

LAND FOR SALE

ORANGE HEIGHTS HUNTING AND TIMBER

Orange Heights, FL 32640

PRESENTED BY:

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PROPERTY DESCRIPTION

Orange Heights Hunting and Timber is an exceptional hunting and timber investment opportunity in North Central Florida. The property is located only minutes from Gainesville and the University of Florida and only five minutes from Lake Santa Fe. At a total of 139.95 acres, Orange Heights Hunting and Timber is all high and dry with planted pines and hardwood hammocks scattered throughout. The property offers excellent access with paved road frontage on CR-1469 and NW 50th Road. Call Tony Wallace today to schedule your showing.

PROPERTY HIGHLIGHTS

- 139.95 acres all upland
- Planted Pines and Hardwoods
- Paved road frontage
- Just minutes from Gainesville, and UF
- Five minutes to Lake Santa Fe

OFFERING SUMMARY

SALE PRICE:	\$549,000
ACRES:	139.95 Acres
PRICE/ACRE:	\$3,923
CITY:	Orange Heights
COUNTY:	Alachua
PROPERTY TYPE	Timber/Recreation

SPECIFICATIONS & FEATURES

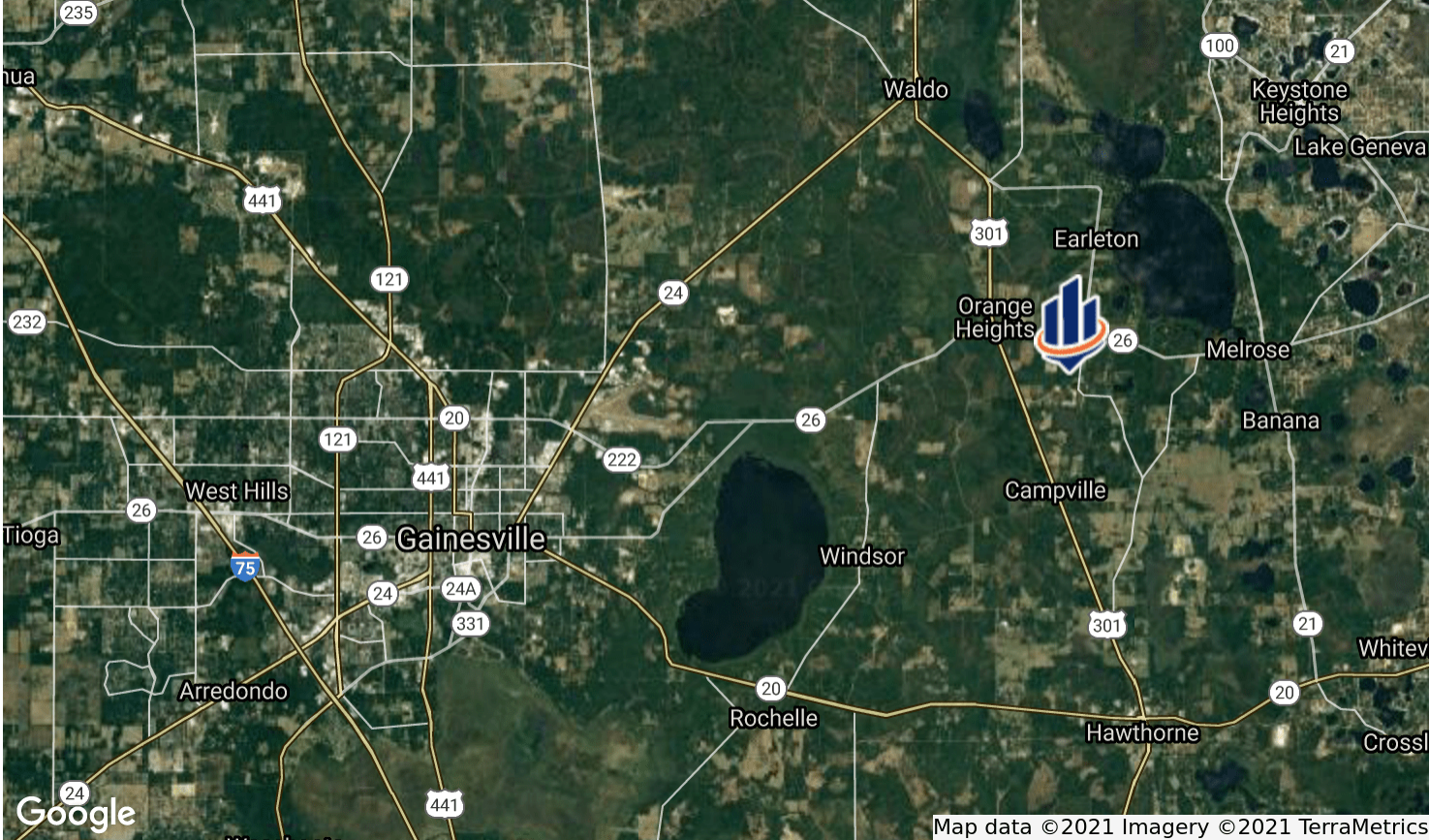
LAND TYPES:	Timberland
UPLANDS / WETLANDS:	100% uplands
SOIL TYPES:	Primarily Lochloosa Fine Sands
TAXES & TAX YEAR:	\$1,309.22, 2020 (based on 184.71 acres; \$7.09/ac)
ZONING / FLU:	Zoning: A [Agricultural]; FLU: Rural/Agriculture
ROAD FRONTAGE:	Approx. 200' frontage on CR-1469 (paved); also entrance at the end of NE 50th Rd (paved)
NEAREST POINT OF INTEREST:	Approx 15 miles to Gainesville and Univ. of Florida; 3 miles to 5,800-acre Santa Fe Lake
FENCING:	Board fencing at entrance gates, perimeter mostly fenced
CURRENT USE:	Timber, recreation
POTENTIAL RECREATIONAL / ALT USES:	Hunting, investments, equestrian, ATV/UTV use, estate homesite
LAND COVER:	Young planted pines, hardwood hammocks
SURVEY OR SITE TESTING REPORTS:	5-17-2021 Survey Available
GAME POPULATION INFORMATION:	Good populations of deer and turkey.
ON SITE ROAD ACCESS:	Good system of internal roads and ATV trails.
AGE OF STAGES OF TIMBER:	Mostly young planted pine timber, some scattered merchantable pines.

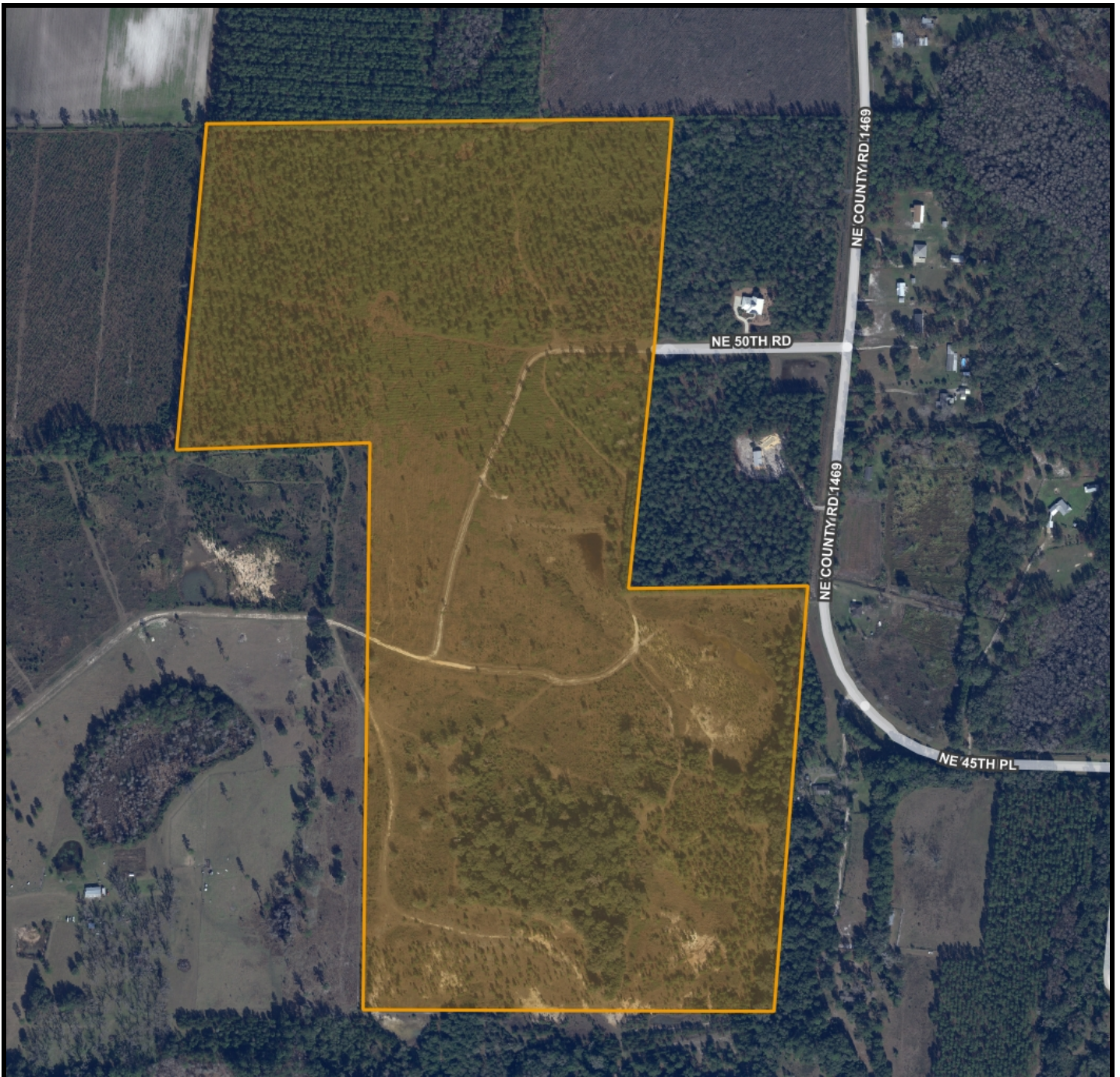










LOCATION & DRIVING DIRECTIONS

PARCEL:	18849-000-000
GPS:	29.7001313, -82.1116661
DRIVING DIRECTIONS:	From US-301 at Orange Heights, go east on SR-26 for 2 miles, turn right on CR-1469 and go 9/10 mile, turn right on NE 50th Rd and go 1/10 mile to entrance gate at the end of road.
SHOWING INSTRUCTIONS:	Gates are locked. Contact Tony Wallace to arrange a showing.

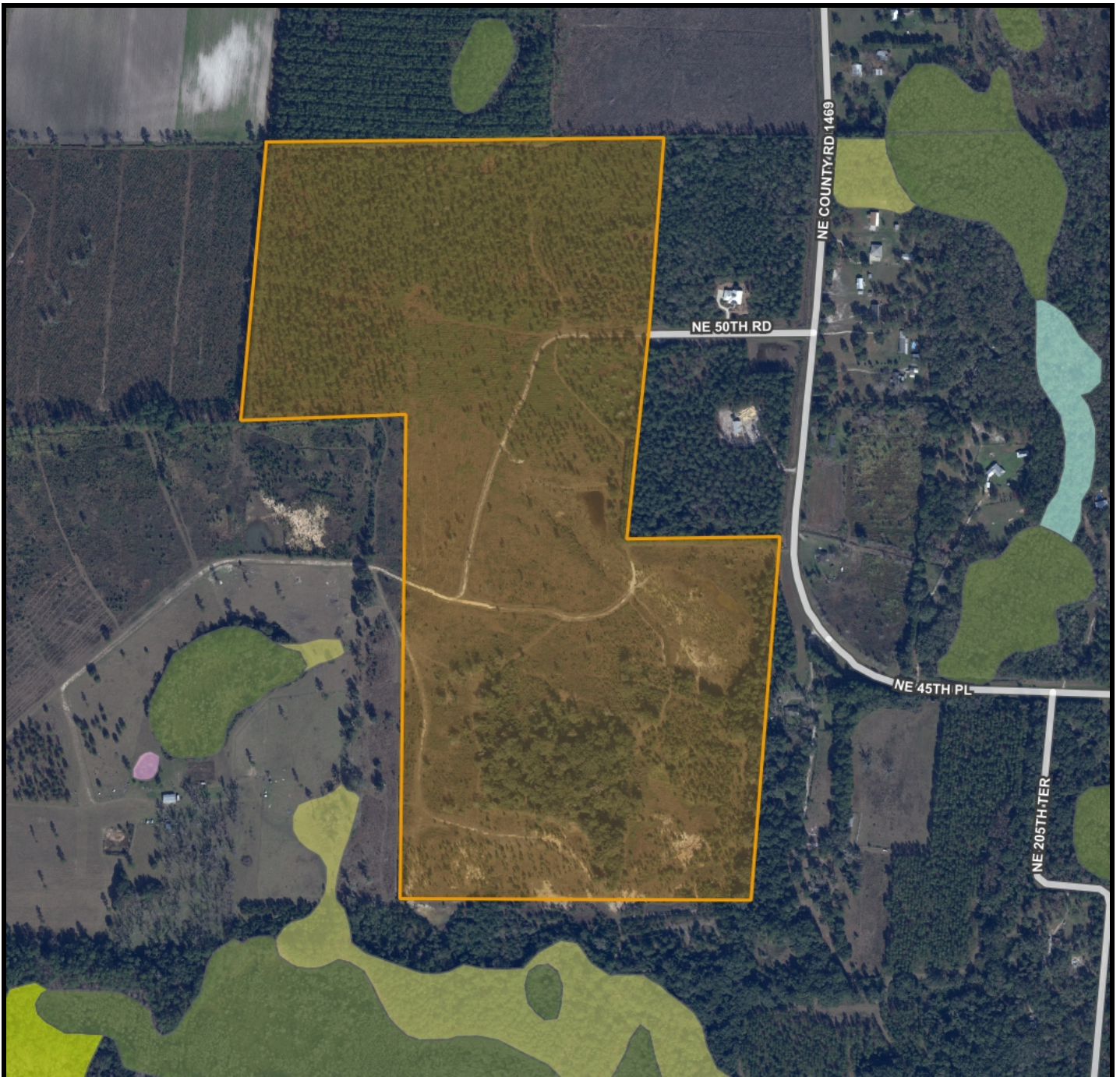




Orange Heights Hunting and Timber

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise

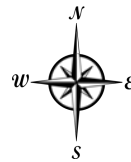




Orange Heights Hunting and Timber Wetlands Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress



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