REALTY WORLD™ CURRI COMMERCIAL

Building Value in Partnership

960 CR 20A Hawthorne, FL 32640

FOR SALE

UNIQUE LAND OPPORTUNITY WITH 10 ACRE SPRING FED LAKE

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Features

- 355.6 total acres, cleared and wooded with perimeter and crossroads in place
- Planned Unit Development and mining capability
- Zoned PUD, RR (Rural Residential)
- Water, power & natural gas on property
- Fresh water spring fed lake

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Amazing Mixed Use Property

This property is currently undeveloped. There are perimeter and crossroads in place. The property is cleared and wooded with natural conservation areas for trails, parks & recreation. It includes a 9.97 acre fresh water, spring fed fishing lake, 214.6 buildable acres, a variety of game present for hunting and 131 acres of wetlands. It was formerly approved for PUD and mining capabilities.

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The property is divided into 5 tracts, all in Putnam County.

Legal Description:

TRACT #1:
ALL THAT PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 (BEING GOVERNMENT LOT 2) OF SECTION 27, TOWNSHIP 10 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD # 20-A, AS SAID RIGHT-OF-WAY IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 95 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

TRACT #2:
ALL THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 (BEING GOVERNMENT LOT 4) OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 23 EAST, LYING SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD # 20-A, AS SAID RIGHT-OF-WAY IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 95 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA.

TRACT #3:
PART OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 (BEING GOVERNMENT LOT 5) OF SECTION 28, TOWNSHIP 10 SOUTH, RANGE 23 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHWEST CORNER OF THE SAID SW 1/4 OF THE SE 1/4, RUN THENCE NORTH ALONG THE WEST LINE OF SAME, FOR A DISTANCE OF 1360 FEET, RUN THENCE EAST, TO THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD #20-A, AS SAID RIGHT OF WAY IS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 73, PAGE 95 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA, RUN THENCE IN A SOUTHEASTERLY DIRECTION, ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROAD 20A TO THE EAST LINE OF THE SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4, RUN THENCE SOUTH, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 930 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID SECTION 28, RUN THENCE WEST, ALONG THE SOUTH LINE OF SECTION 28, TO THE POINT OF BEGINNING TO CLOSE.

EXCEPTING THEREFROM A TRACT OF LAND SITUATE THEREIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A CONCRETE MONUMENT AT THE NORTHWEST CORNER OF TRACT #4 ACCORDING TO PLAT OF LANDS OF THE UNITED CLAY MINES CORPORATION AS RECORDED IN MAP BOOK 2, AT PAGE 56 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA, AND RUN THENCE S.88°47'E., ALONG THE NORTH LINE OF SAID TRACT #4, A DISTANCE OF 699.25 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF STATE ROAD #S20A, AND THE POINT OF BEGINNING OF THIS DESCRIPTION. FROM POINT OF BEGINNING (1) RUN THENCE S.42°50' E., ALONG SAID RIGHT-OF-WAY, A DISTANCE OF 294.24 FEET TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 1472.69 FEET AND A CENTRAL ANGLE OF 44°24'30", (2) THENCE ALONG SAID CURVE, AN ARC DISTANCE OF 99.81 FEET TO A CONCRETE MONUMENT; (3) THENCE RUN S.47°10' W., A DISTANCE OF 215.38 FEET TO A CONCRETE MONUMENT; (4) THENCE RUN N.42°50'W., A DISTANCE OF 318.10 FEET TO A CONCRETE MONUMENT SET ON THE WATER'S EDGE OF A SMALL LAKE; (5) THENCE NORTHERLY, MEANDERING SAID WATERS A DISTANCE OF 240.00, MORE OR LESS, TO THE POINT OF BEGINNING AND TO CLOSE. THIS BEING THE PROPERTY CONVEYED TO L.F. WORLEY AND BERNICE B. WORLEY, HUSBAND AND WIFE, BY DEED RECORDED IN OFFICIAL RECORDS BOOK 146, PAGE 538 OF THE PUBLIC RECORDS OF PUTNAM COUNTY, FLORIDA, WITH PLAT ATTACHED.

TRACT #4:
THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 23 EAST AND THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 10 SOUTH, RANGE 23 EAST.

TRACT #5:
THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 10 SOUTH, RANGE 23 EAST.

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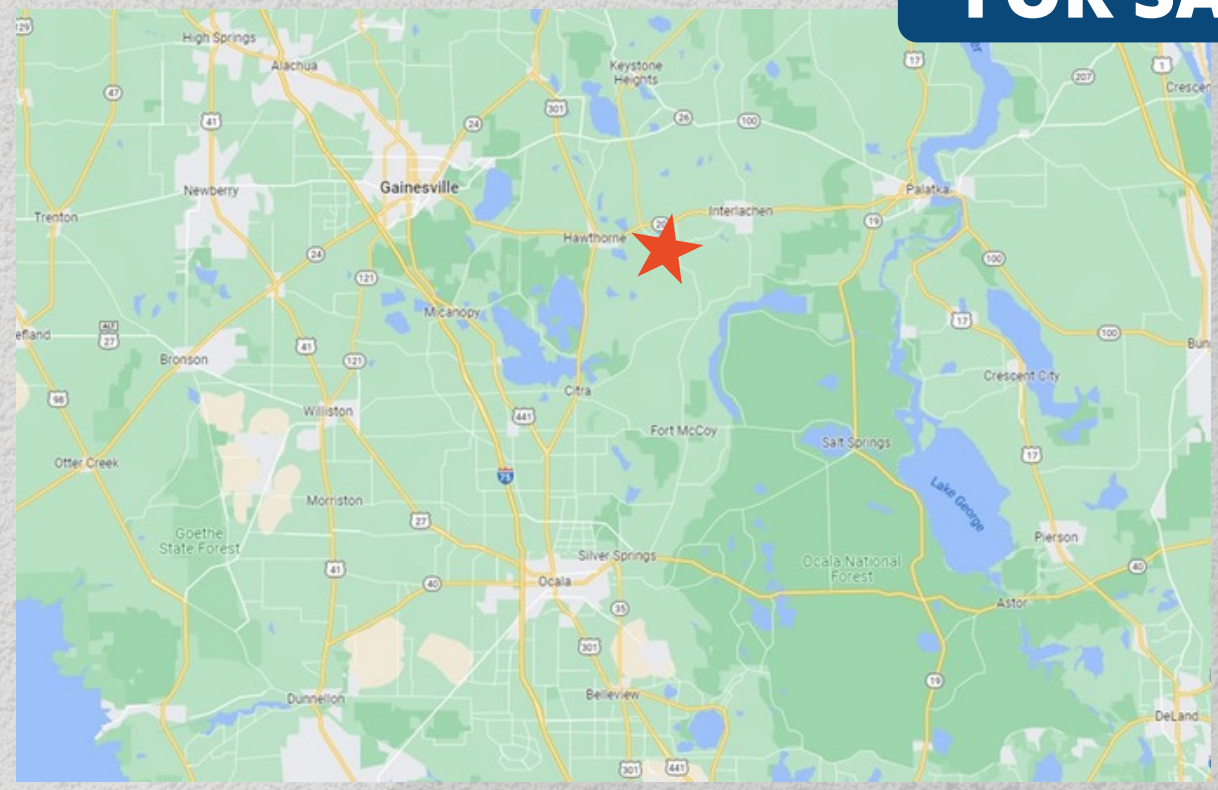

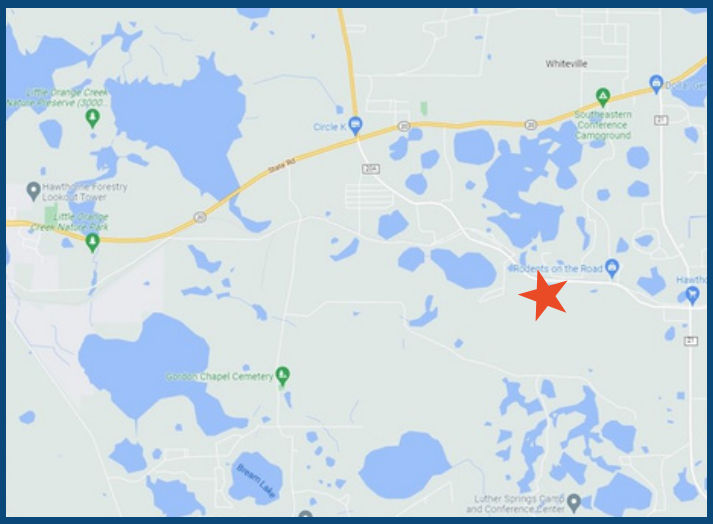

Located south of CR 20A in the Crossley area of West Putnam County. From Palatka: CR20 west, left onto CR 21S, right on CR 20A to property. From Gainesville: CR 20 east, right on CR 20A. Property is on the right.

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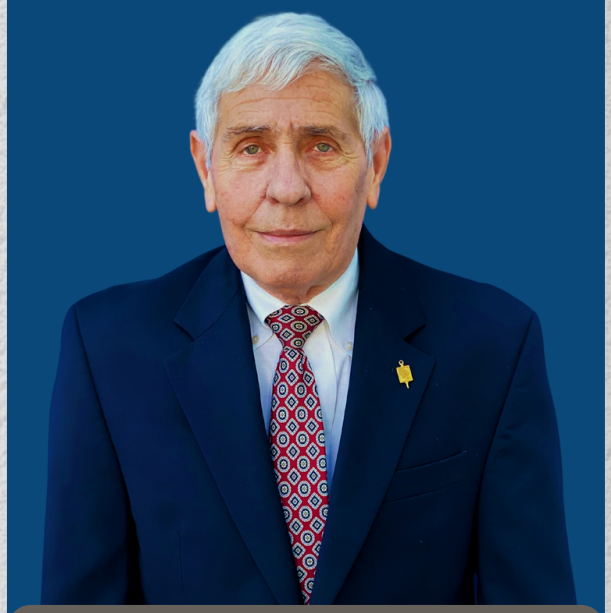
When you're purchasing land, it's important to hire an agent who has extensive experience negotiating land deals.

$2,300,000

Gene Artusa
Realtor®



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