

MCGEE EAST RANCH

1,058 ± ACRES | LEVY COUNTY, FLORIDA | TIMBERLAND, RANCH RECREATION

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SALE PRICE

\$4,496,500

OFFERING SUMMARY

ACREAGE:	1,058 Acres
PRICE / ACRE:	\$4,250
CITY:	County Road 343, Bronson
COUNTY:	Levy
PROPERTY TYPE:	Ranch & Recreation, Timberland

PROPERTY OVERVIEW

Located in a recreational paradise, McGee East Ranch is fenced and cross-fenced for cattle, timber, and provides many recreational opportunities. The 1,058-acre property is an ideal environment for hunting Whitetail deer, Osceola wild turkey, ducks, or feral hogs. The Goethe State Forest borders the tract, with Cedar Key, the Gulf of Mexico, Ocala, and Gainesville all less than an hour away.

Infrastructure for cattle including a metal pole barn, cattle pens, and several small ponds on the property provide water for livestock. This large acreage tract is comprised of improved pasture, cropland, cypress ponds, and pine flatwoods. McGee East Ranch is located in Levy County and provides many possibilities for a buyer looking to own a timber, cattle, and recreational property in Florida.



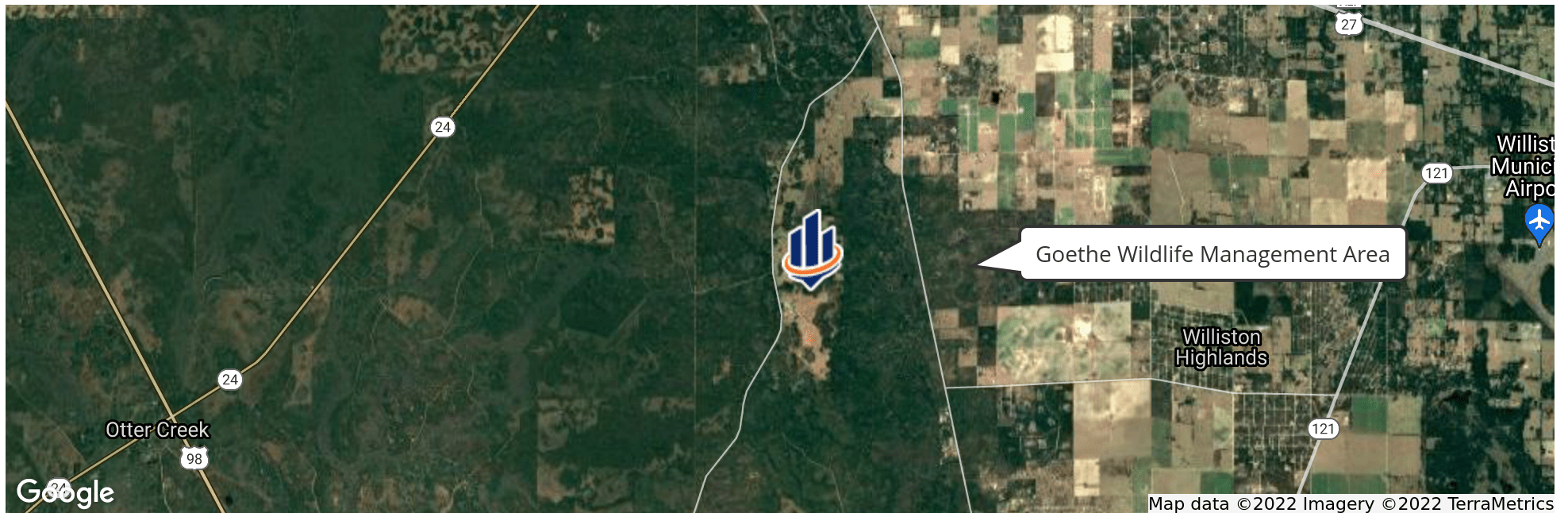
SPECIFICATIONS & FEATURES

LAND TYPES:	Equestrian, Ranch, and Timberland
UPLANDS/WETLANDS:	68% uplands/32% wetlands
SOIL TYPES:	Smyrna and Adamsville Fine Sands are the predominant upland soils
TAXES & TAX YEAR:	\$3,508 for 2021
ZONING / FLU:	Forestry/Rural Residential (1 du /20 ac)
WATER FEATURES:	Several small ponds on the property for livestock watering
WELLS & IRRIGATION	One 12" well with electric turbine attached for irrigation. The irrigation pipe has been stubbed up at two different locations for center pivot irrigation. The well permit is valid till 2034. There are also two 4" wells for watering cattle.
ROAD FRONTAGE:	1.5 miles along County Rd 343
NEAREST POINTS OF INTEREST:	Goethe State Forest borders the tract, with Cedar Key, the Gulf of Mexico, Ocala, and Gainesville all less than an hour away
FENCING:	Fenced and cross-fenced for cattle
GRASS TYPES:	Bahia
RECREATIONAL USES:	Equestrian, ATV's
STRUCTURES	Metal pole barn and Cattle pens
GAME POPULATION INFORMATION:	Whitetail deer, Osceola wild turkey, feral hogs all abundant



LOCATION & DRIVING DIRECTIONS

PARCEL:	0365700000 0366400000 and 0365200000
GPS:	29.3500161, -82.6300019
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From US 27-Alt and CR 337 in Bronson: Go south on CR 337 for 3.3 miles to CR 343 and turn right • Proceed 3.4 miles to gate/sign on left.
SHOWING INSTRUCTIONS:	Call listing agents

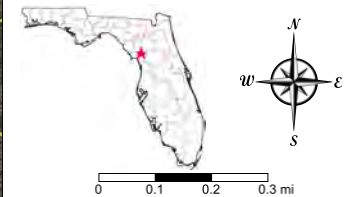




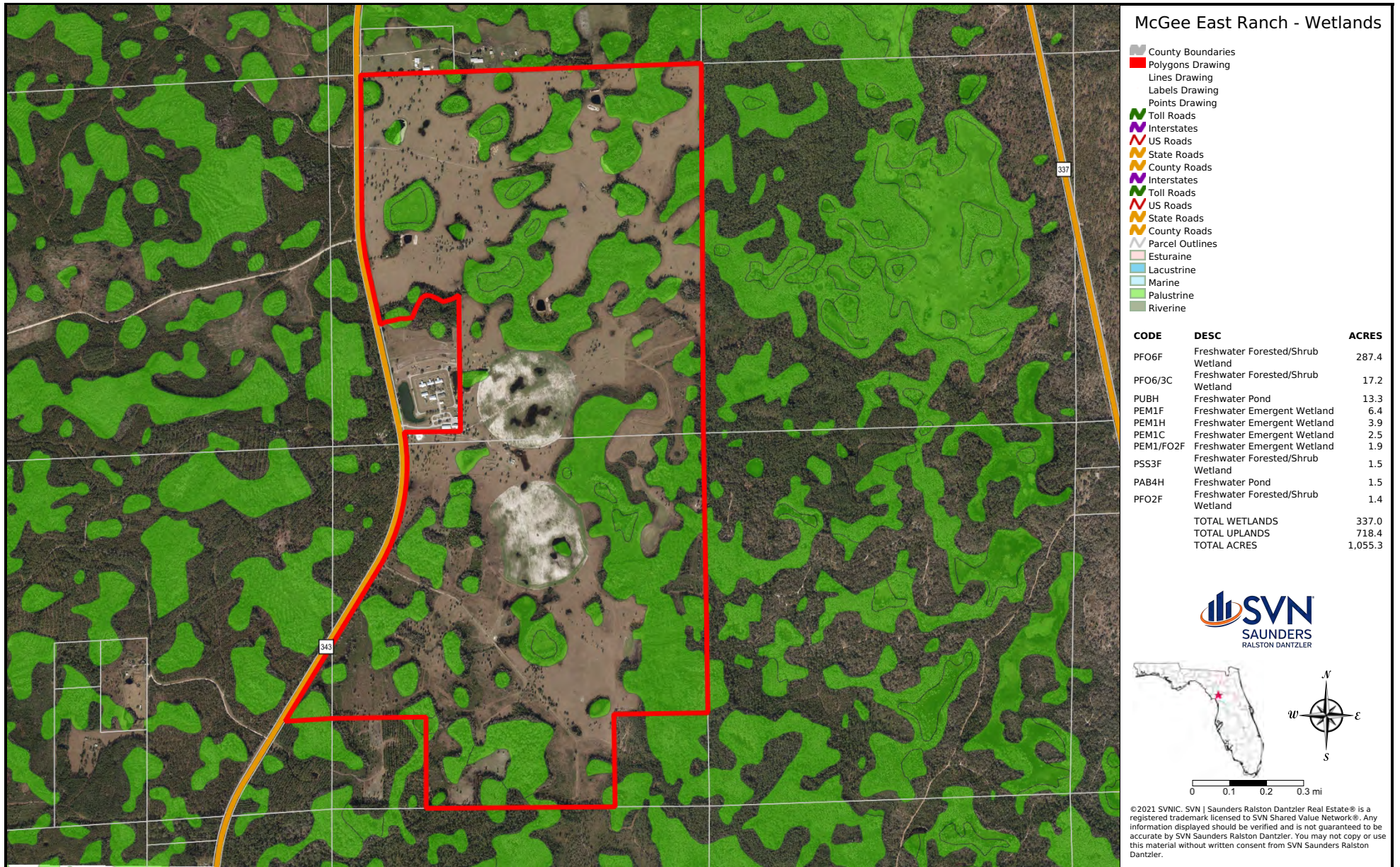
McGee East Ranch - Soils

- 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
- Parcel Outlines
- Soils Boundaries

CODE	DESC	ACRES
8	Smyrna Fine Sand	538
11	Placid And Samsula Soils, Depressional	361
17	Adamsville Fine Sand, 0 To 5 Percent Slopes	119
21	Pompano Fine Sand	16
99	Water	7
23	Zolfo Sand	7
27	Placid And Popash Soils, Depressional	5
22	Holopaw Fine Sand	1
TOTAL =		1055.33088934741 acres



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