



STONEY BATTER FARM

SW SR 26
TRENTON, FL 32693

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Property Overview



Sale Price

\$3,427,000

PROPERTY OVERVIEW

With its natural beauty, location, proximity to large public conservation areas, and agriculture production capability, Stoney Batter Farm gives a great opportunity to own a piece of property that could serve many uses.

A great feature of this 137-acre property is its natural beauty. Stoney Batter Farm is one hundred percent uplands. Over 80% of the property is cleared and planted in grass with the remainder being a mix of alluring live oaks, other hardwoods, and scattered pine.

Stoney Batter Farm is located within the city limits of Fanning Springs. The property is bordered by Florida State Road 26 to the west, with a half-mile of road frontage. Gainesville is just under 40 miles with direct access via Florida State Road 26. Directly west of Stoney Batter Farm is the River Walk Development which features 220 homes sites on 172 acres. The proximity to Gainesville coupled with the Riverwalk Development makes this property an ideal location for a bedroom community.

In addition to its short distance to Gainesville, Stoney Batter Farm's location has an immediacy to thousands of acres of state parks and public conservation areas. These parks and public conservation areas include Fanning and Manatee Springs State Parks the Suwanee River, and Steinhatchee. Fanning and Manatee springs provide clear water to swim, snorkel, and kayak, as well as trails to hike and picnic area. The Suwanee River and Steinhatchee provide many of the same recreational opportunities as well as open water for boating, fishing, and scalloping at Steinhatchee.

Beyond Stoney Batter Farm's location and convenience to outdoor recreational areas, the property has multiple production agriculture uses. Currently, the property is used as a hayfield. While continuing to produce hay is an option, there are many other uses. One of these opportunities is to set up a small ranch or homestead by fencing the property. Another option is to set up irrigation systems and either direct farm the property or lease it to local farmers for passive income.

OFFERING SUMMARY

Acreage: 137 Acres

Price / Acre: \$25,015

City: Trenton

County: Gilchrist

Property Type: Farm, Investment, Ranch
& Recreation

Video: [View Here](#)

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Equestrian
- Farms & Nurseries Properties
- Hunt Leases
- Hunting & Recreation Properties
- Land Investment
- Ranch
- Transitional

Uplands / Wetlands:

100 % Uplands

Soil Types:

Otela-Penney Fine Sands

Water Source & Utilities:

Fanning Springs

Road Frontage:

1/2 Mile Along FL 26

Nearest Point of Interest:

Fanning Springs State Park

Fencing:

Fenced and Cross Fenced

Current Use:

Hayfield

Grass Types:

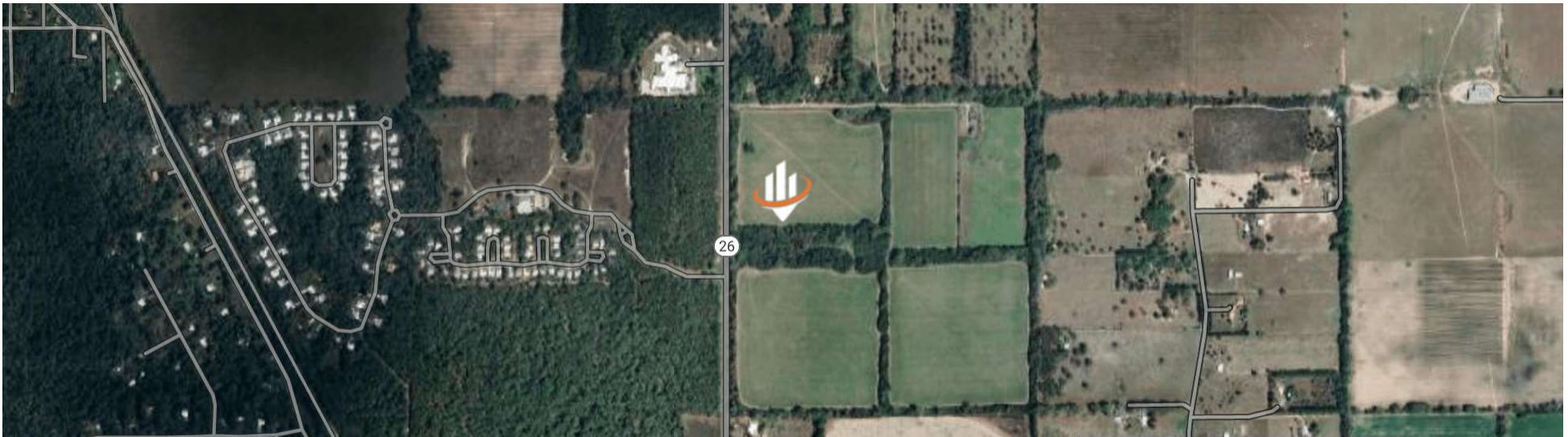
Bahia / Bermudia

Location



LOCATION & DRIVING DIRECTIONS

| | |
|-----------------------|-------------------------|
| Parcel: | 211014000000060000 |
| GPS: | 29.6026976, -82.9219046 |
| Driving Directions: | Contact Listing Agent |
| Showing Instructions: | Contact Listing Agent |















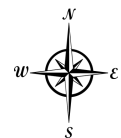
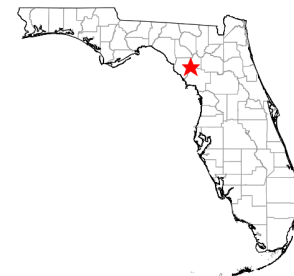
Additional Photos





Aerial

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI
-  Water Labels
-  Water Labels
-  Water Labels



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Advisor Bio



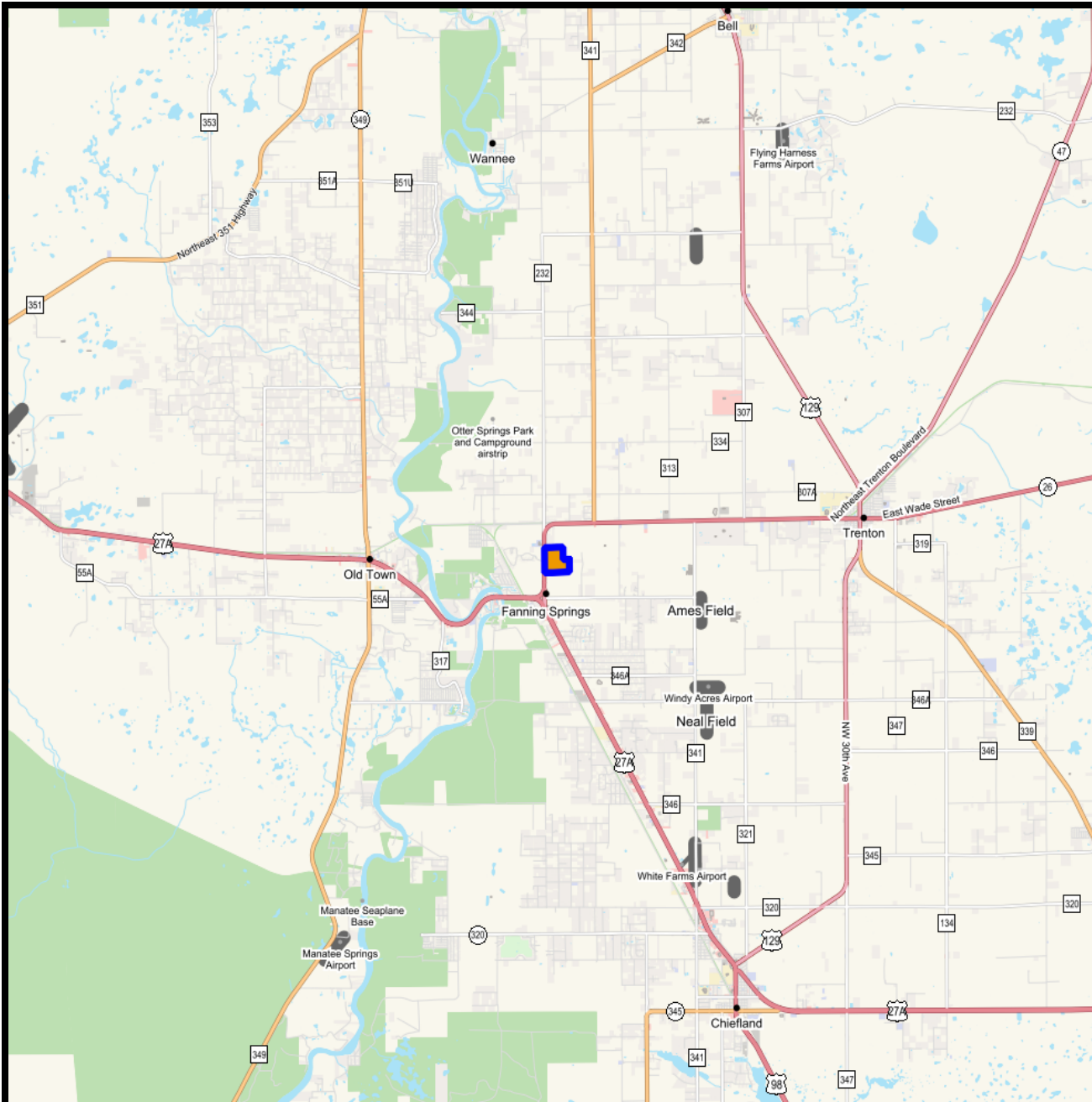
DAVID GENHO

Advisor

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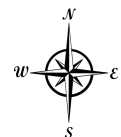
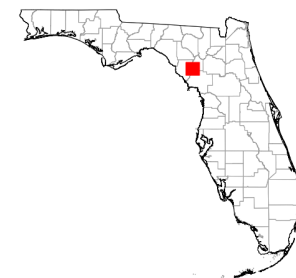
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Lakeland, FL 33801



Vicinity

- Polygons Drawing
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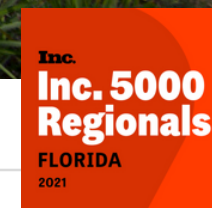
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For more information visit SVNsaunders.com

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