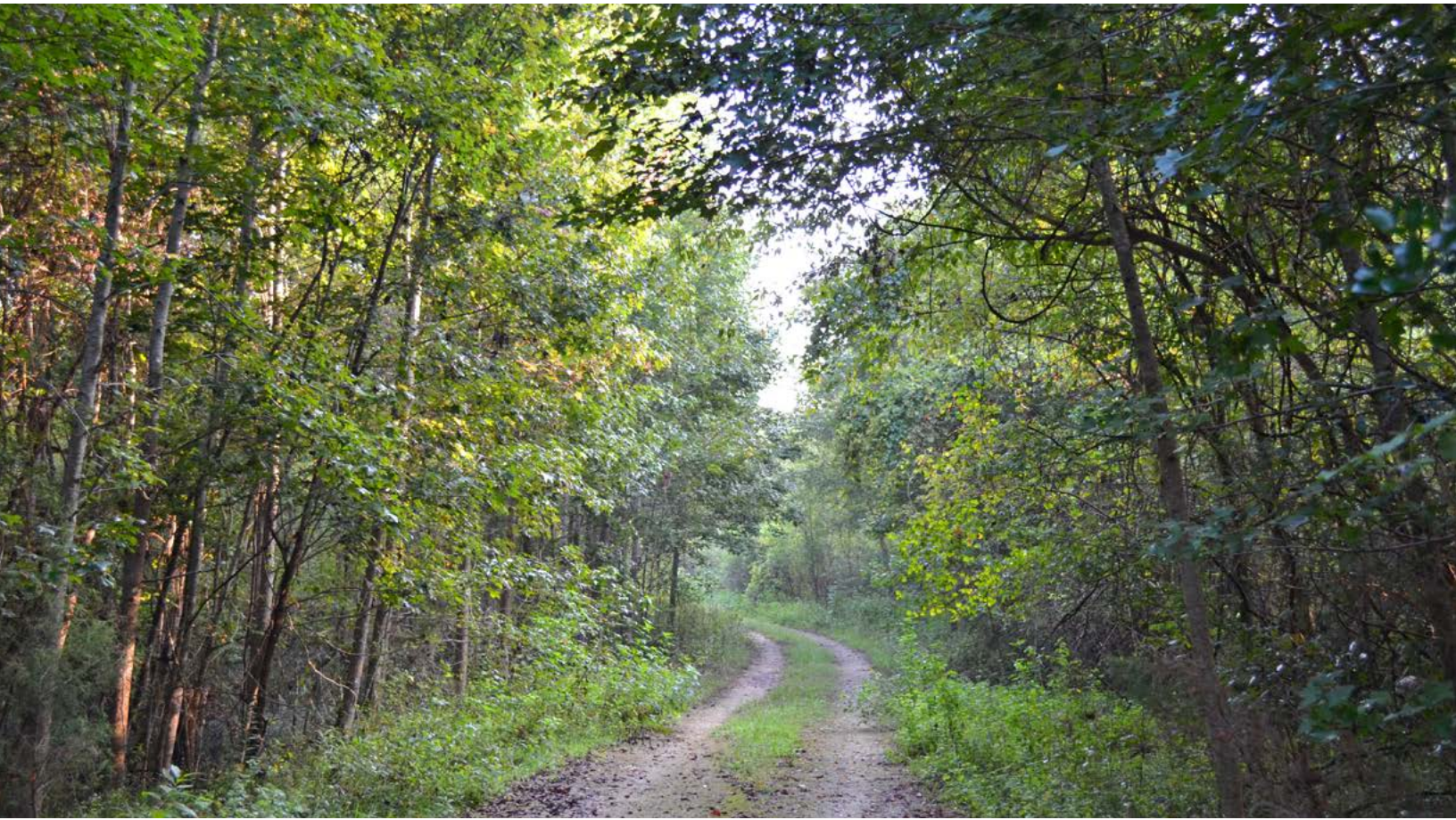


OLD WOODYARD TRACT

GULF HAMMOCK, FL | LEVY COUNTY

44 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 44 ± acres; approximately 18 ± acres planted loblolly pine, 15 ± acres cypress swamp & 11 ± acres road/old woodyard

Sale Price: \$155,645

Price per Acre: \$3,537

Site Address: SE US Highway 19, Gulf Hammock, FL 32668

County: Levy

Road Frontage: Tract has over 1,000 ± feet of visibility along US 19/98, but is separated from the highway by a gas transmission corridor.

Roads: Easement access (~160 feet) from US 19/98 across the old R/R bed & gas transmission line. Tract is bisected by a limerock grade.

Uplands/Wetlands: Approximately 60% uplands

Zoning/FLU: Forestry/Rural Residential

Water Source/Utilities: None on-site currently, but electricity is available.

Taxes: Not a stand-alone tax parcel in previous years

Build your own hunting camp or country home within an hour of Cedar Key, Crystal River, Ocala, and Gainesville AND less than two hours from Tampa/St. Pete! Waccasassa River frontage in southeast corner, not too far upstream from the Wild Hog Canoe Race finish line, gives you access to challenging canoeing and kayaking (and some decent fishing, too!)

Soil Types: Wekiva fine sand

Land Cover: Planted & natural timber, open limerocked pad

Species: Loblolly pine, cypress, various hardwoods

Age & Stage of Timber: 2000 Loblolly pine plantation is merchantable

Income Features: Merchantable pine plantation

Potential Use: Hunting, ATV riding, horse riding, fishing, canoeing/kayaking

Game Populations: Deer & turkey, plus small game

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

Current Management Information: Currently managed as industrial timberland

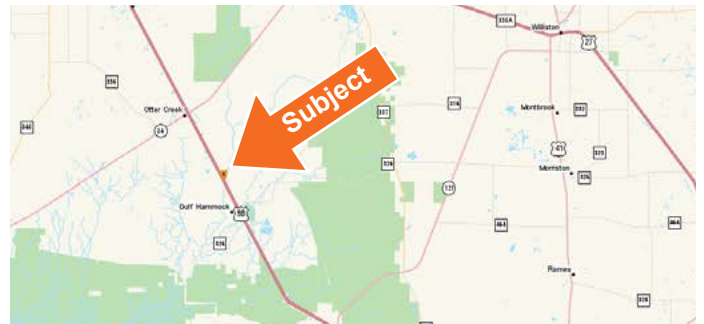
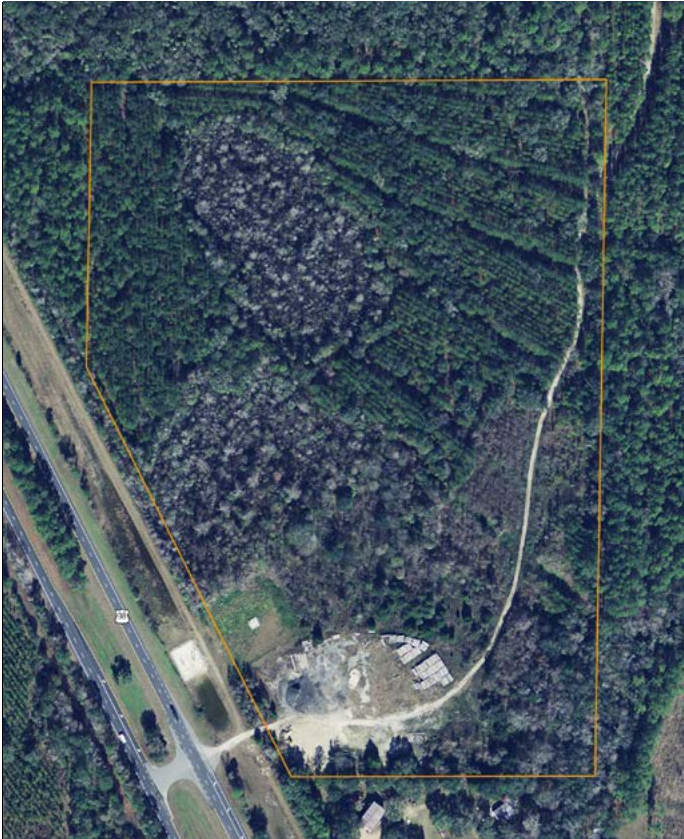
LOCATION & DRIVING DIRECTIONS

Parcel IDs: 0257400000

GPS Location: 29.279522, -82.738128

Driving Directions: Property is located on the east side of US 19/98, 2.1 miles north of the Gulf Hammock blinking light (CR 326 crossroads).

Showing Instructions: Contact the listing agents, Greg Driskell (386.385.7304) or Debbie Banks (904.637.4842), to learn more or schedule a showing time.





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

44 ± Acres • Recreational & Timber Producing
Great Potential for Hunting Camp or Country Home
River Frontage • Merchantable Pine Plantation

Visit SVNsaunders.com & Search For: Old Woodyard

Greg Driskell 386.385.7304 | greg.driskell@svn.com
Debbie Banks 904.637.4842 | dbanks@svn.com



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114 N. Tennessee Ave. 3rd Floor
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LAKE CITY OFFICE:
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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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