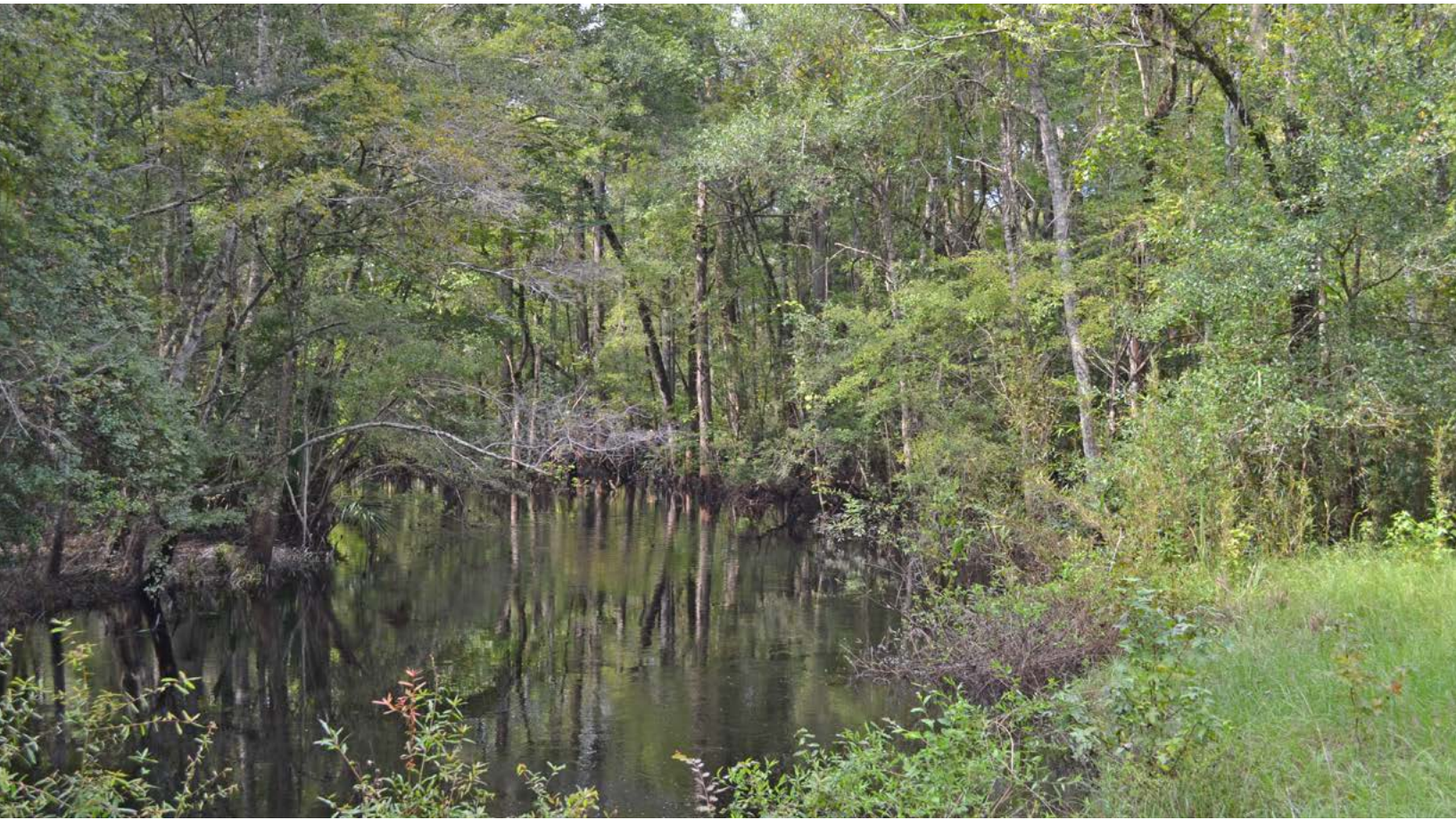


# WACCASASSA RIVER TRACT

GULF HAMMOCK, FL | LEVY COUNTY

210 ± ACRES TOTAL







## SPECIFICATIONS & FEATURES

**Acreage:** 210 ± acres

**Sale Price:** \$547,040

**Price per Acre:** \$2,605

**Site Address:** SE CR 326, Gulf Hammock, FL 34449

**County:** Levy

**Roads:** Private improved (limerock) road provides interior access during all seasons

**Road Frontage:** Approximately 1,450 ± feet of frontage along CR 326

**Uplands/Wetlands:** Approx. 62% uplands

**Land Cover:** Planted & natural timber

**Soil Types:** Aripeka-Matmon Complex and Chobee Muck - Limestone Substratum soils comprise the majority of the tract

**Game Populations:** Lots of deer and turkeys, plus small game and hogs

**Structures:** Small open barn/shed

**Income Features:** Merchantable timber

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

**Recreational Uses:** Hunting, ATV riding, horseback riding, canoeing, kayaking and fishing

**General Points of Interest:** Over 1 mile of frontage on Waccasassa River with a great spot to launch kayaks or canoes! The property is 1.1 miles upstream from the public boat ramp at the end of CR 326. The Gulf of Mexico begins approximately 6 miles downstream from the tract.

Waccasassa River Tract is 210 ± acres of privacy ideal for a hunting retreat. This tract is located off of US 98 and has excellent road access. Waccasassa River Tract provides an abundance of recreational activities including hunting, ATV riding, horseback riding, canoeing, kayaking and fishing. Multiple rivers flow into the Gulf and provide endless fishing opportunities. Waccasassa River Tract is a great investment and has potential for producing income with 108 acres of recently thinned loblolly pine, planted in 2004.



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 0271300000, 0270900000 (portion S of river), 0210000000 (small portion E of river)

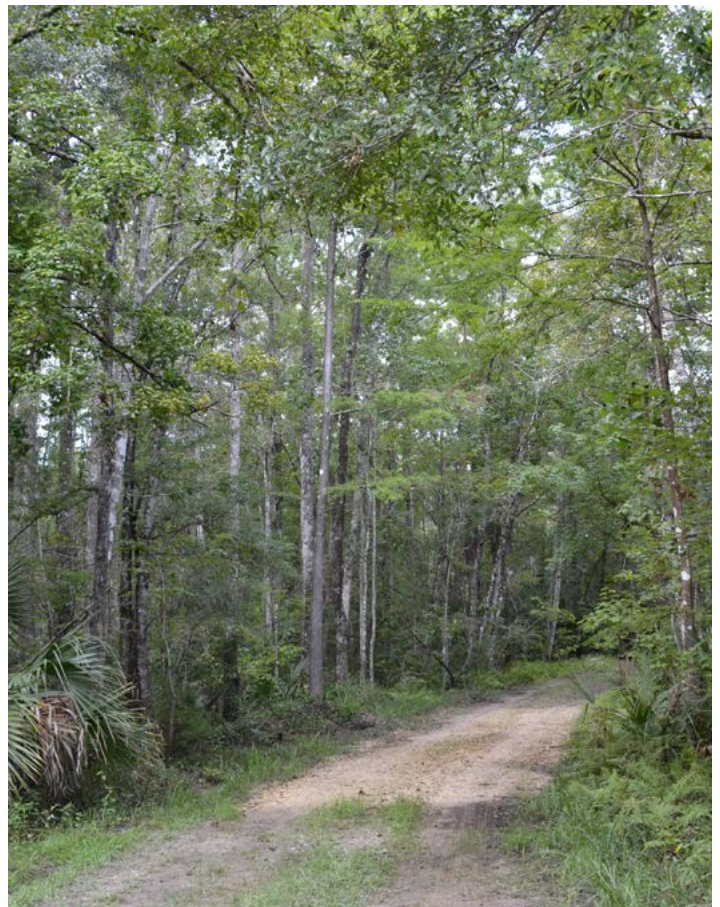
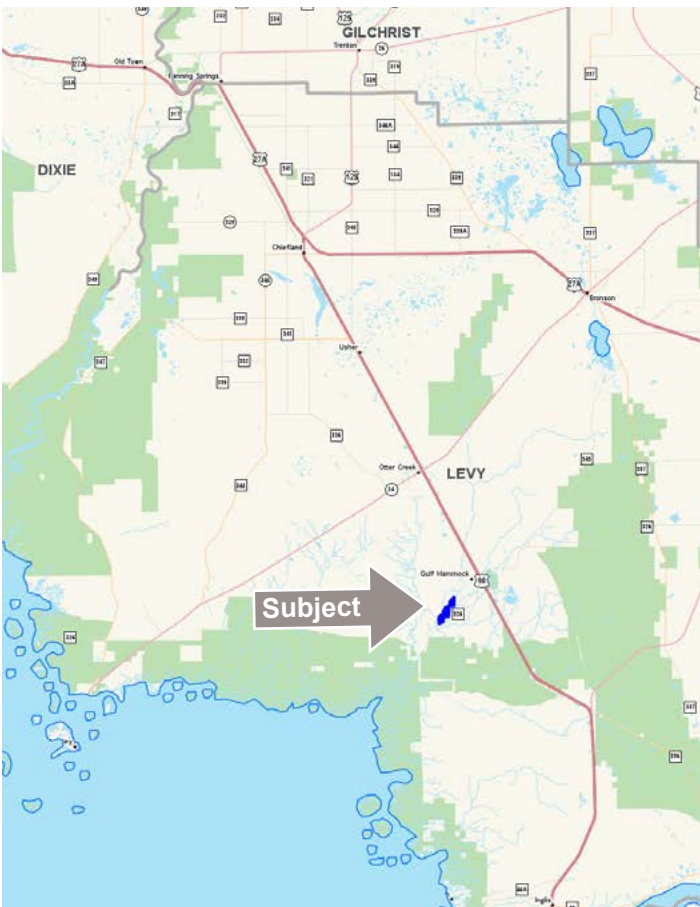
**GPS Location:** 29.222846, -82.755139

**Driving Directions From Intersection of CR 326 and US 19/98 in Levy County:**

- Proceed westerly on CR 326 for 2.9 miles to a limerock grade on the right (north) side of the road
- Property begins at gate.

**Showing Instructions:** Please call listing agents for access

Close to Cedar Key and Waccasassa Bay







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

**210 ± Acres • Ideal Hunting Retreat or Secluded Estate**  
Close to the Wekiva River and Waccasassa Bay

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

Greg Driskell 386.385.7304 | [Gdriskell@SREland.com](mailto:Gdriskell@SREland.com)  
Debbie Banks 904.637.4842 | [Dbanks@SREland.com](mailto:Dbanks@SREland.com)



**LAKELAND OFFICE:**  
114 N. Tennessee Ave. 3rd Floor  
Lakeland, FL 33801  
863.648.1528 - Main Office

**LAKE CITY OFFICE:**  
356 NW Lake City Avenue  
Lake City, FL 32055  
386.438.5896

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