Buck Hill Recreational Property Hawthorne, FL

Owner willing to divide and finance! Additional acreage available!

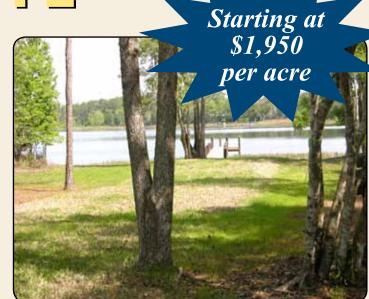




176 +/- acres of Lakefront Hunting & Fishing













Buck Hill Recreational Property · Hawthorne, FL

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.

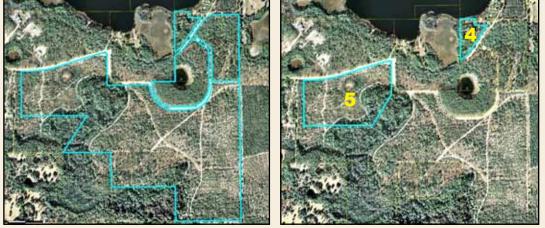
| PRICE: | NEW PRICING SCHEDULE - SEE BELOW |
|-----------|--|
| | OWNER FINANCING AVAILABLE |
| Package 1 | 176 acres \$343,200 (\$1,950 per acre) |
| Package 2 | 182.5 acres (includes lakefront lot) \$399,675 (\$2,190 per acre) |
| Package 3 | 223 acres (total property) (includes lakefront lot and 40 additional acres) \$546,350 (\$2,450 per acre |
| | * The 40 additional acres is divided into buildable 10 acres tracts and can be sold/ purchased individually. |
| Package 4 | 6.5 acres lakefront lot sold separately \$65,000 (\$10,000 per acre.) This includes dock, well, underground electric, RV hookup, barn, rustic outhouse, outdoor shower, shed. |
| Package 5 | Special 37.6 acre tract \$73,320 (only \$1,950 per acre!) |



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

| Location: Nearest Intersection: Property Type: Road Frontage: Lake Frontage: | Vause Lake Road; Hawthorne, FL 32640 Vause Lake Rd & County Hwy 21 Recreational 1 1/2 miles on Vause Lake Road Vause Lake/Lake Fanny <i>There are lake access lots on Vause</i> <i>and Gillis Lakes</i> |
|--|---|
| Fenced: | New fencing & gates - 2006 |
| Water: | Well |
| Electric: | Clay Electric |
| Uplands: | 86% uplands |
| Other: | 4 Feeders with LH Solar Power |

Package 3 -223 Acres (Total Property) Package 4 (6.5 ac) & 5 (37.6 ac.)



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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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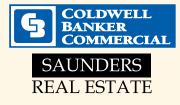
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Directions From Tampa:

- 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





Land · Commercial · Conservation · Property Management 114 N. Tennessee Ave 3rd Floor Lakeland, FL 33801



Owner willing to divide property and finance... offering different packages starting at \$1,950 per acre! 176 +/- acres Buck Hill Recreational Property • Hawthorne, FL