

LAND FOR SALE

GILCHRIST COUNTY MINING ACREAGE

6019 SE SR 26

Trenton, FL 32693

LISTED BY:

R. TODD DANTZLER, CCIM

Managing Director/ Senior Advisor

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SALE PRICE

\$7,500,000

OFFERING SUMMARY

LOT SIZE:	240 ± Acres
PRICE / ACRE:	\$31,250
CITY:	Trenton
COUNTY:	Gilchrist
PROPERTY TYPE:	Acreage, Mining, & Ranch
INCOME POTENTIAL:	\$18,000-\$22,000 / Month

PROPERTY OVERVIEW

This beautiful Florida land offers a unique income-producing opportunity from a fully operational sand mine. There is a fully permitted 10-year light sand mining operation on the property along with a sand mine permit for future mining included in the sale. There are currently three years remaining on the existing permit with the ability to apply for a renewal. The site is relatively flat and easily accessible from SR 26 west of Gainesville. The property supports some cattle, who reside in comfort as they watch a low-intensity sand mining operation remove truckloads of sand daily. Residential development areas are adjacent to the east and south of the property.

There is residential development to the east and south. The sand mine is currently permitted and operational.

PROPERTY HIGHLIGHTS

- Income from an operating sand mine
- \$18,000-\$22,000 / Month
- Beautiful Florida land
- Great income upside on the mine
- The current operator will stay if desired
- Ability to increase production



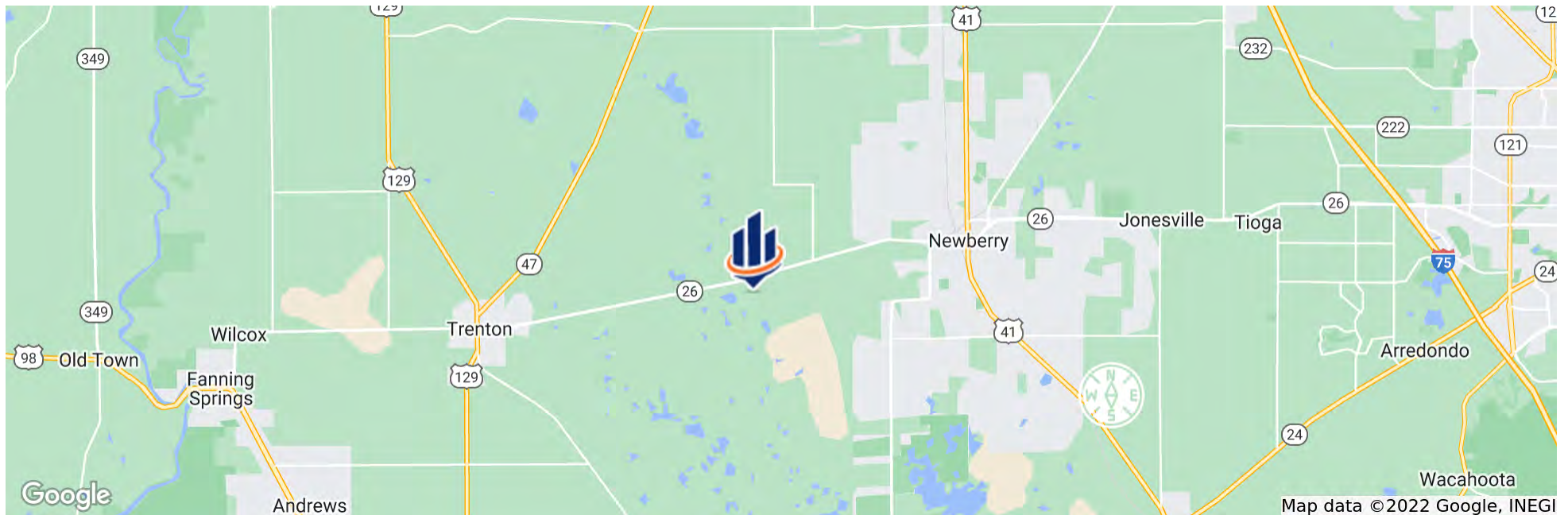
SPECIFICATIONS & FEATURES

LAND TYPES:	• Mining • Ranch
UPLANDS / WETLANDS:	Mostly uplands. Minimal wetlands.
SOIL TYPES:	Penny is predominant and Ridgewood is secondary
TAXES & TAX YEAR:	\$1656 [2021]
ZONING / FLU:	Ag
LAKE FRONTAGE / WATER FEATURES:	NA
WATER SOURCE & UTILITIES:	Well
ROAD FRONTAGE:	2673 ± Feet on SR26
NEAREST POINT OF INTEREST:	Gainesville is 24 ± miles to the east on SR 26. Historic Cedar Key is approximately 40 miles to the southwest.
FENCING:	Yes
CURRENT USE:	Sand mine and cattle
STRUCTURES & YEAR BUILT:	None



LOCATION & DRIVING DIRECTIONS

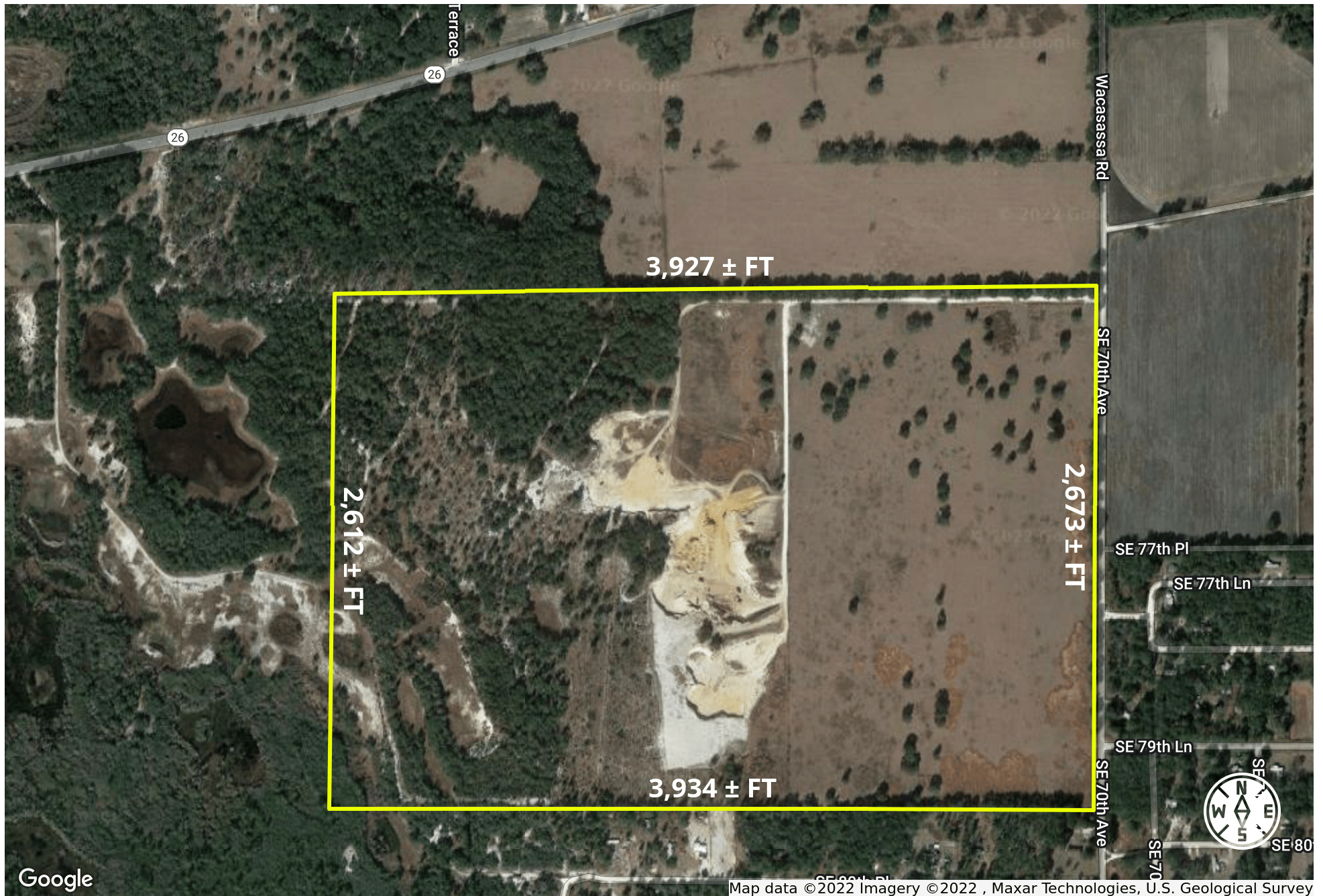
PARCEL:	10-10-16-0000-0007-0000
GPS:	29.6253487, -82.6983649
DRIVING DIRECTIONS:	• 6 ± miles East of Trenton on SR 26 • South on Waccasasa Road for about 4/10th of a mile • Property is on your right.
SHOWING INSTRUCTIONS:	Call Todd Dantzler



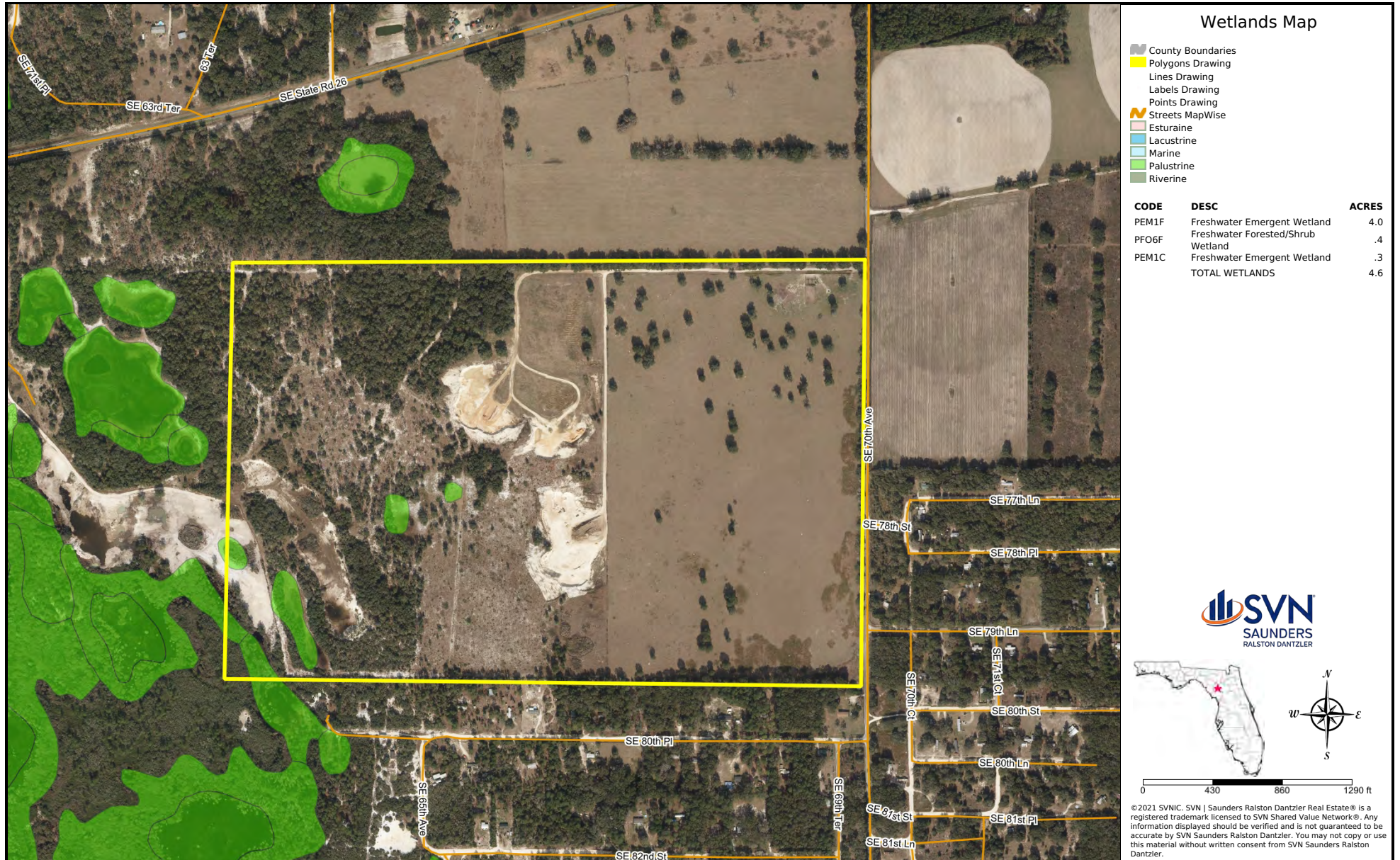


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WETLANDS MAP



SOILS MAP





R. TODD DANTZLER, CCIM

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PROFESSIONAL BACKGROUND

R. Todd Dantzler, CCIM, is a Managing Director & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He is a well-known authority on commercial properties and land use in the Lakeland-Winter Haven metro and surrounding areas. Todd specializes in property types such as commercial, industrial, and investment properties, as well as commercial leasing, and land development.

Todd has been active in Polk County real estate for over 40 years and is a second-generation real estate leader -- his father having served as a member and Chairman of the Florida Real Estate Commission (FREC) in the early '80s.

Todd was recognized as the 2012 Florida Realtor® of the Year, and in 2000, he was elected president of the Florida Realtors® as the youngest president in the history of Florida Realtors®. He is a current member of the board of directors, past treasurer, and past Chairman of the Legislative Committee and Affordable Housing Task Force of the Florida Realtors®. He is also a past president of the East Polk County Association of Realtors®.

In 2010, Todd was elected to the Polk County Board of County Commissioners and served as the Chairman of the Commission in 2014 and 2018. As a sitting County Commissioner, he also served on the Finance Committee, the Community Relations Advisory Council, the Polk Transportation Planning Organization and was the Commission liaison to the Central Florida Development Council (CFDC), the economic development arm of the county, and is a past chairman of the CFDC.

In addition, Todd is currently the Chairman of the Winter Haven Hospital/Baycare Board of Trustees. The Winter Haven Hospital is a 529-bed major medical center serving East Polk and Highlands counties and is the largest private employer in East Polk County.

Todd received a Bachelor of Science degree in Business Administration with a major in Marketing from the University of Florida and is a member of the Florida Blue Key at UF. He also was the president of his fraternity, Alpha Tau Omega, where he won the Morton Wolfson Award for the Best Fraternity President at UF in 1981 and the Harry L. Bird Award for best Public Relations Officer.

In addition to real estate, Todd serves as a Senior Consultant with Two Blue Aces, an executive leadership and management development company led by six retired United States Air Force (USAF) General Officers. Todd advises on political and real estate land use issues.

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