

WALDO 301 NORTH TRACT

18716 NE US HWY 301
WALDO, FL 32694

John A. "Tony" Wallace, CF
O: 352.505.9274 | C: 352.538.7356
tony.wallace@svn.com

Greg Driskell
O: 386.385.7304 | C: 386.867.2736
greg.driskell@svn.com



Property Overview



Sale Price **\$968,500**

OFFERING SUMMARY

Acreage: 149.46 Acres
Price / Acre: \$6,480
City: Waldo
County: Alachua
Property Type: Ranch/Rec, Investment, Transitional
Video: [View Here](#)

PROPERTY OVERVIEW

With fenced and cross fenced pastures, hardwood hammocks, a small creek and a pond, and even a vintage 1929 farm house, this beautiful tract is a piece of Old Florida. With 3,300' frontage on US-301 and 1,975' frontage on CR-225 and located only minutes from Gainesville, this property is also an investment opportunity for the future. Seller is open to dividing and Owner Financing is available!

Specifications & Features



SPECIFICATIONS & FEATURES

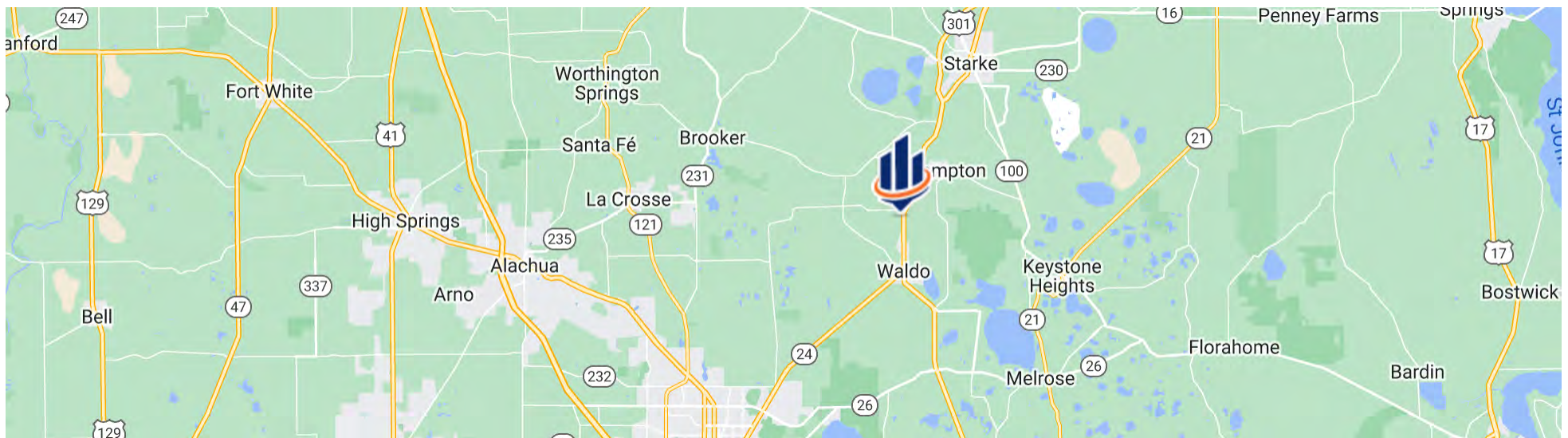
Land Types:	<ul style="list-style-type: none">• Land Investment• Ranch• Transitional
Uplands / Wetlands:	96% Uplands, 4% Wetlands
Soil Types:	Primarily Lochloosa and Pelham Fine Sands
Taxes & Tax Year:	\$2,878.23, 2021
Zoning / FLU:	Zoning: Agriculture, FLU: Rural/Agriculture
Lake Frontage / Water Features:	Pond
Water Source & Utilities:	Water provided by private wells and septic systems
Road Frontage:	3,300' on US-301, 1,975' on CR-225
Nearest Point of Interest:	Gainesville, University of Florida and Shands Hospital within 30 minute drive.
Fencing:	Fully fenced and cross fenced for cattle
Current Use:	Cattle grazing
Potential Recreational / Alt Uses:	Potential development site, nice hunting tract or acreage homesite
Land Cover:	Mostly pasture interspersed with hardwoods and pines
Structures & Year Built:	<ul style="list-style-type: none">• Circa 1929 farm house• 7500 sf shop and barn

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	16922-000-000 16922-005-000 16921-004-001 16921-004-000 16921-005-000 16922-001-000
GPS:	29.827049, -82.1682826
Driving Directions:	From Waldo travel north on US-301 for 3 miles; look for sign on left [west] side of highway.
Showing Instructions:	Contact listing agent to arrange a showing.



Photos







Advisor Bio



JOHN A. "TONY" WALLACE, CF

Senior Advisor

tony.wallace@svn.com

Direct: 352.505.9274 | **Cell:** 352.538.7356

SVN | Saunders Ralston Dantzler
356 NW Lake City Avenue
Lake City, FL 32055



GREG DRISKELL

Advisor

greg.driskell@svn.com

Direct: 386.385.7304 | **Cell:** 386.867.2736

PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, 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 located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, 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.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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356 NW Lake City Avenue
Lake City, FL 32055

Advisor & Office **LOCATIONS**

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Lakeland, Florida 33801
863.648.1528

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Orlando, Florida 32801
407.516.4300

★ **NORTH FLORIDA**

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ **GEORGIA**

125 N Broad Street, Suite 210
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229.299.8600



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