

LAND FOR SALE

MCALPIN HAYFIELD

141ST ROAD

McAlpin, FL 32071

PRESENTED BY:

JOHN A. " TONY" WALLACE

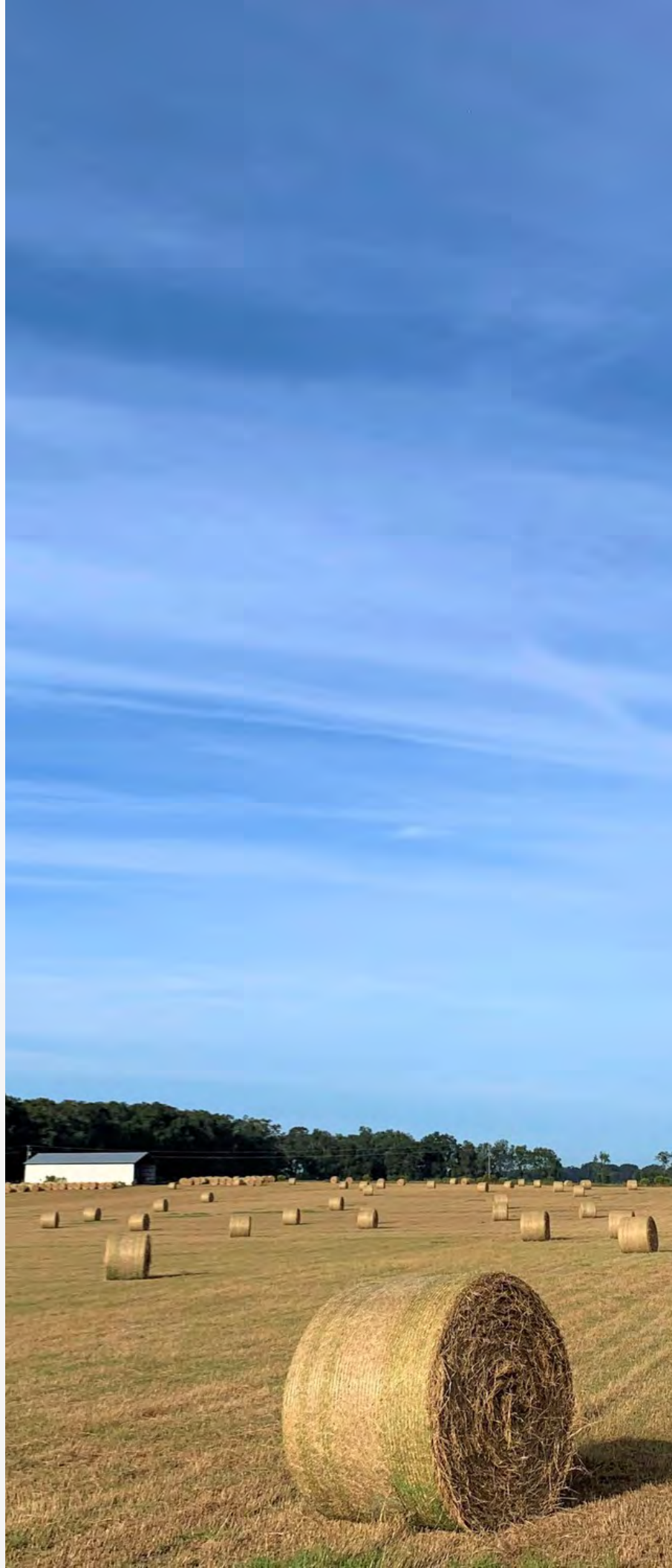
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GREGORY DRISKELL

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SALE PRICE

\$260,500

OFFERING SUMMARY

ACREAGE:	34.73 Acres
PRICE / ACRE:	\$7,501
CITY:	McAlpin
COUNTY:	Suwannee
PROPERTY TYPE:	Hay Farm

PROPERTY OVERVIEW

The McAlpin Hayfield is an excellent investment opportunity for a productive 34.73-acre Coastal Bermuda hay farm with a 40x80x16 FT hay barn and equipment. The field typically produces 450 rolls per year and can handle 2-3 cuttings annually. The property would also make an excellent rural homesite for a county getaway! Road frontage on two sides, 100% upland, and fully fenced. Contact Greg Driskell or Tony Wallace to set up your showing.

Equipment Includes:

- John Deere 467 Hay Baler
- Kuhn GMD 700 Mower
- Fella TH 540-T Hay Tedder
- Sitrex Hay Rake
- Hay Spear



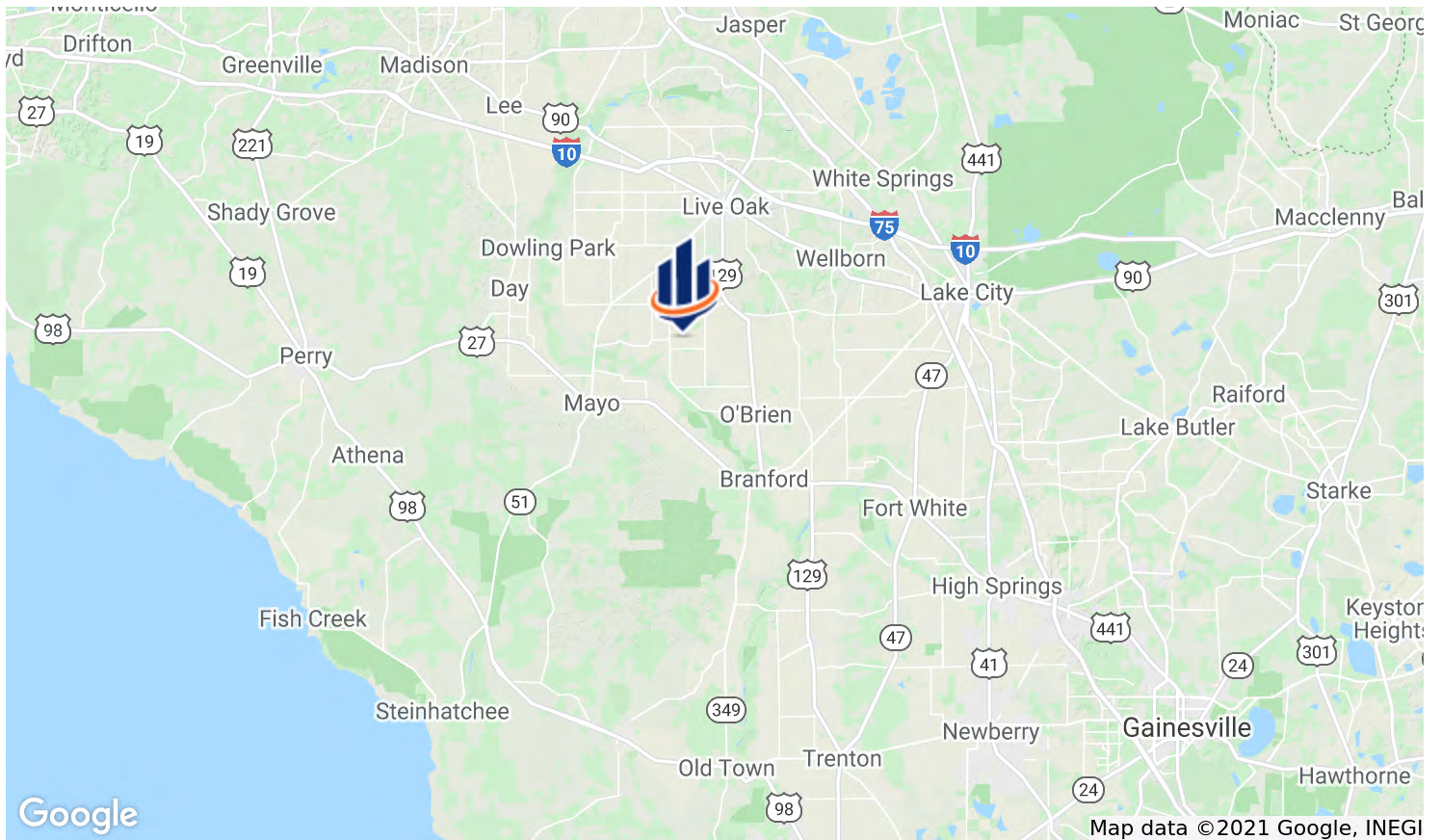
SPECIFICATIONS & FEATURES

LAND TYPES:	Farms & Nurseries Properties
UPLANDS / WETLANDS:	100% Uplands
SOIL TYPES:	Blanton-Alpin-Bonneau Complex
TAXES & TAX YEAR:	\$156.58 [2020]
ZONING / FLU:	Zoning: A-1; FLU: Agriculture 1, 1 D.U. per 5 acres
ROAD FRONTAGE:	1300' ± FT on 176th Street; 1100' ± FT on 141st Rd
FENCING:	Perimeter - Field Fencing, Board Fencing at Entrance Gate
CURRENT USE:	Hay Production
GRASS TYPES:	Coastal Bermuda
POTENTIAL RECREATIONAL / ALT USES:	Residential, Horse Farm, Cattle
LAND COVER:	Hayfield - Coastal Bermuda
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • 40x80 FT Hay Barn • Metal Siding (2 sides) and Metal Roof built in 2013



LOCATION & DRIVING DIRECTIONS










PARCEL:	20-04S-13E-08978-001000
GPS:	30.1282777, -83.0396113
DRIVING DIRECTIONS:	From Live Oak go south on SR-51 for 6 miles, Turn left on CR-349 and go south for 7.0 miles, turn left on 176th St and go 1.5 miles, turn right on 141st Rd and go 0.2 miles to gate on right, Look for sign at gate
SHOWING INSTRUCTIONS:	Property can be viewed from 176th St and 141st Rd; for access to property contact Greg Driskell or Tony Wallace to arrange showing.

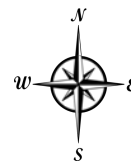




McAlpin Hayfield - Soils Map



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM Hybrid
-  Streets OSM Hybrid
-  Parcel Outlines
-  Soils Boundaries







John A. " Tony" Wallace

Senior Advisor
SVN | Saunders Ralston Dantzler

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

He is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, and a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters.

He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

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Gregory Driskell

Advisor
SVN | Saunders Ralston Dantzler

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies, both in Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian, and was born and grew up near St. Petersburg, FL. He holds a B.S. degree in Forest Resources and Conservation from the University of Florida. He is a member of the Society of American Foresters and the Florida Forestry Association and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

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