

DOWNNEY HAMMOCK TRACT

455 ± ACRES | MARION COUNTY, FLORIDA | TIMBERLAND, RANCH RECREATION & NURSERY

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

\$1,706,250

PROPERTY OVERVIEW

The Downey Hammock Tract features good improved pasture, well-stocked planted pine stands, and a good internal road network. With frontage on Burbank Road, this property is easy to access but provides plenty of privacy as it is bordered on the west by the Half Mile Creek Conservation Area.

OFFERING SUMMARY

ACREAGE:	455 Acres
PRICE / ACRE:	\$3,750
CITY:	NE 90th St., Fort McCoy
COUNTY:	Marion
PROPERTY TYPE:	Ranch and Recreation, Farmland, Timberland



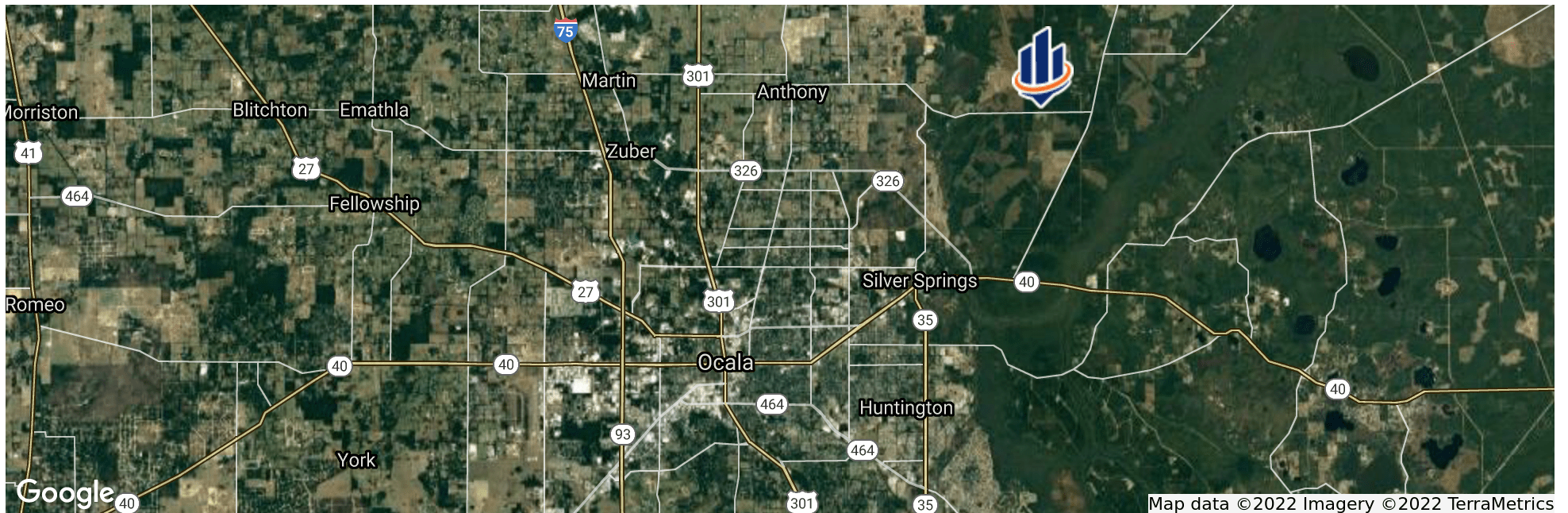
SPECIFICATIONS & FEATURES

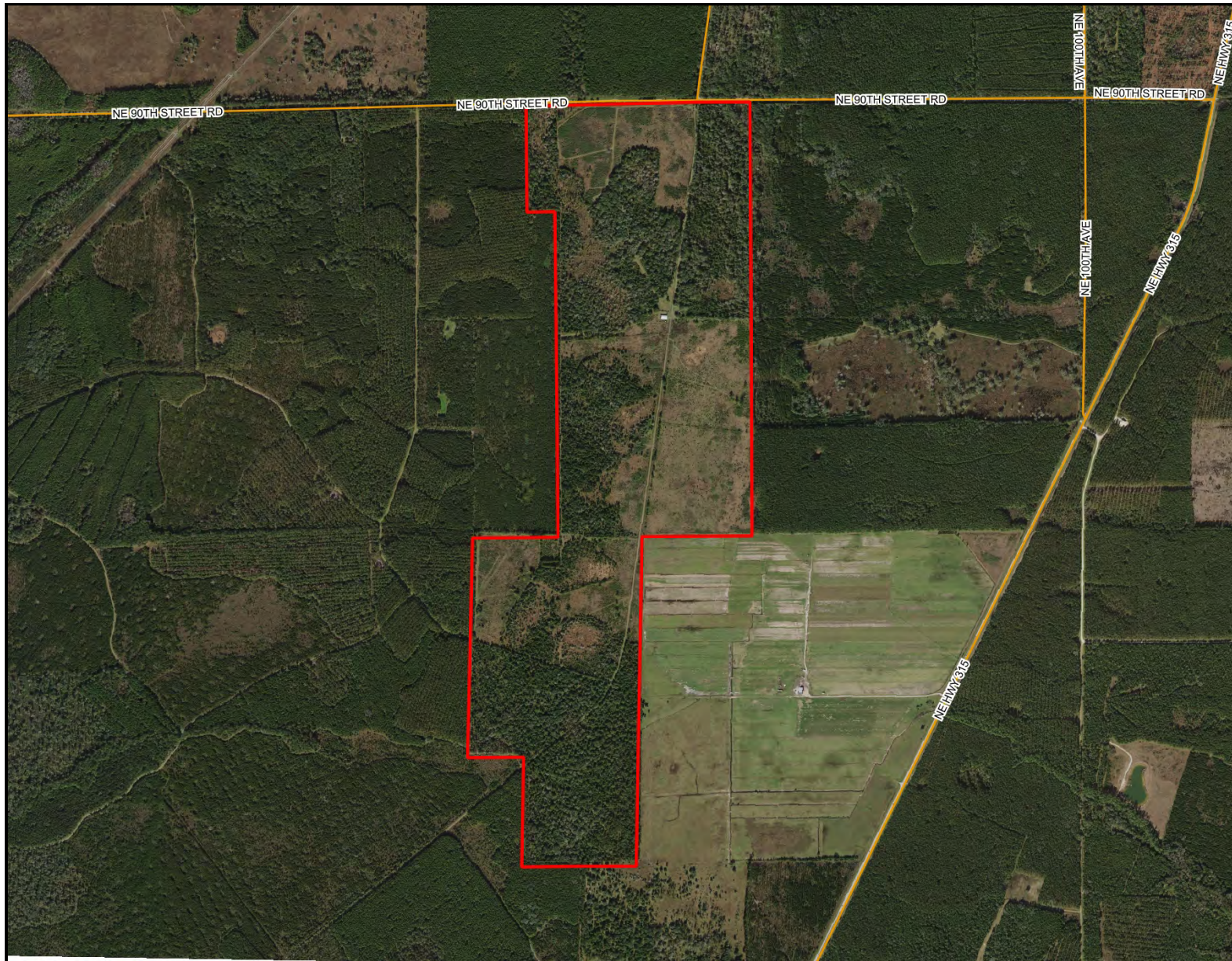
LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Farms & Nurseries Properties • Ranch • Timberland
UPLANDS / WETLANDS:	97% uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Eureka Loamy Fine Sand and Eureka Loamy Fine Sand • Depressional
TAXES & TAX YEAR:	\$1761 for 2021
ZONING / FLU:	A1
ROAD FRONTAGE:	1/2 mile along Burbank Road [NE 90th Street]
NEAREST POINT OF INTEREST:	Silver Springs State Park and the Ocala National Forest are just a few minutes away.
FENCING:	Board fencing along road, with barbwire/field fence elsewhere
CURRENT USE:	has been used for cattle but none currently on-site
POTENTIAL RECREATIONAL / ALT USES:	Hunting, ATV & horseback riding
LAND COVER:	pine plantation, hardwood hammock
STRUCTURES & YEAR BUILT:	2001 40' x 70' barn
GAME POPULATION INFORMATION:	whitetail deer, Osceola wild turkey, and feral hog population in area is good
AGE OF STAGES OF TIMBER:	Planted loblolly is approximately 10 years old



LOCATION & DRIVING DIRECTIONS

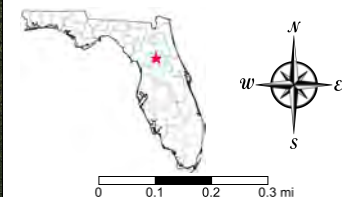
PARCEL:	16049-000-00
GPS:	29.2809421, -82.0023579
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • from downtown Silver Springs, go east on SR 40 for approximately 2.5 miles to CR 315 and turn north (left) • Proceed north for 4.8 miles to Burbank Road (NE 90th St) and turn west (left) • Tract will be on the south side of the road (left) in 1 mile



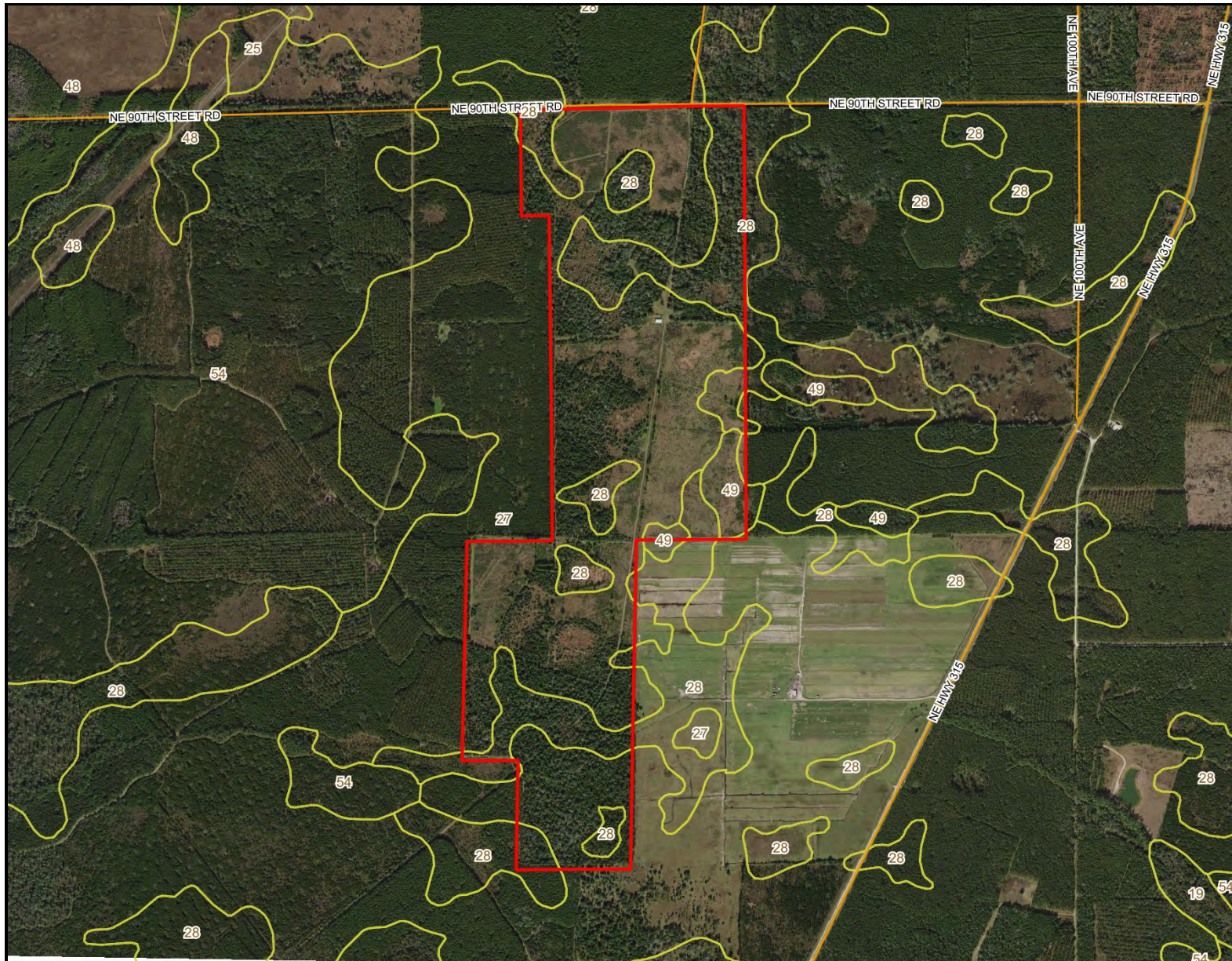


Downey Hammock - Aerial

- County Boundaries
- Polylines Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise



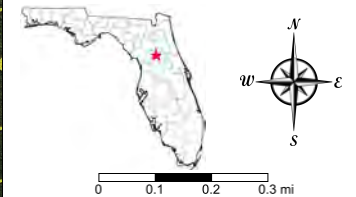
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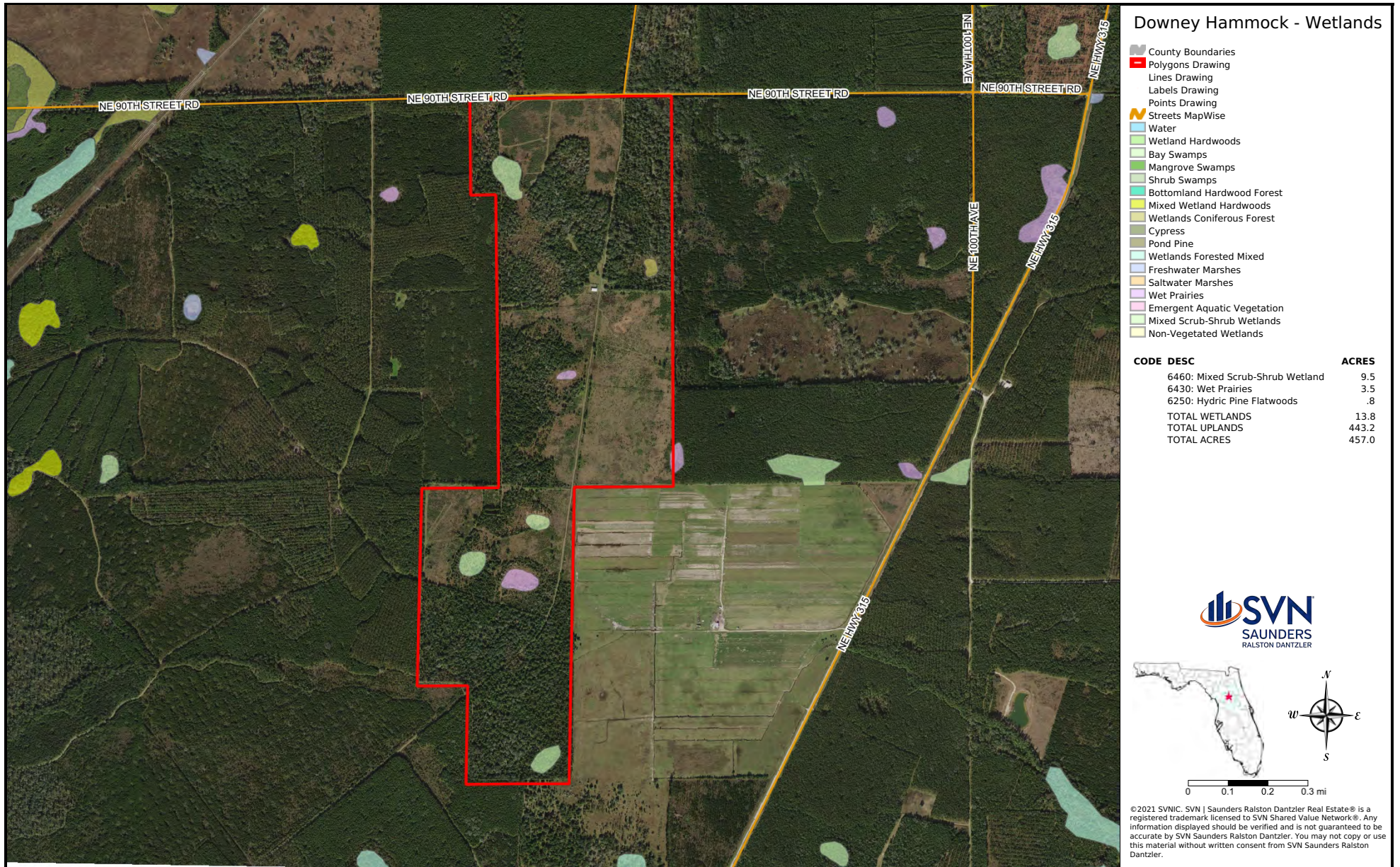
Downey Hammock - Soils

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Soils Boundaries

CODE	DESC	ACRES
27	Eureka Loamy Fine Sand	319
28	Eureka Loamy Fine Sand, Depressional	125
49	Martel Sandy Clay Loam	13
TOTAL =		457.002160341165 acres



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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



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



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

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