

Buck Hill Recreational Property

Hawthorne, FL

\$1,775 per acre



*223 +/- acres of
Lakefront Hunting
& Fishing*



*New Price
April
2012*

Land • Commercial • Conservation • Land Management
114 N. Tennessee Ave, 3rd Floor • Lakeland, FL 33801
Phone: 863-648-1528 • Toll Free: 1-877-518 LAND
www.saundersrealestate.com



Clay Taylor
863- 224-0835

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Lakefront Hunting & Fishing tract located only 20 miles east of Gainesville and 60 miles SW of Jacksonville. Perfect site offering great hunting, camping, fishing, boating and water sports.

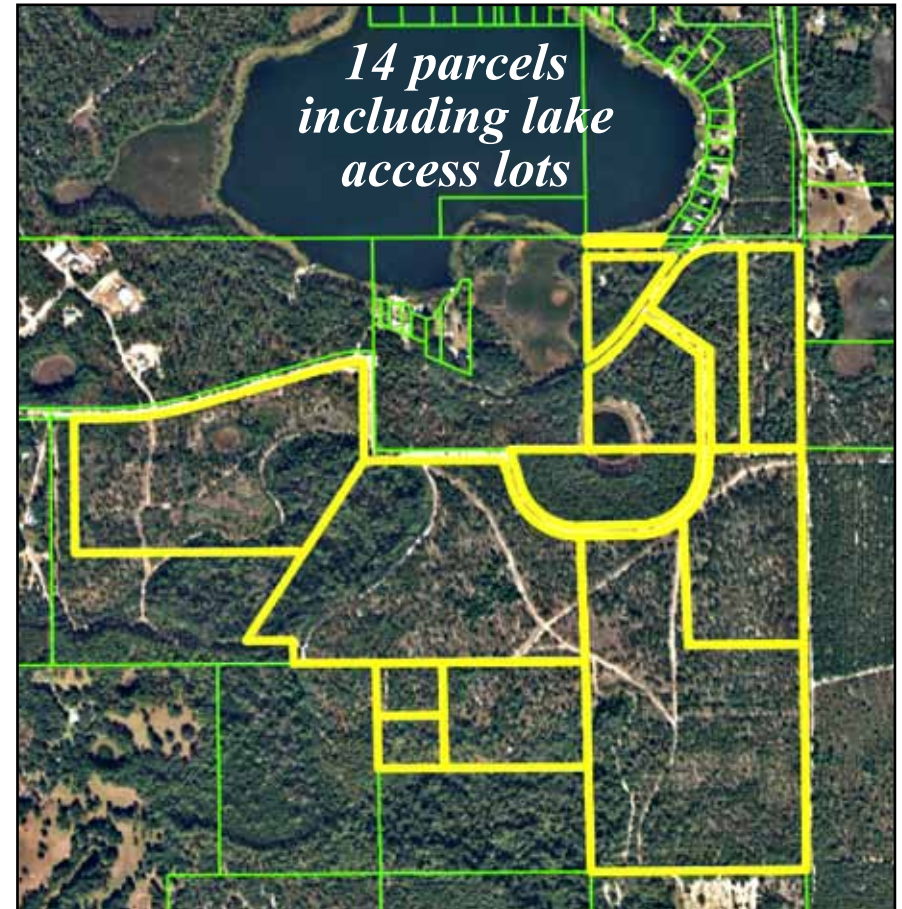
Acreage 223 +/- acres
New Price: **\$1,775 per acre (\$395,825)**
Location: Vause Lake Road; Hawthorne, FL 32640
Nearest Intersection: Vause Lake Rd & County Hwy 21
Property Type: Recreational
Road Frontage: 1 1/2 miles on Vause Lake Road
Lake Frontage: Vause Lake/Lake Fanny
There are lake access lots on Vause and Gillis Lakes
Fenced: Fenced & gates
Water: Well
Electric: Clay Electric
Uplands: 86% uplands
Other: 4 Feeders with LH Solar Power

*** All purchases include the rights to two lake access lots (0.25 acres and 0.65 acres) on Vause and Gillis Lakes.**

**Lake access
lots on Vause
and Gillis
Lakes**



**\$1,775
per acre**





Buck Hill Recreational Property *(Several Are Stealth Cam photos)*

- Lakefront RV Campsite
- Beautiful frontage on Vause Lake
- Approximately 1 mile from paved road frontage on Hwy 21
- Loads of Game - Deer & Turkey
- Automatic game feeders
- Surrounded by large land tracts
- Dock, well, power, barn, and irrigation at RV site
- Great investment - Buyer can sell off smaller parcels
- Excellent interior road system and perimeter fire-lines
- 100 +/- acres planted Pines (12+ years old)
- 80 +/- acres Native Pine & Oak Hammocks
- 40 +/- acres Pine/Hardwood bottom-land
- Approximately 50 +/- acres merchantable timber



Lakefront RV Campsite on Beautiful Vause Lake

- Well, underground power, RV power outlet (50 amp)
- Dock (new in 2009)
- Irrigation, fire-pit
- Faces west for great sunsets!
- Rustic outhouse, outdoor shower
- Equipment barn and storage shed
- 14 parcels
- Survey available
- Low taxes

Two lake access lots on Vause and Gillis Lakes



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Directions From Tampa:

- Go north on I-75 to Hwy 318, exit 368 (about 18 miles north of Ocala)
- Go east on Hwy 318 through Citra, to intersection with Hwy 21 (about 25 miles total)
- Then turn left, north, on Hwy 21 to Orange Springs (about 1 mile)
- Then, in Orange Springs, bear left at fork, continuing on Hwy 21 north to Vause Lake Road (clay road about 5 miles north of Orange Springs)
- Turn left on Vause Lake Road, at fork bear left (staying on Vause Lake Road)
- Property is about 1 mile off of Hwy 21 on both sides of Vause Lake Road
- First wooden fence on right, green wire gate, at 222 Vause Lake Road



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REAL ESTATE**

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Owner willing to divide property and finance!

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