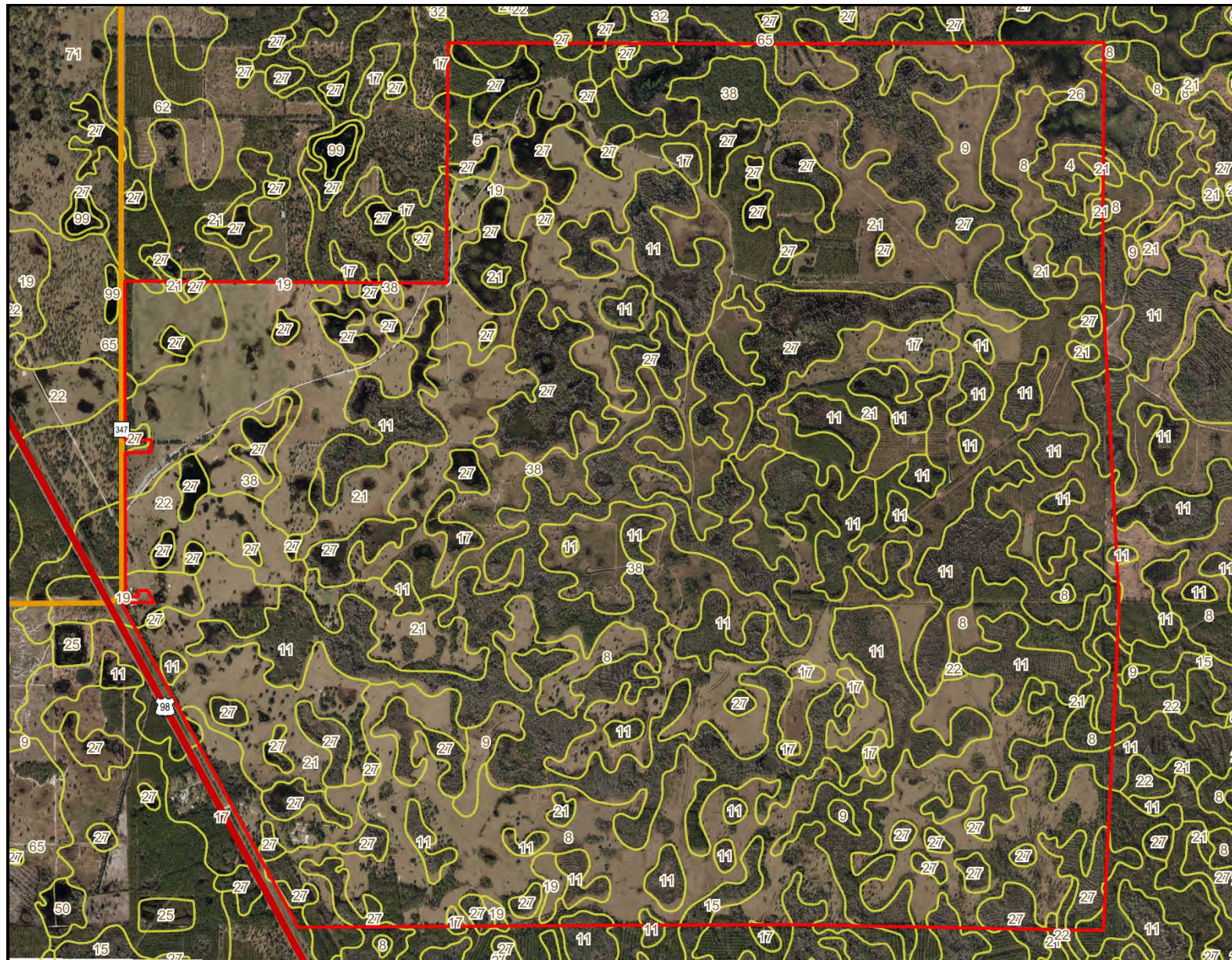


Underbrink Ranch

-  Polygons Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads



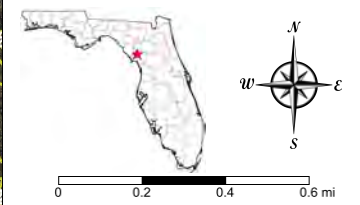
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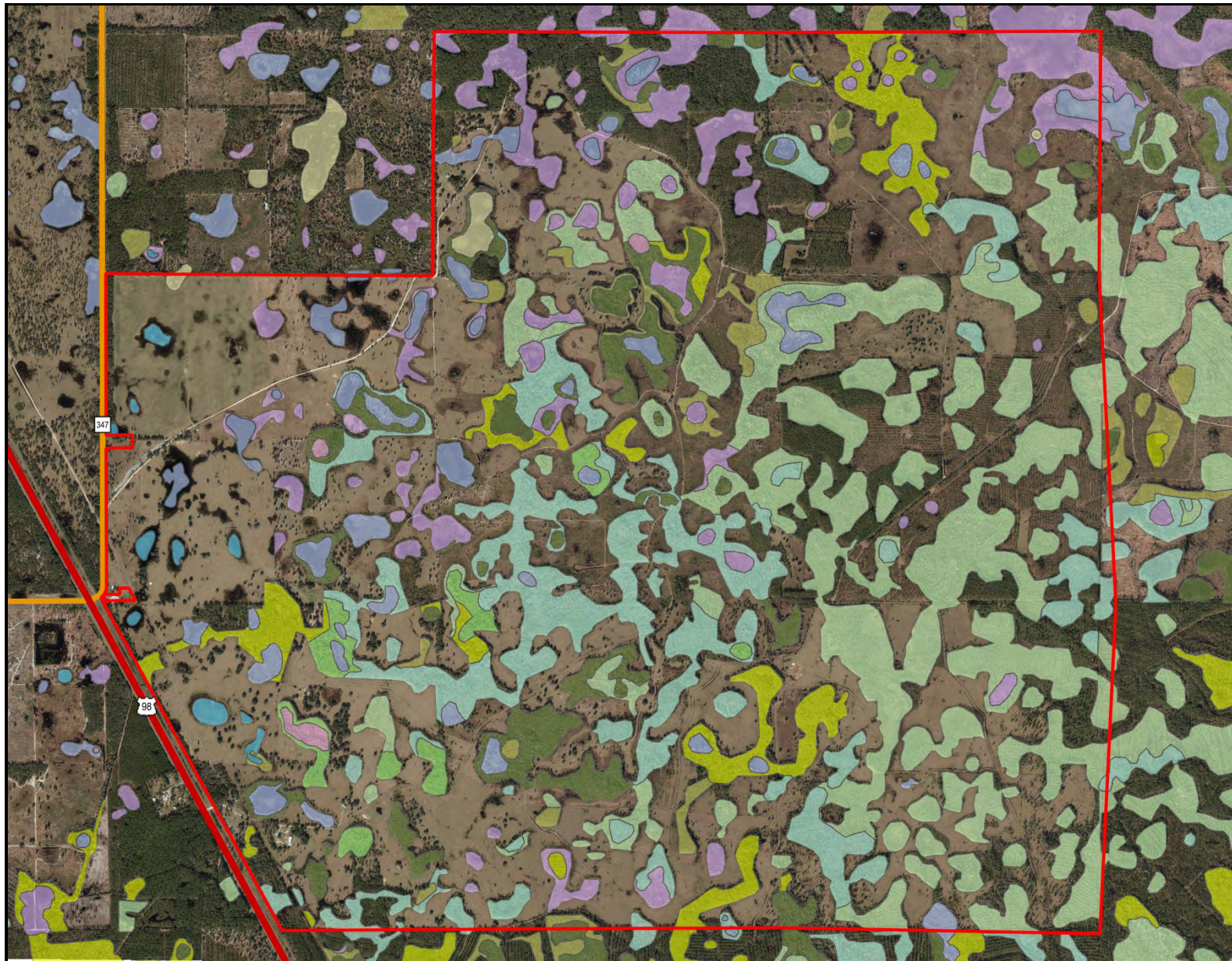
Underbrink Ranch - Soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Soils Boundaries

CODE	DESC	ACRES
11	Placid And Samsula Soils, Depressional	1,089
8	Smyrna Fine Sand	1,021
27	Placid And Popash Soils, Depressional	808
21	Pompano Fine Sand	736
38	Myakka Sand	342
19	Sparr Fine Sand	278
17	Adamsville Fine Sand, 0 To 5 Percent Slopes	107
65	Sparr-Lochloosa Complex, 1 To 5 Percent Slopes	93
22	Holopaw Fine Sand	72
9	Pomona Fine Sand	54
5	Immokalee Fine Sand	21
15	Holopaw-Pineda Complex, Frequently Flooded	14
4	Millhopper Fine Sand, 1 To 5 Percent Slopes	9
26	Gator And Terra Ceia Soils, Frequently Flooded	4
71	Pender Loamy Fine Sand	1
32	Otela-Tavares Complex, 1 To 5 Percent Slopes	0
TOTAL =		4649.63178857823 acres



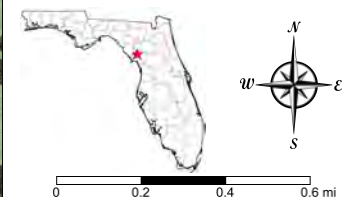
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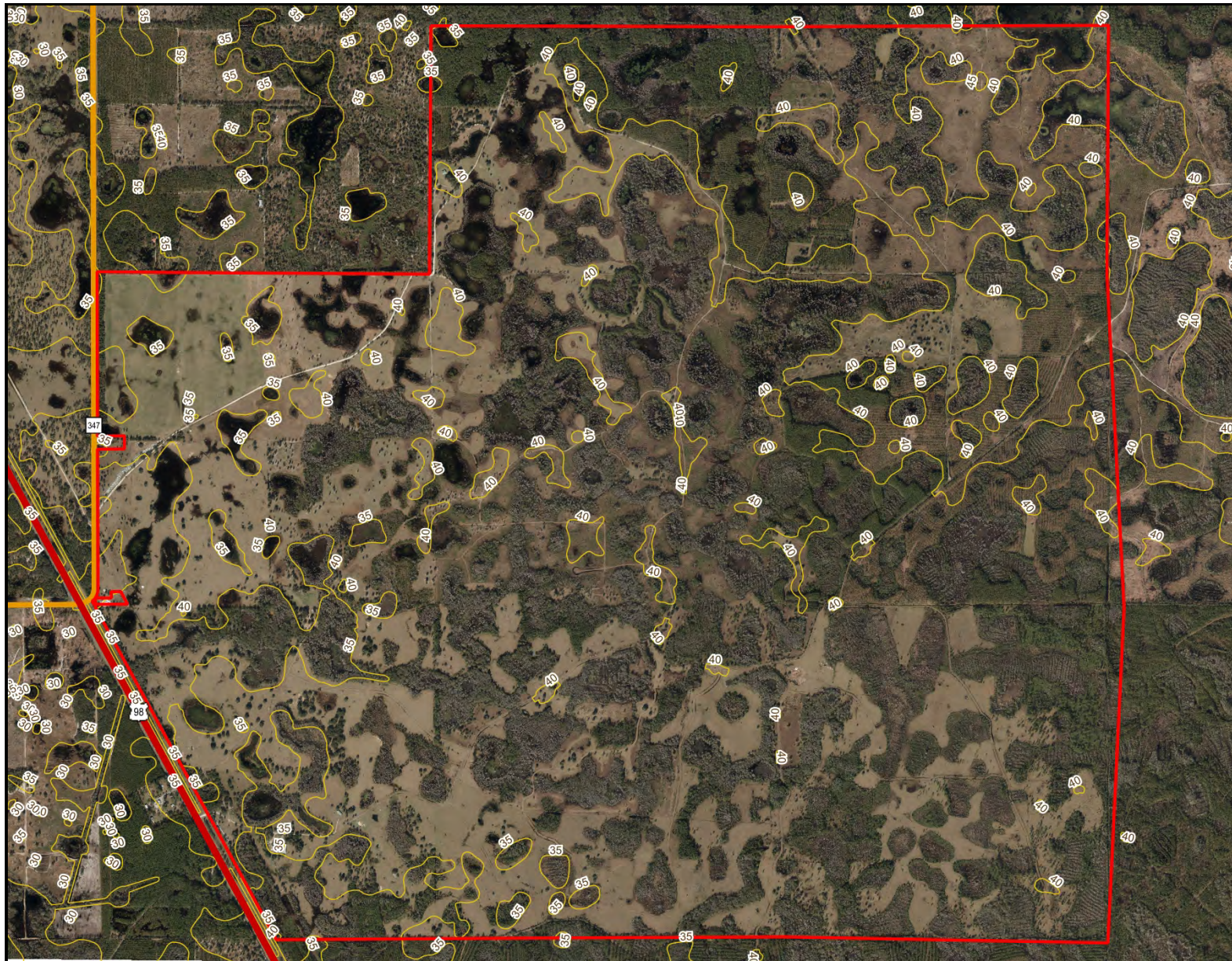
Underbrink Ranch - Wetlands

- County Boundaries
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- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
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- State Roads
- County Roads
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- US Roads
- State Roads
- County Roads
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6460:	Mixed Scrub-Shrub Wetland	661.1
6300:	Wetland Forested Mixed	385.0
6430:	Wet Prairies	221.3
6210:	Cypress	179.9
6170:	Mixed Wetland Hardwoods	160.1
6410:	Freshwater Marshes	134.8
6250:	Hydric Pine Flatwoods	60.4
6130:	Gum Swamps	48.9
5300:	Reservoirs	16.3
6530:	Intermittent	11.7
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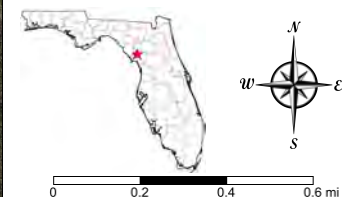


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Underbrink Ranch - Topo

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
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- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Five Foot Contours
- Five Foot Contours2



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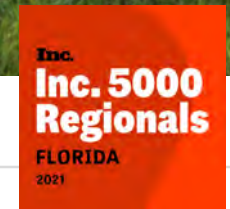
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ADVISOR & OFFICE LOCATIONS

saunders Ralston Dantzler Real Estate

SYN

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LAKELAND OFFICE
1723 Bartow Rd
Lakeland, Florida 33801

NORTH FLORIDA

LAKE CITY OFFICE
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Lake City, Florida 32055

GEORGIA

THOMASVILLE OFFICE
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Thomasville, Georgia 31792





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- located in 8 countries



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