

PUTNAM COUNTY PASTURE AND TIMBERLAND

Hawthorne, FL • Putnam County

61 +/- ACRES

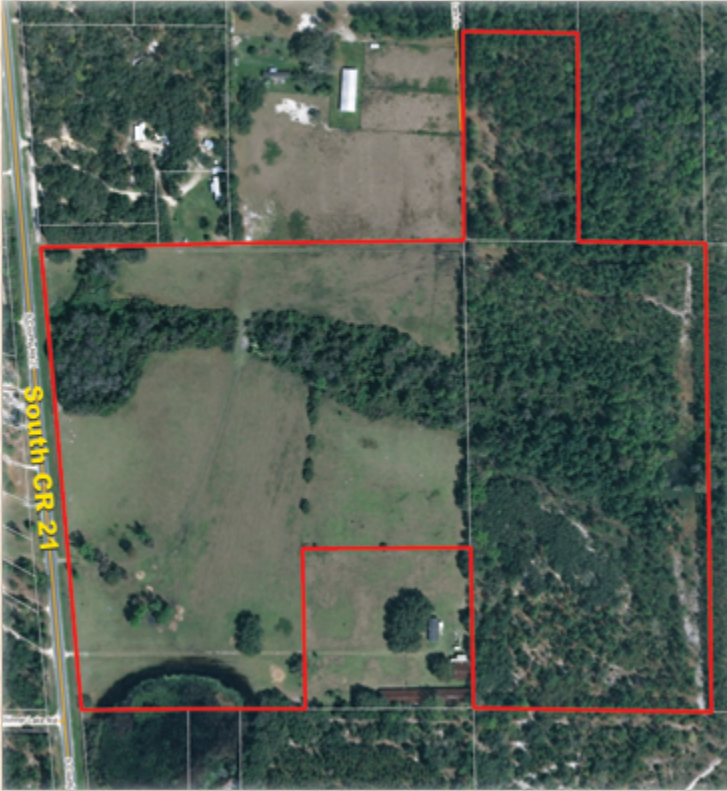


Hunting, Timber Production, Cattle, Estate Homesites, Ranchettes!

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Exceptional cattle ranch offering hunting, timber, and estate homesites. The property is fenced and cross fenced and has a nice mixture of improved pasture and merchantable pine and hardwood timber. Abundant game is found on the property for great hunting! Scattered mature live oaks provide numerous potential homesite locations. Over 1,300 feet of frontage on CR 21 provides easy access. Two wells are on the property and one is currently being used to water cattle. Centrally located just 40 minutes from Gainesville and Ocala and just an hour to Jacksonville.



Total Acres: 61 +/- acres includes:

- 27 +/- acres of improved pasture
- 9 +/- acres of upland pines
- 10 +/- acres upland mixed coniferous and hardwoods
- 12 +/- acres wetland mixed forested/hardwoods
- 3 +/- acres freshwater forested/shrub

Sale Price: \$250,000

Price per Acre: \$4,098

County: Putnam

Site Address: 756 South CR 21 Hawthorne, FL 32640

Road Frontage: 1,300 +/- FT on CR 21

Water Features: Small pond located partially on property

Soil Types: Predominantly Millhopper Sand, Myakka and Immokalee Fine Sands, some Placid-Pompano and Sparr

Land Cover: Improved pasture with hardwoods and pine

Fencing: Fully fenced - partial field fencing and partial 5-strand barbed wire

Uplands/Wetlands:

- 49 +/- acres of uplands
- 12 +/- acres of wetlands

Utilities & Water: Well and septic required

Wells: 2 wells located on property

Zoning/FLU: AG/A-2

Current Land Use: Vacant land, cattle grazing

Income Feature: Cattle lease, timber production

Potential use: Hunting, timber production, cattle, estate homesites, ranchettes, outdoor recreation

Game Population: Plenty of deer and turkey!

Taxes: \$440 (2015)

Parcel ID:

- 12-11-23-0000-0100-0000, 12-11-23-0000-0330-0000

GPS: 29.550105, -81.954025

Driving Directions:

- **From Palatka**, take SR 20 to CR 21 south for approximately 5.5 miles and property will be on the left
- **From Orange Springs** on NE CR 315, take CR 21 north for approximately 3.5 miles and property will be on the right



***Centrally located just 40 minutes
from Gainesville and Ocala
and just an hour from Jacksonville!***

For additional details, go to:

www.SaundersRealEstate.com/PutnamTimber



114 N. Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office
18622 NW US 441
High Springs, FL 32643
www.SaundersRealEstate.com

Debbie Banks
904.637.4842

DBanks@SaundersRealEstate.com

Tony Wallace, CF
352.505.9274

TWallace@SaundersRealEstate.com