

# FLAT BRANCH LAKES

OTTER CREEK, FL | LEVY COUNTY

277 ± ACRES TOTAL







## SPECIFICATIONS & FEATURES

**Acreage:** 277 ± acres

**Sale Price:** \$637,100

**Price per Acre:** \$2,300

**Site Address:** SE US Highway 19, Otter Creek, FL 34449

**County:** Levy

**Acreage:** 277 ± acres, with approximately 27 acres of lake and 155 acres of pine plantation, plus 105 acres of natural hardwoods and cypress.

**Species:** Various ages of planted loblolly and slash pines, natural hardwoods

**Roads:** Tract is bisected by an improved private graded road. A network of unimproved dirt roads provide access to the various parts of the tract.

**Zoning/FLU:** Forestry/Rural Residential

**Road Frontage:** Over 5,900 feet of US 19/98 frontage

**Land Cover:** Planted & natural timber, lakes, powerline ROW

**Predominant Soil Types:** Pomona, Pineda, Wekiva, Immokalee, and Myakka fine sands, plus Hickory fine sandy loam and Chobee muck w/ limestone substratum comprise the tract's soils.



**Uplands/Wetlands:** Approximately 58% uplands

**Game Populations:** Abundant deer, turkey, small game and hogs

**General Points of Interest:** Cedar Key, Waccasassa Bay, Gainesville, Goethe State Forest

**Utilities:** No utilities present, but electric lines are present on the east edge of the property.

**Income Features:** The oldest plantations (2009 and 2011) are approaching merchantable size.

**Potential Recreational Activities:** Hunting, fishing, ATV riding, horseback riding, camping, paintball, and shooting



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 0257100200

**GPS Location:** 29.294715, -82.749608

**Driving Direction:**

- Located on the west side of US 19/98 between the blinking lights at Otter Creek (2.5 miles to the north) and Gulf Hammock (3.3 miles to the south)

**Showing Instructions:** Contact the listing agents for access



Flat Branch Lakes is 277 ± acres with two lakes totaling 27 acres of good bass & bream fishing, plus plenty of deer and turkey for hunting. This tract also has two pine stands approaching merchantable age.

Flat Branch Lakes is in a great location within an hour of Cedar Key, Crystal River, Ocala, and Gainesville and less than two hours from Tampa/St. Pete! This property is perfect for recreational activities and could make for a great family estate. Contact the listing agents to learn more about the property and schedule a showing time.

Within an Hour of Cedar Key, Crystal River, Ocala and Gainesville





114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**277 ± Acres • Hunting and Recreational Property with Potential Timber Income**  
Within an Hour of Cedar Key, Crystal River, Ocala and Gainesville  
Good Bass and Bream Fishing

[SREland.com/FlatBranch](http://SREland.com/FlatBranch)

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