

FOREST GROVE ESTATE

ALACHUA, FL | ALACHUA COUNTY

39.39 ± ACRES TOTAL

PRICE REDUCED





SPECIFICATIONS & FEATURES

Acreage: 39.39 ± acres

Sale Price: \$695,000

Price per Acre: \$17,644

Site Address: 19509 NW 94th Avenue, Alachua, FL 32615

County: Alachua

Road Frontage: Two entrance points along NW 94th Ave totaling approximately 170 feet of frontage

Predominant Soil Types: Majority of property is Arredondo Fine Sand

Uplands/Wetlands: 100% uplands

Grass Types: Bahia

Irrigation/Wells: 4" private well

Water Source & Utilities: Private well & septic, 3-phase electric, land line and tower phone service

Structures: Home 1979; Pole barn, pump house

Taxes: \$3,657 for 2018

Fencing: Fenced & cross-fenced for cattle

Potential Recreational Uses: Horse/Cattle farm

Land Cover: Large hardwoods, citrus, & landscaping around home, balance is pasture

Forest Grove Estate features a 2,902 SF brick home with 5 bedrooms and 3 bathrooms on 39.39 acres. This beautiful retreat is fenced and cross-fenced, perfect for a horse farm or livestock to roam. The property includes a majority of large hardwoods with a few citrus trees and landscaping around the home. This rural estate is an easy drive to Gainesville, Alachua, Newberry, and High Springs. The University of Florida, O'Leno/River Rise and Payne's Prairie State Parks, Cedar Key, Gulf of Mexico, and the Suwannee River and Santa Fe Rivers are just a short drive away. Forest Grove Estate is great for someone looking for acreage for horses, cattle or plenty of land to create their own rural estate.

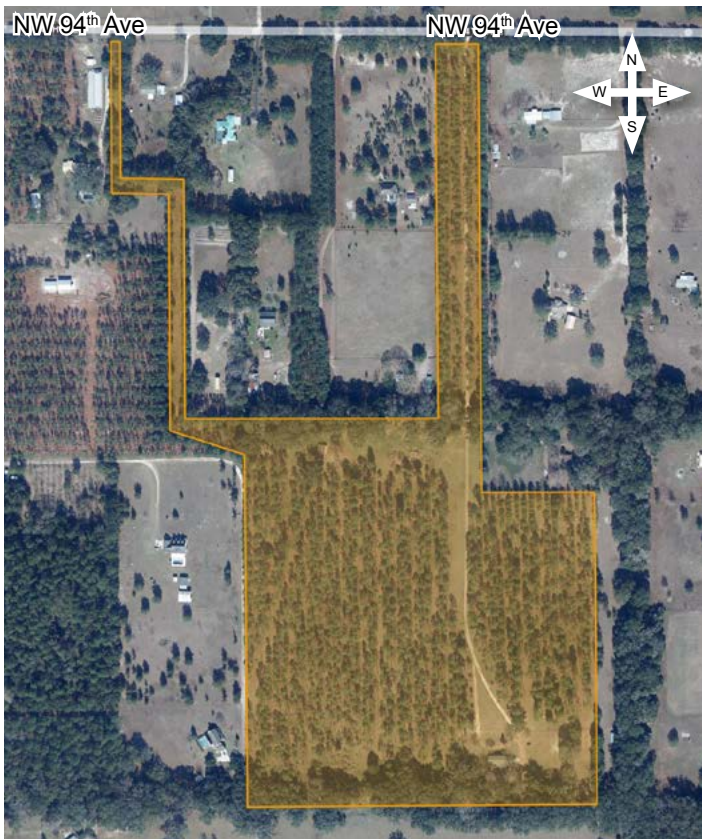
Current Use: Residential/Agriculture

Income Features: Ready for cattle - property has been grazed until recently

Amenities: 2,902 SF two-story 5 bedroom, 3 bathroom brick home, and a pole barn

Zoning/FLU: Zoned Agriculture

General Points of Interest: Close to Gainesville, Alachua, Newberry, and High Springs



LOCATION & DRIVING DIRECTIONS

Parcel IDs: 04076-007-000

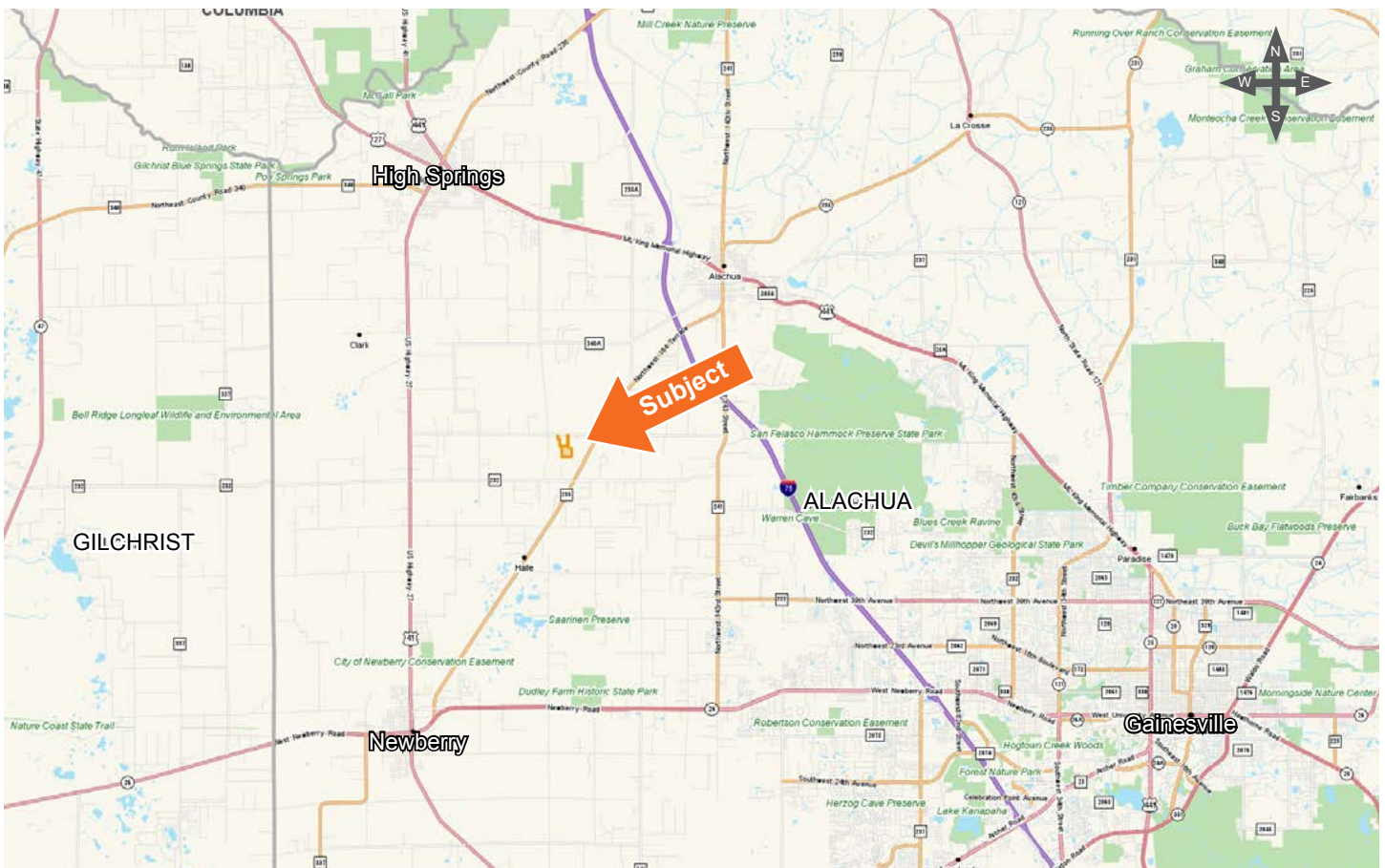
GPS Location: -82.55000, 29.74180

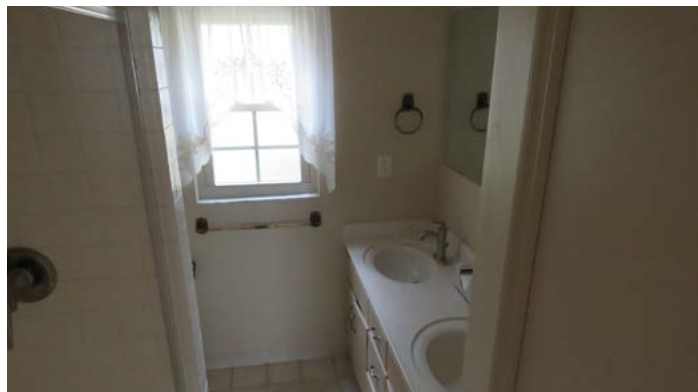
Driving Directions:

- From SR 26 and CR 235 intersection in Newberry, head NW on CR 325 for 7.3 miles
- Turn left (W) on to NW 94th Ave.
- Proceed 0.7 miles to driveway/gate on left (S) side of road.

Showing Instructions: Call listing agent for appointment and keys

Easy drive to Gainesville, Alachua, Newberry, and High Springs













114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

39.39 ± Acres • 2,902 SF brick home with 5 bedrooms
Fenced and cross-fenced, perfect for a horse farm or livestock to roam
Easy drive to Gainesville, Alachua, Newberry, and High Springs

Visit SVNsaunders.com and search for: Forest Grove

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LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
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