

# MEEKS GRADE

*OTTER CREEK, FL | LEVY COUNTY*

76.83 ± ACRES







## SPECIFICATIONS & FEATURES

**Acreage:** 76.83 ± acres

**Sale Price:** \$199,770

**Price per Acre:** \$2,600

**Site Address:** SW Meeks Grade, Otter Creek, FL 32621

**County:** Levy

**Species:** Slash pine, mixed hardwoods, and cypress

**Roads:** Meeks Grade, which is county-maintained, forms the northern boundary.

**Road Frontage:** 2,700 FT ± along the county-maintained Meeks Grade

**Predominant Soil Types:** Wekiva, Holopaw, Immokalee, and Pomona fine sands, plus Chobee muck along the creek

**Uplands/Wetlands:** 70% uplands

**Utilities:** None; electric is on the adjacent parcel

**Game Populations:** Good deer, turkey, hog, and small game

**Taxes:** Taxed as part of a larger parcel - taxes on the entire 212-acre parcel were \$595 for 2019

**Zoning/FLU:** Forestry/Rural Residential with one development unit per 20 acres (1DU/20AC) (1 d.u. per 20 AC)

**Land Cover:** Planted pine, natural hardwoods, creek bottom

**Age and Stages of Timber:** 44 ± acres of 2007 slash pine, mixed hardwoods

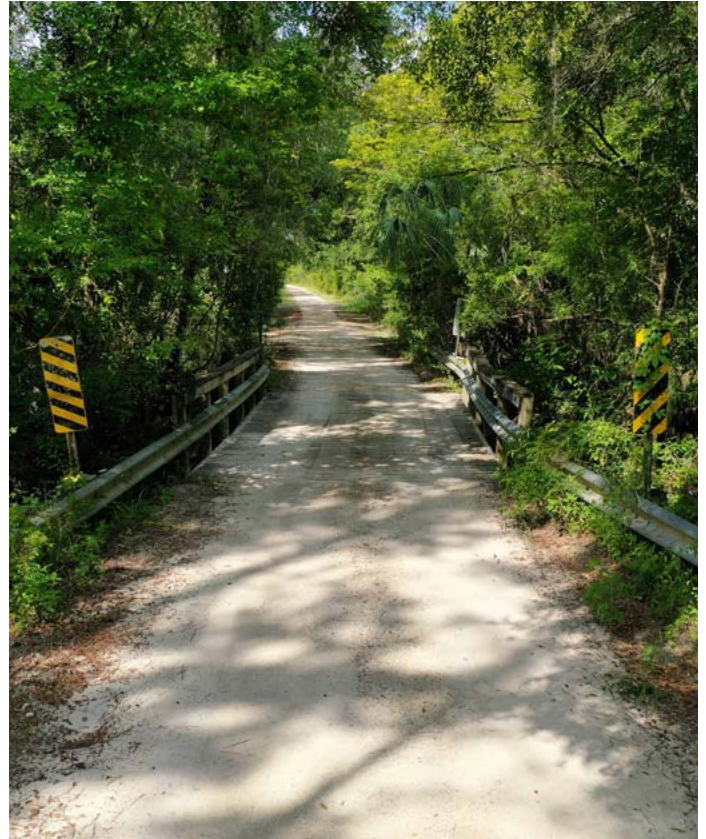
**Current Management Information:** Managed as part of a larger timberland investment

**Potential Use:** Hunting, horseback riding, ATV riding, hunting camp, weekend getaway, homesite(s), paintball, livestock grazing

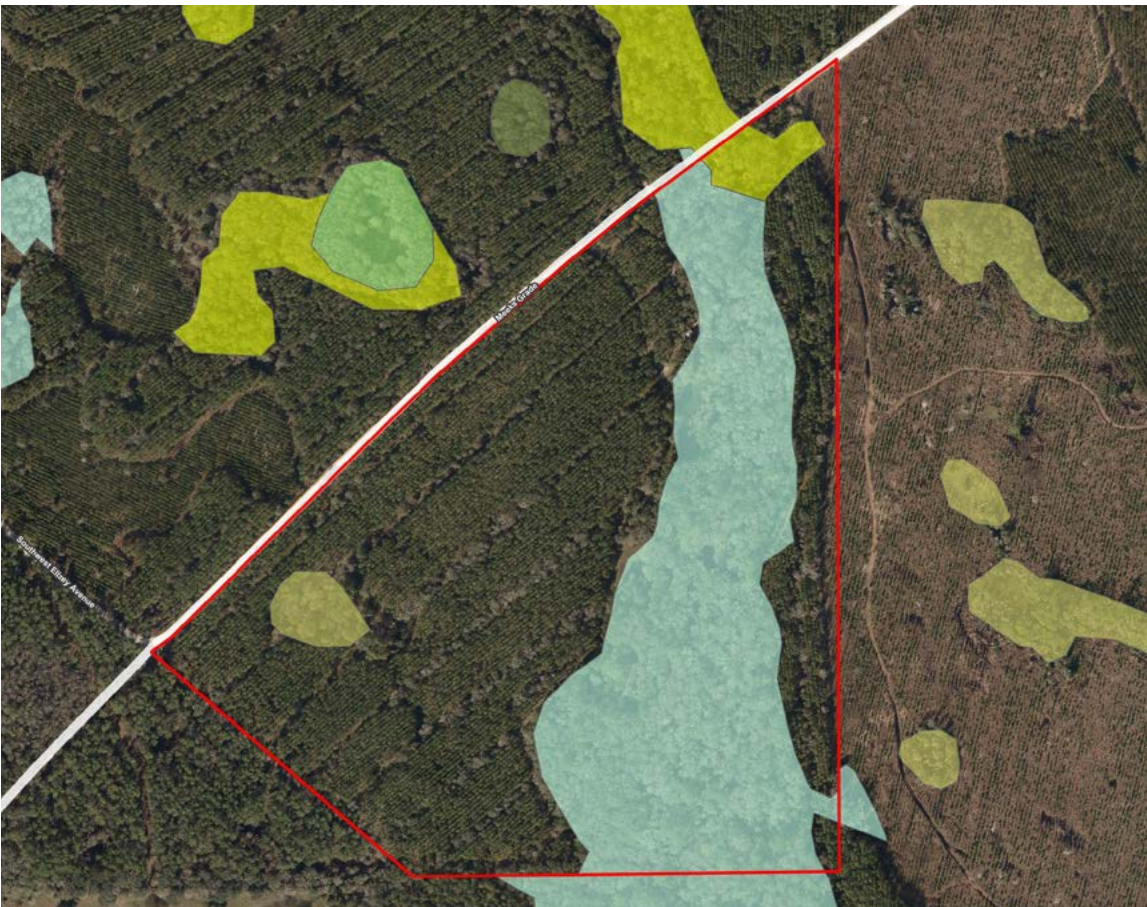
**Income Features:** Merchantable pine plantation, hunting lease



Meeks Grade is a hunting and timber tract featuring merchantable pine plantations to provide current and future income. This property is an excellent size for a personal hunting tract. Otter Creek, which flows through the eastern edge of the property, provides a nice contrast to the upland pine areas, and the hardwoods along its banks provide wildlife habitat. With easy access to the Gulf of Mexico, additional water access like Cedar Key is 30 minutes away. Neighboring cities like Chiefland are 15 minutes away, and larger cities like Gainesville are less than an hour away. With good, county-maintained road access, this site could serve as a spot to build the perfect country estate.







#### Meeks Grade - Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
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- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6300	Wetland Forested Mixed	24.8
6170	Mixed Wetland Hardwoods	1.3
6250	Hydric Pine Flatwoods	1.2
TOTAL WETLANDS		27.3
TOTAL UPLANDS		48.9
TOTAL ACRES		76.2



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## LOCATION & DRIVING DIRECTIONS

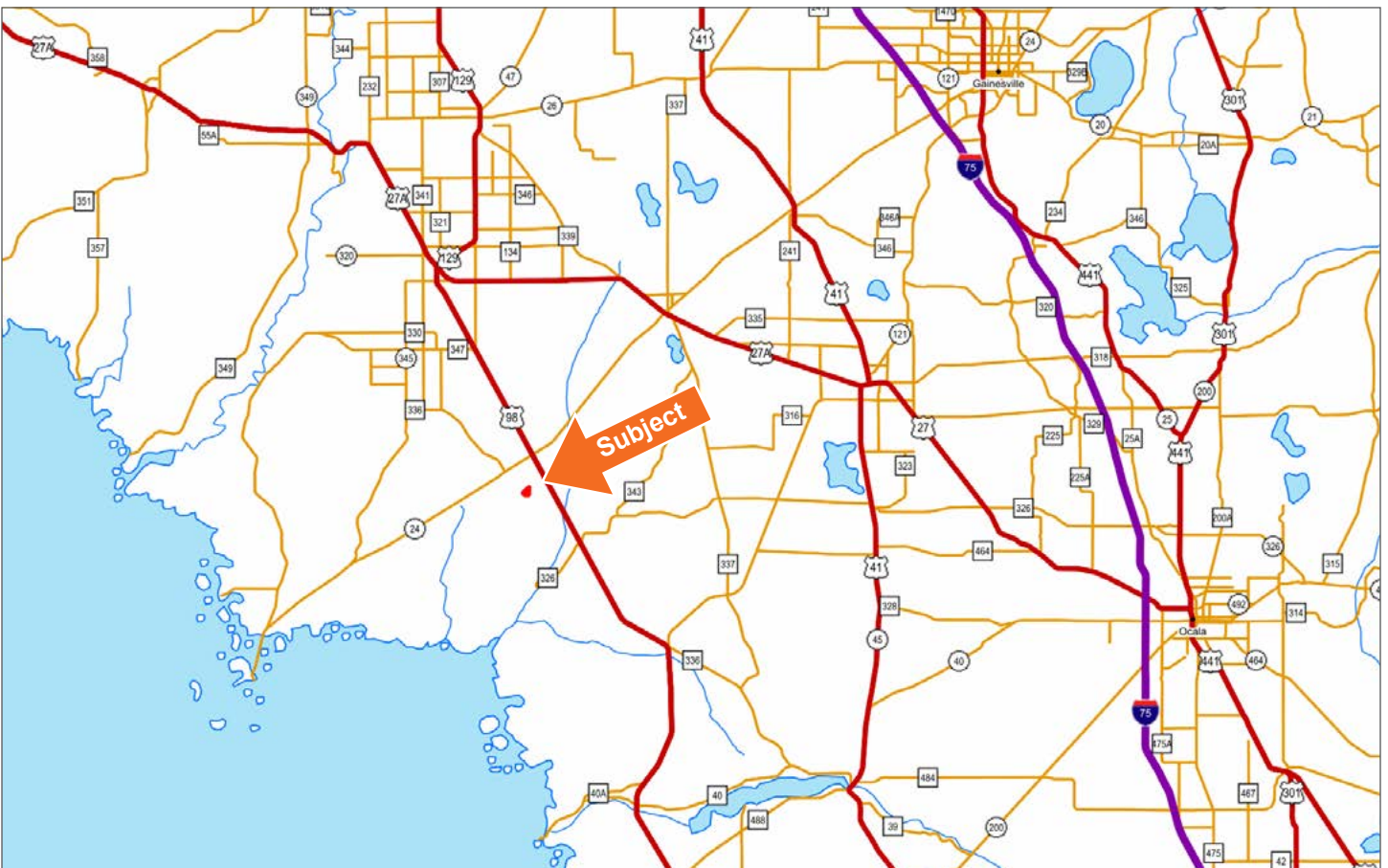
**Parcel IDs:** Part of 0203300000

**GPS Location:** 29.297414, -82.774935

**Driving Directions from US 19/98 & SR 24 intersection at Otter Creek, FL:**

- Proceed west on SR 24 0.3 miles to Otter Creek Avenue.
- Turn left (south), then continue for 400 feet to SW 3rd Street and turn right (southwest).
- Continue 0.1 mile on SW 3rd to SW 5th Ave (Fish Camp Grade) and turn left (south).
- Proceed 1.4 miles on SW 5th Ave until SW 5th Ave forks off to the left and continue straight (right-hand fork) on Meeks Grade.
- Tract begins in approximately 0.4 miles on the left (south) side of the grade.

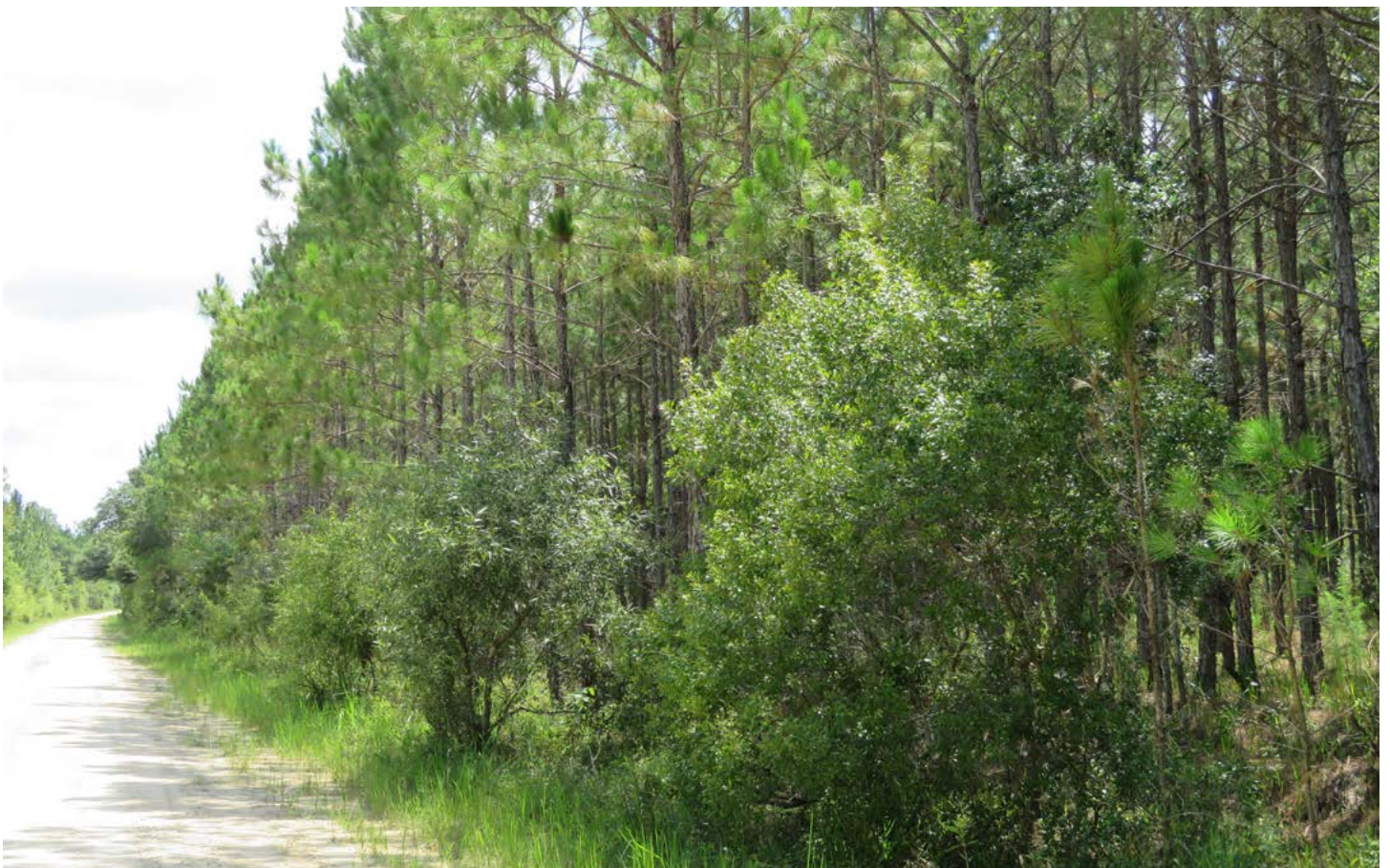
**Showing Instructions:** Contact the listing advisor, Greg Driskell (386.867.2736), to learn more or schedule a showing time.















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

**76.83 ± acres • Merchantable pine plantation • Great size for a personal hunting tract**  
Gainesville's amenities are less than an hour away

# Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: Meeks Grade

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