



SUN SPRINGS WATERFRONT RETREAT

SW 22 ST
BELL, FL 32619

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OFFERING SUMMARY

Acreage:	4 Acres
Price / Acre:	Available
City:	Bell
County:	Gilchrist
Property Type:	Waterfront, Recreation, Spring

PROPERTY OVERVIEW

Sun Springs Waterfront Retreat is 4 ± acres of vacant land in Gilchrist County, Florida. The property features 2.4 ± Upland Acres and 1.6 ± Wetland Acres with 1200 ± Feet of frontage on the 2nd Magnitude - Sun Springs and its spring run. Packed limestone roads provide access to the property with 300 ± feet of frontage on SW 76th Court and 400 ± feet on SW 22nd.

The property borders the Sun Springs Community Park, an open area on the Sun Springs pool featuring a concrete pad to enter the swimming area, and picnic tables for an afternoon lunch.

The land cover consists of mixed wetland hardwoods just off the Suwannee River. Cypress trees line the spring run creating an emerald canopy over the sapphire waters of Sun Springs.

Sun Springs emits nearly 200,000 gallons of freshwater per minute that flows further into the Suwannee River. The refreshing spring waters offer a wonderful recreational opportunity to enjoy one of Florida's natural wonders.

Contact Tyler Davis and Jeremiah Thompson today to own your very own Florida spring retreat!

Specifications & Features



SPECIFICATIONS & FEATURES

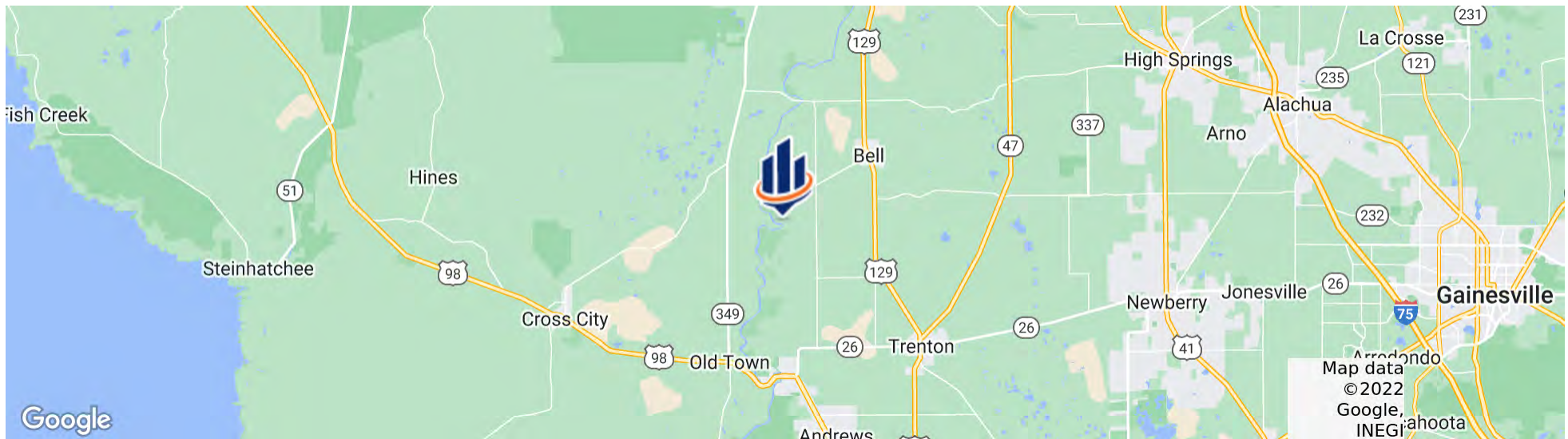
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Waterfront
Uplands / Wetlands:	2.4 ± Upland Acres / 1.6 ± Wetland Acres
Soil Types:	Elloree; Penney; Water
Taxes & Tax Year:	\$1,233.39 for 2021
Zoning / FLU:	ESA-2: One D.U. / Ten Acres
Lake Frontage / Water Features:	1200 ± Feet on Sun Spring that flows into the Suwannee River
Water Source & Utilities:	Well & Septic
Road Frontage:	300 ± Feet on SW 76th Court and 400 ± Feet on SW 22nd Street
Nearest Point of Interest:	Suwannee River - 800 FT Wannee Conservation Area - 1600 FT Hart Springs Park - 2 ± Miles Bell - 5 ± Miles Fanning Springs - 8 ± Miles
Fencing:	Fenced Along Roads
Current Use:	Recreation
Land Cover:	Mixed Wetland Hardwoods; Streams and Waterways; Major Springs

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple in Gilchrist County [2]
GPS:	29.7044923, -82.9340556
Driving Directions:	Contact Listing Agent
Showing Instructions:	Contact Listing Agent

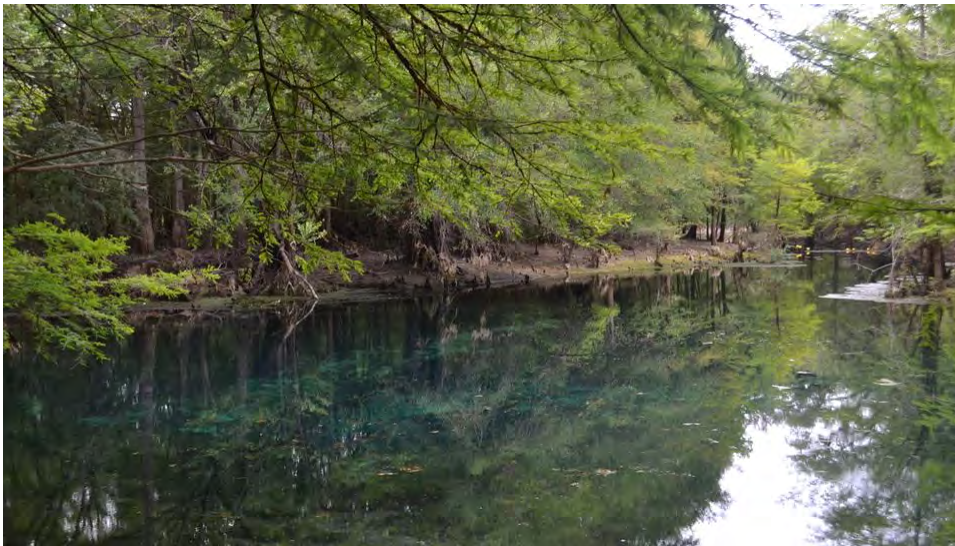




Additional Photos



Additional Photos



Additional Photos







Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Magnitude 1
- Magnitude 2
- Magnitude 3
- Managed Lands FNAI
- Water Labels
- Water Labels
- Water Labels

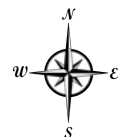


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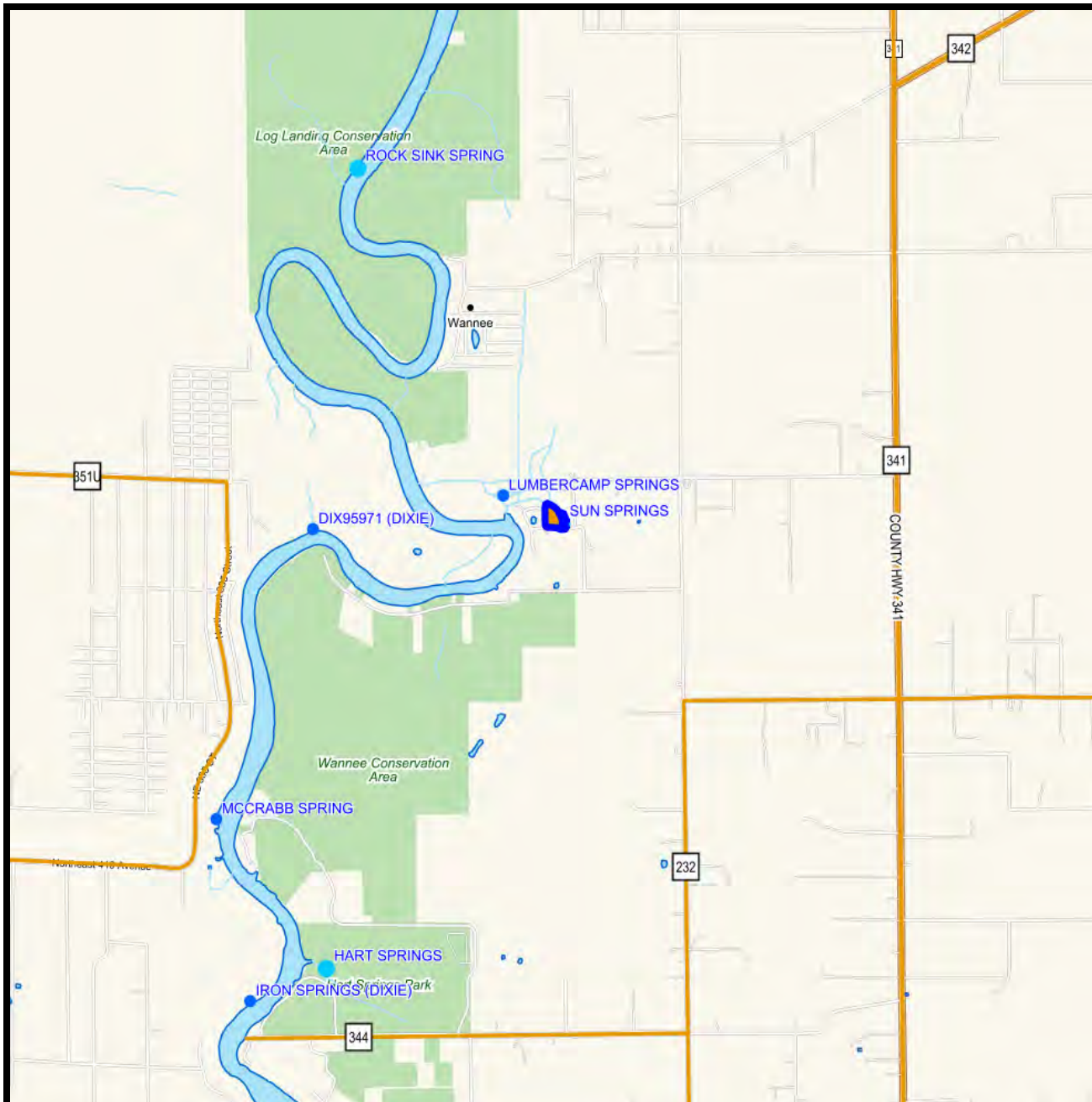


Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Magnitude 1
- Magnitude 2
- Magnitude 3
- Water Labels
- Water Labels
- Water Labels
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine



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- Magnitude 1
- Magnitude 2
- Magnitude 3
- Water Labels
- Water
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JEREMIAH THOMPSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeremiah Thompson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his client's needs above all else and providing first-class customer service.

Jeremiah is a fourth-generation Floridan and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing real estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state focused on protecting Florida's natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties

EDUCATION

Florida State University

SVN | Saunders Ralston Dantzler

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TYLER DAVIS, CPA, ALC

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PROFESSIONAL BACKGROUND

Tyler Davis is the Chief Financial Advisor (CFO) and an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tyler Davis brings a wealth of financial knowledge to the team, having spent over five years working at PwC, one of the largest professional services firms in the world. While there, Tyler provided tax planning and consulting services to some of the largest public and private insurance companies in the country.

Tyler is a native of Carrollton, GA. He graduated summa cum laude with his bachelor's degree in Accounting from Samford University and received his Master of Tax Accounting degree from The University of Alabama where he was awarded a Graduate Council Fellowship. In college, Tyler was a member of Beta Gamma Sigma, Beta Alpha Psi, and Pi Kappa Phi Fraternity. Tyler passed the CPA exam in 2014 prior to beginning his career at PwC. Tyler joined SVN Saunders Ralston Dantzler in May of 2019 where he specializes in development land brokerage, asset management, and financial issues. Tyler is a licensed Florida Real Estate agent, a member of the REALTORS Land Institute, a member of The Lakeland Rotary Club, and a member of the American Institute of Certified Public Accountants.

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



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★ **NORTH FLORIDA**

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386.438.5896

★ **GEORGIA**

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229.299.8600



For more information visit SVNsaunders.com

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