

MAPLE RIDGE TRACT

INGLIS, FL | LEVY COUNTY

29.86 ± ACRES



ADDITIONAL LAND AVAILABLE



SPECIFICATIONS & FEATURES

Acreage: 29.86 ± acres

Sale Price: \$80,630

Price per Acre: \$2,700

Site Address: SR 40A, Inglis, FL 34449

County: Levy

Species: Loblolly pine, mixed hardwoods

Roads: SR 40A and Maple Ridge Road adjoin the property. Old logging roads may provide interior access.

Road Frontage: 600 FT ± along SR 40A and 800 FT ± along privately-owned Maple Ridge Road

Predominant Soil Types: 80% Hallandale-Boca-Holopaw complex and 20% Wekiva fine sand

Uplands/Wetlands: 90% uplands

Utilities: None, but electric easily available

Game Populations: Abundant deer, turkey, hog, and small game

Taxes: Taxed as part of a larger 200-acre parcel; 2019 taxes on whole tract were \$588

Zoning/FLU: Forestry/Rural Residential (1 d.u./20 AC)

Land Cover: Planted pine and some natural hardwood

Timber Cruise: Plantations are pre-merchantable

Maple Ridge Tract is 29.86 ± acres of timberland in Inglis, Florida. Located in Levy county, this property has 600 ± FT of road frontage on SR 40A and 800 ± FT along privately-owned Maple Ridge Road. Old logging roads provide interior access. This tract is 90% uplands with young planted pines for future income. It is close to the Gulf with easy access at Bird Creek boat ramp just five ± miles away, plus several ramps on the Withlacoochee River even closer. Inglis and Yankeetown provide all the essentials (groceries, gas, restaurants), and both Crystal River and Dunnellon are less than a 30-minute drive. This timberland would be ideal for a private hunting spot, weekend getaway, rural homesite, or recreational land.

Age & Stages of Timber: 2.5 ± AC 2017 loblolly pine plantation, 24 ± AC 2010 loblolly pine plantation, 3.5 ± AC mixed hardwoods

Current Management Information: Managed as part of a larger timberland investment

Potential Use: Hunting, horseback riding, ATV riding, hunting camp, weekend getaway, and homesite

Income Features: Planted pines for future harvest

LOCATION & DRIVING DIRECTIONS

Parcel IDs: Part of 0296900300

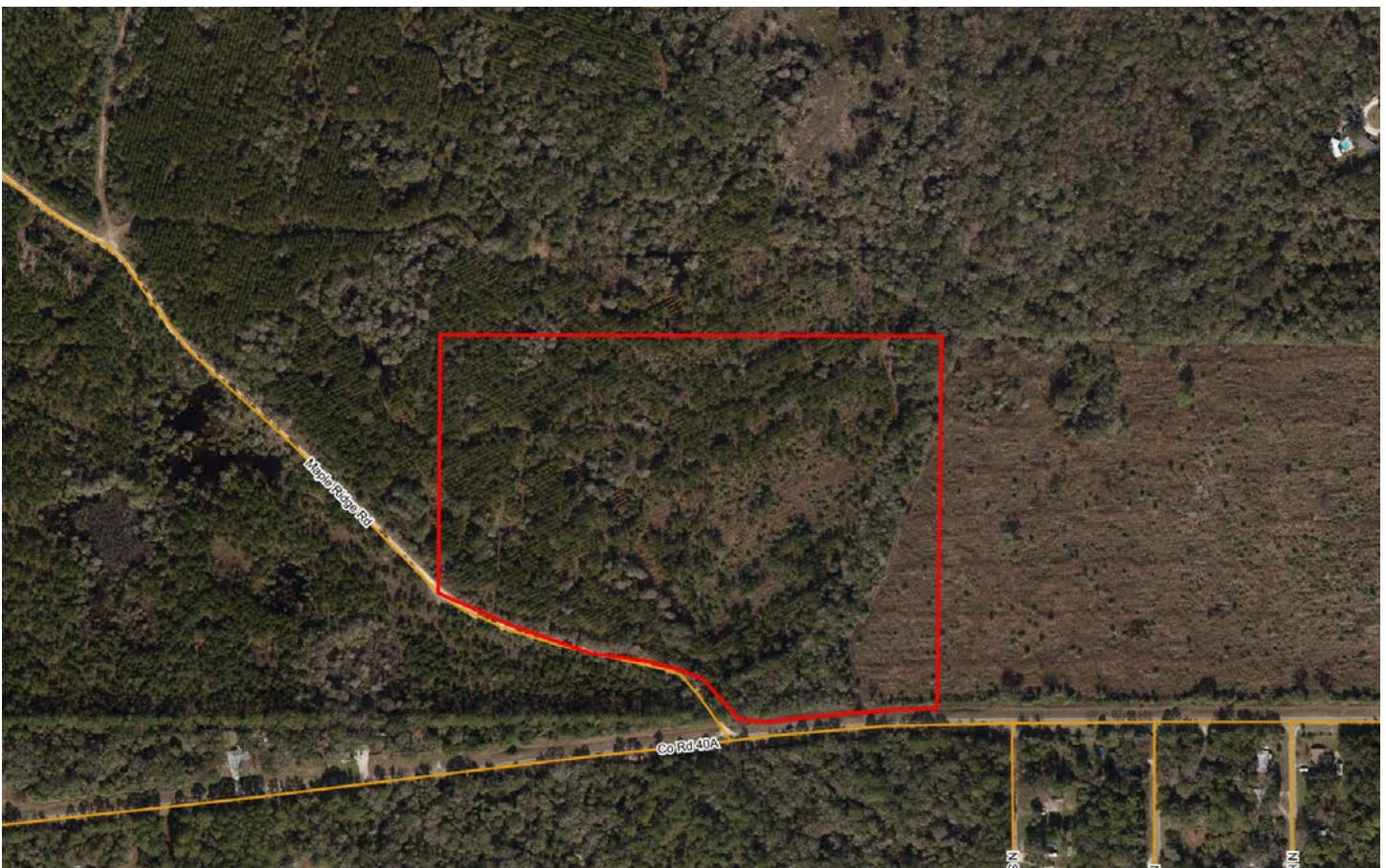
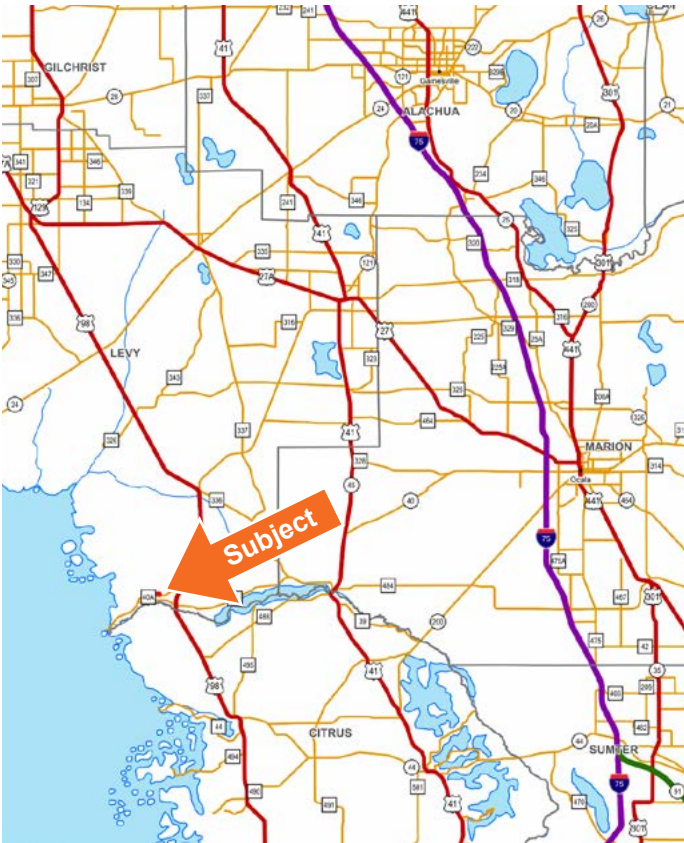
GPS Location: 29.0417, -82.6915

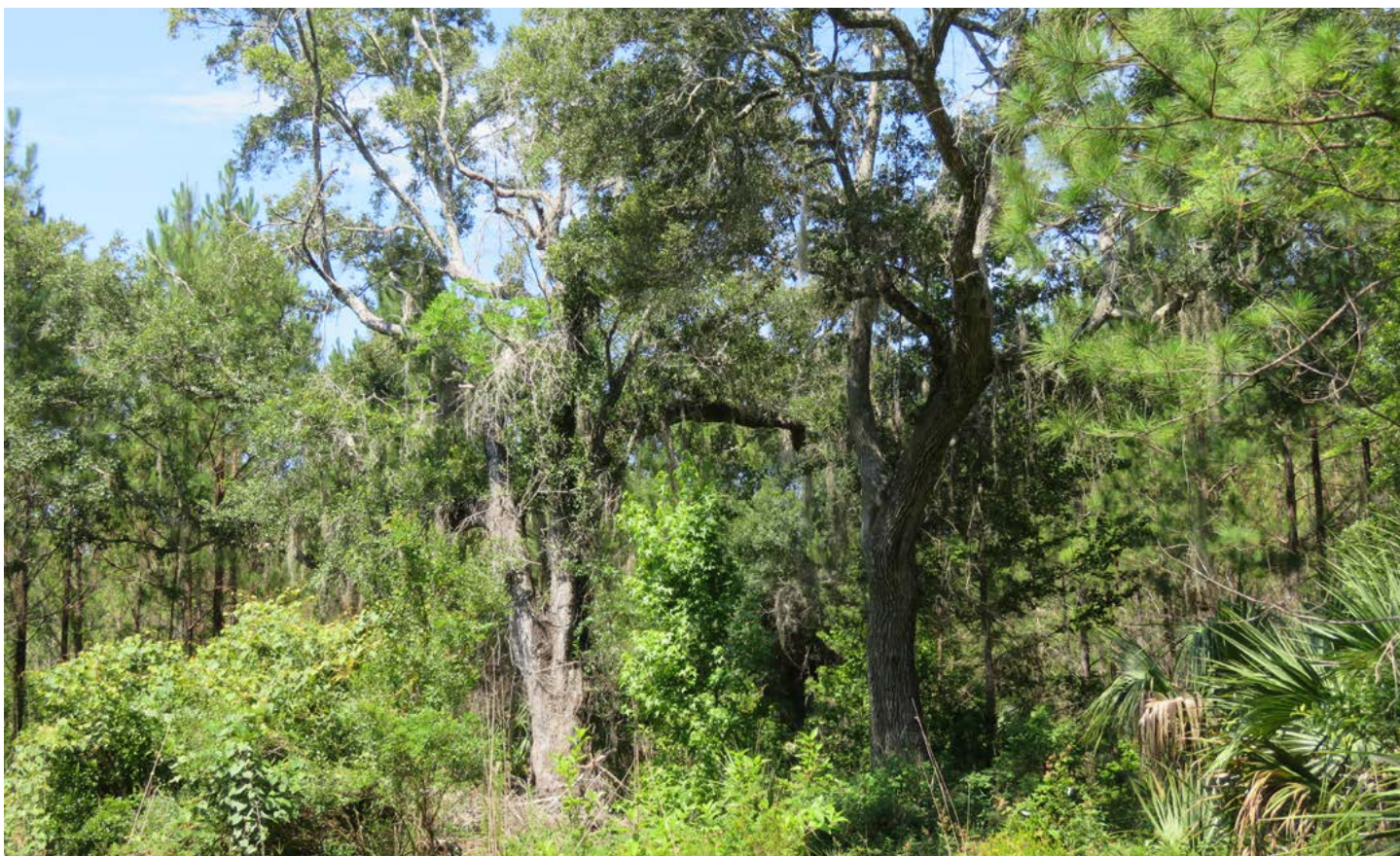
Driving Directions from the Intersection of US 19/98 & SR 40 (Inglis Traffic Light):

- Head west on SR 40/Follow That Dream Parkway for 1.2 miles.
- Turn right (north) on Hawthorne Drive and continue for 0.4 mile to SR 40A.
- Turn left (west) on to SR 40A and proceed ¼ mile.
- Tract is on your right (north side of SR 40A).

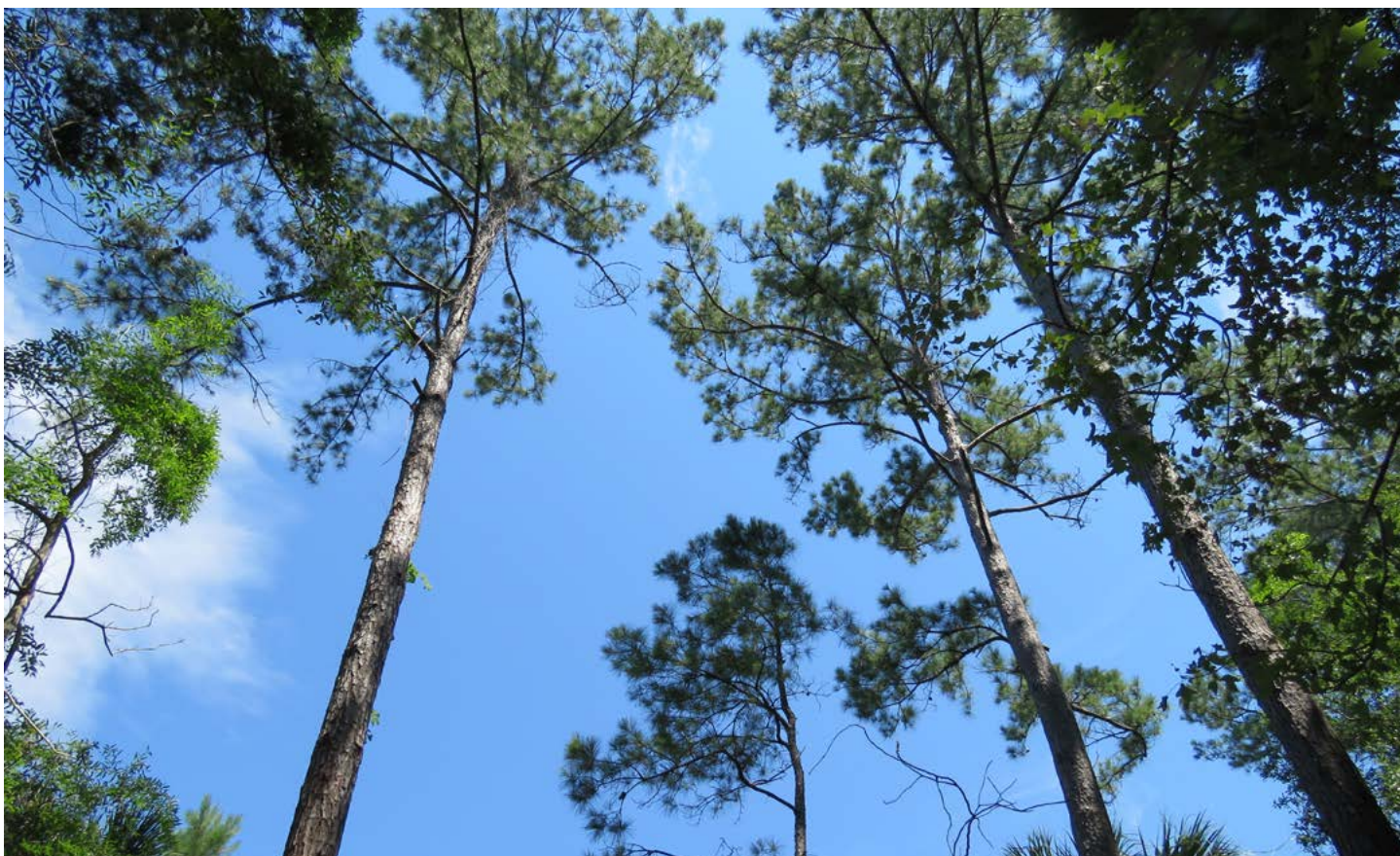
Showing Instructions: Contact the listing advisor, Greg Driskell (386.867.2736), to learn more or schedule a showing time.

Gulf Hammock Wild Life Management Area less than a mile away!













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

29.86 ± Acres • Timberland

Young planted pines for future income
Great site for horseback and ATV riding, hunting camp, or homesite

Visit SVNsaunders.com & Search For: Maple Ridge

Greg Driskell 386.867.2736 | greg.driskell@svn.com



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