### 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 Hicoria 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 nogs

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

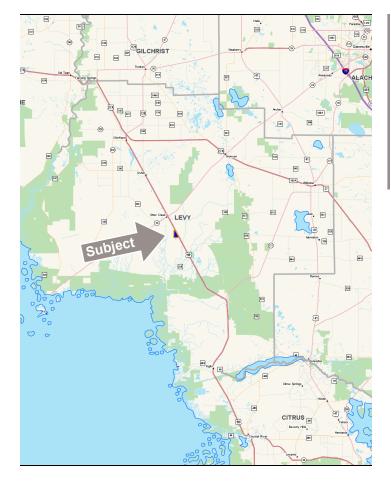
#### **Driving Direction:**

 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)

 $\textbf{Showing Instructions:} \ \ \text{Contact the listing agents for}$ 

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



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

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