

# Buck Hill Recreational Property

## Hawthorne, FL

*Starting at  
\$1,950  
per acre*

*Owner willing to  
divide and finance!  
Additional acreage available!*



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



*New Price  
January  
2012*



*Land • Commercial • Conservation • Land Management*  
114 N. Tennessee Ave, 3rd Floor • Lakeland, FL 33801  
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# 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:

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:

New fencing & gates - 2006

## Water:

Well

## Electric:

Clay Electric

## Uplands:

86% uplands

## Other:

4 Feeders with LH Solar Power

**Starting at  
\$1,950  
per acre**

**Package 1  
176 Acres**

**Package 2  
182.5 Acres**

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

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



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051410A-CT & DH





# ***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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