



WASH POND TIMBER AND HUNTING TRACT

SE CR-340
MAYO, FL 32066

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Sale Price

\$420,000

PROPERTY OVERVIEW

Wash Pond Timber and Hunting Tract is a 69.78-acre tract in Mayo, Florida, perfect for combined rural homesite and timberland investment. The property features mature planted pines ready for harvest, with a 3/4 acre food plot and two natural ponds. This area of Lafayette County has excellent hunting, and the property offers fishing, ATV/UTV, horseback riding, and camping. The property has easy access with 1/4 mile of frontage on CR-340, a paved two-lane road. Located less than 10 minutes from Suwannee River, 45-minute drive to Steinhatchee and Gulf of Mexico, ± 1 hour drive to Gainesville and University of Florida. Wash Pond Timber and Hunting Tract is a great place to build a recreational retreat with future investment potential. Contact the advisors for more information.

OFFERING SUMMARY

Acreage:	69.78 Acres
Price / Acre:	\$6,019
City:	Mayo
County:	Lafayette
Property Type:	Timber & Hunting

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Land Investment• Timberland
Uplands / Wetlands:	83% uplands, 17% wetlands
Soil Types:	Primarily Albany-Ridgewood and Leon fine sands
Taxes & Tax Year:	\$249 [\$3.57/acre] 2021
Zoning / FLU:	Zoning - A3, FLU - Agriculture 3 [one DU per 5 acres]
Lake Frontage / Water Features:	Two natural ponds: 3.5 and 3/4-acre
Water Source & Utilities:	Well and septic
Road Frontage:	1/4 mile of frontage on CR-340, paved two lane
Nearest Point of Interest:	Less than 10 minutes from Suwannee River, 45 minute drive to Steinhatchee and Gulf of Mexico, 1+ hour drive to Gainesville and University of Florida
Current Use:	Timber production, recreation
Potential Recreational / Alt Uses:	Hunting/hunting camp, fishing, ATV/UTV riding, horseback riding, camping, estate homesite
Land Cover:	Mostly mature planted pine timber with areas of natural hardwoods, 3/4 acre food plot, two ponds
Game Population Information:	Excellent hunting area for deer, turkey, wild hogs and small game.
Age of Stages of Timber:	Mature planted pine timber and natural hardwoods.



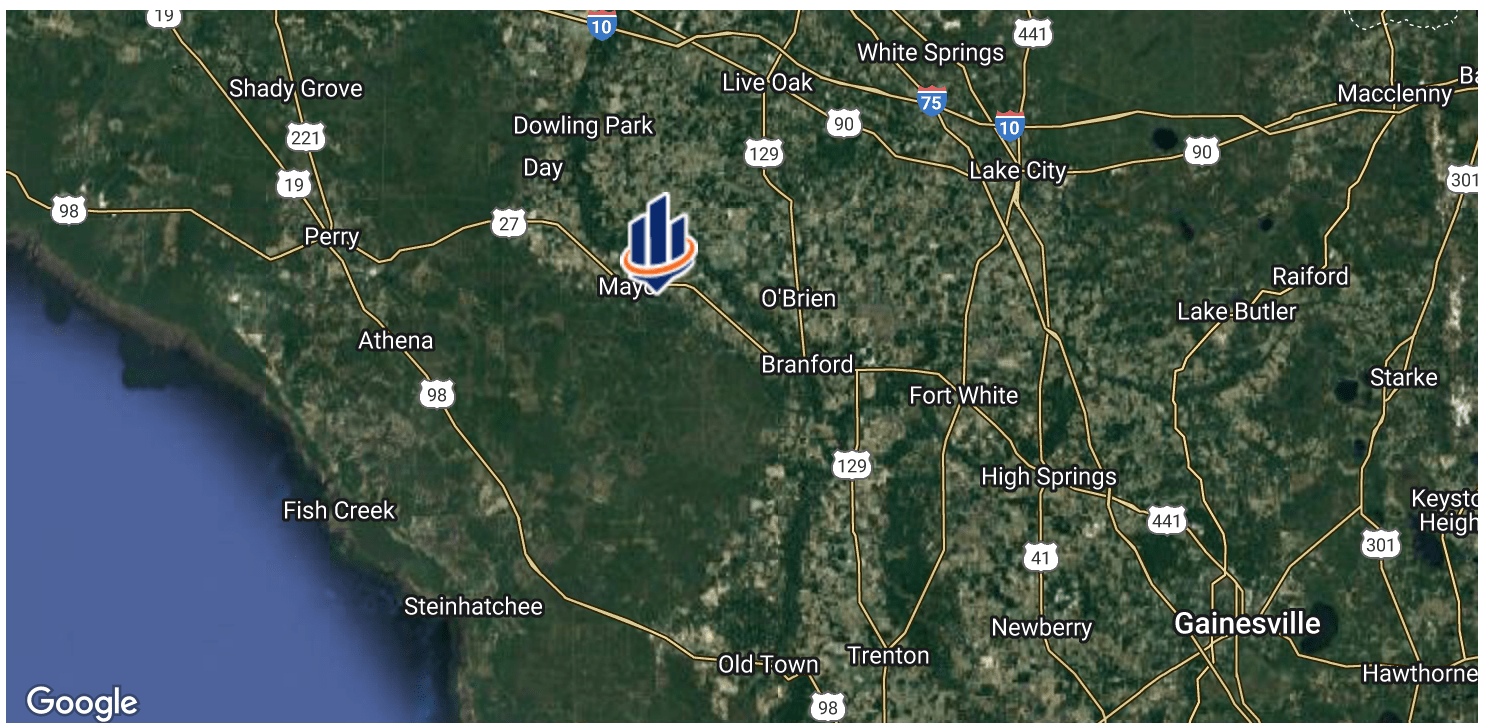
LOCATION & DRIVING DIRECTIONS

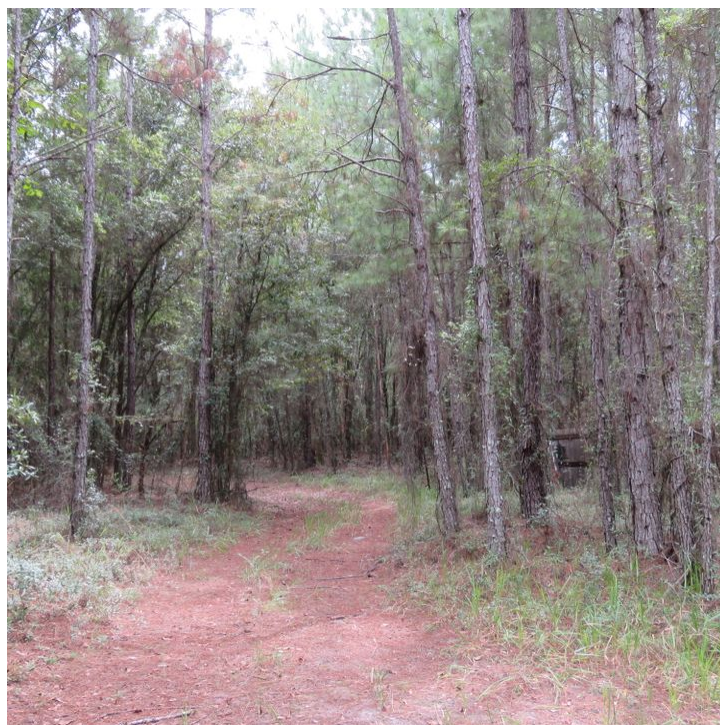
Parcel: 20-05-12-0000-0000-00601

GPS: 30.0335402, -83.1304839

Driving Directions: From intersection of US-27 and SR-51 in Mayo, FL, travel south on SR-51 for 1/4 mile then turn Left on SE Pine Street [CR-355] and go 1.6 miles then turn Left onto CR-340; then go 1.7 miles to property; look for sign.

Showing Instructions: Contract listing agent to arrange showing.








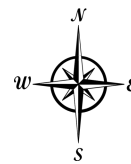






Wash Pond Timber and Hunting Tract

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



0 290 580 870 ft



JOHN A. "TONY" WALLACE, CF

Senior Advisor

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PROFESSIONAL BACKGROUND

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

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, 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

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

DISCIPLINES

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements

AWARDS

- Recipient of 2009 "Above and Beyond" Award



MATTHEW SIMPSON

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PROFESSIONAL BACKGROUND

Matthew Simpson, CF, is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

Matthew has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. He specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

Matthew is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. He has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University. He currently resides in Lake City, Florida, with his wife and two children.

DISCIPLINES

- Timberland
- Hunting and Recreational Tracts
- Conservation Properties



For more information visit SVNsaunders.com

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