

# Gordon Chapel East Tract

2,051 ± Acres • Hawthorne, Florida • Putnam County









**SALE PRICE****\$5,550,000****OFFERING SUMMARY**

ACREAGE:	2,051 Acres
PRICE / ACRE:	\$2,706
CITY:	Hawthorne
COUNTY:	Putnam
PROPERTY TYPE:	Land: Land Investment, Timberland

**PROPERTY OVERVIEW**

Gordon Chapel East comprises 2,051 ± acres of timber, ponds, and recreational land in SW Putnam County, Florida. Formerly owned by a large timber investment company and featuring 400 acres of slash and longleaf pine plantations acres, this property is well-suited for timberland investors. Recently harvested areas are ready to be replanted in pines or converted to pasture. Includes annual revenue from cell tower lease.





## SPECIFICATIONS & FEATURES

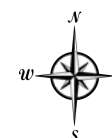
LAND TYPES:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Timberland</li></ul>
UPLANDS / WETLANDS:	58% Uplands, 43% Wetlands
SOIL TYPES:	<ul style="list-style-type: none"><li>• Millhopper</li><li>• Candler</li><li>• Sparr</li><li>• Pomona</li></ul>
TAXES & TAX YEAR:	\$2.64/acre, 2022
ZONING / FLU:	Zoning AG, FLU - A2
LAKE FRONTAGE / WATER FEATURES:	Includes frontage on several unnamed lakes and ponds
ROAD FRONTAGE:	1 mile on Gordon Chapel Rd., plus several stretches along gravel county-maintained roads
NEAREST POINT OF INTEREST:	Gainesville and the University of Florida 18 miles to the west, Palatka and the St. Johns River 25 miles to the east. Lakes located within 15 miles are Orange, Santa Fe, Newnans, Lochloosa, and Rodman Reservoir.
CURRENT USE:	Timber production, recreation
POTENTIAL RECREATIONAL / ALT USES:	Hunting, fishing, horse trails, ATV riding, camping
LAND COVER:	Mixture of planted pine and natural hardwoods.
GAME POPULATION INFORMATION:	Plentiful deer, turkey, wild hogs and small game.





## Gordon Chapel East - Aerial Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads



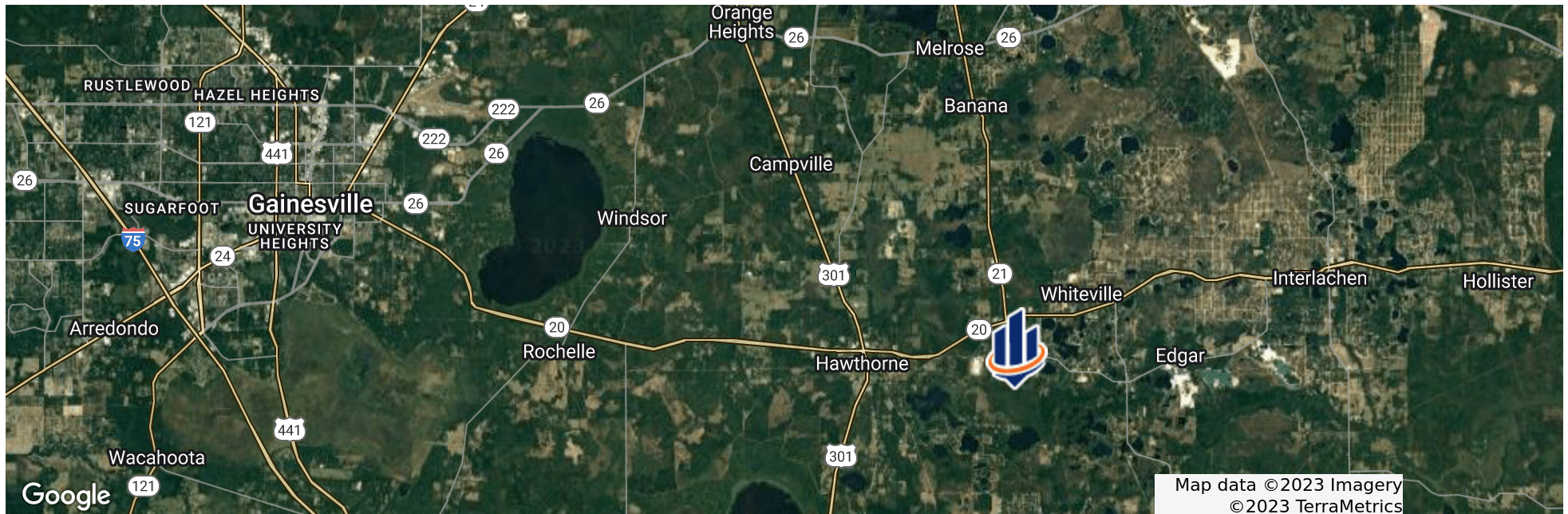
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## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	32-10-23-0000-0010-0000 and eight others.
<b>GPS:</b>	29.5803075, -82.0207605
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From Hawthorne travel east on SR-20 3 miles then Right on Gordon Chapel Rd</li> <li>• Travel south on Gordon Chapel Rd 1.5 miles and main entrance is on left</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Contact listing agent to arrange showing.

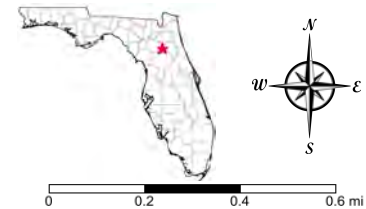




## Gordon Chapel East Tract - Topo Map

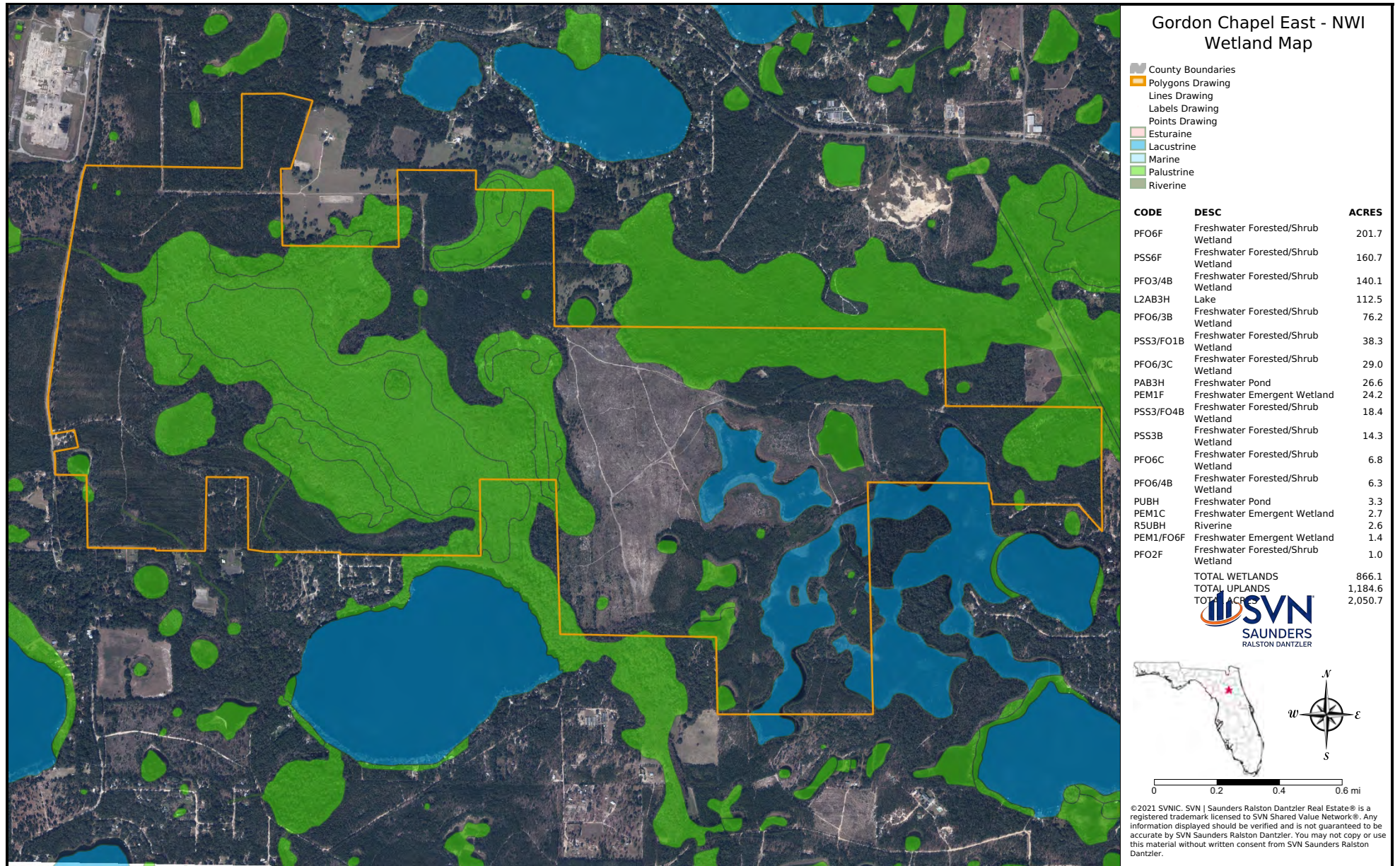
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Five Foot Contours
-  Five Foot Contours2

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	201.7
PSS6F	Freshwater Forested/Shrub Wetland	160.7
PFO3/4B	Freshwater Forested/Shrub Wetland	140.1
L2AB3H	Lake	112.5
PFO6/3B	Freshwater Forested/Shrub Wetland	76.2
PSS3/FO1B	Freshwater Forested/Shrub Wetland	38.3
PFO6/3C	Freshwater Forested/Shrub Wetland	29.0
PAB3H	Freshwater Pond	26.6
PEM1F	Freshwater Emergent Wetland	24.2
PSS3/FO4B	Freshwater Forested/Shrub Wetland	18.4
PSS3B	Freshwater Forested/Shrub Wetland	14.3
PFO6C	Freshwater Forested/Shrub Wetland	6.8
PFO6/4B	Freshwater Forested/Shrub Wetland	6.3
PUBH	Freshwater Pond	3.3
PEM1C	Freshwater Emergent Wetland	2.7
R5UBH	Riverine	2.6
PEM1/FO6F	Freshwater Emergent Wetland	1.4
PFO2F	Freshwater Forested/Shrub Wetland	1.0
TOTAL WETLANDS		866.1
TOTAL UPLANDS		1,184.6
TOTAL ACRES		2,050.7



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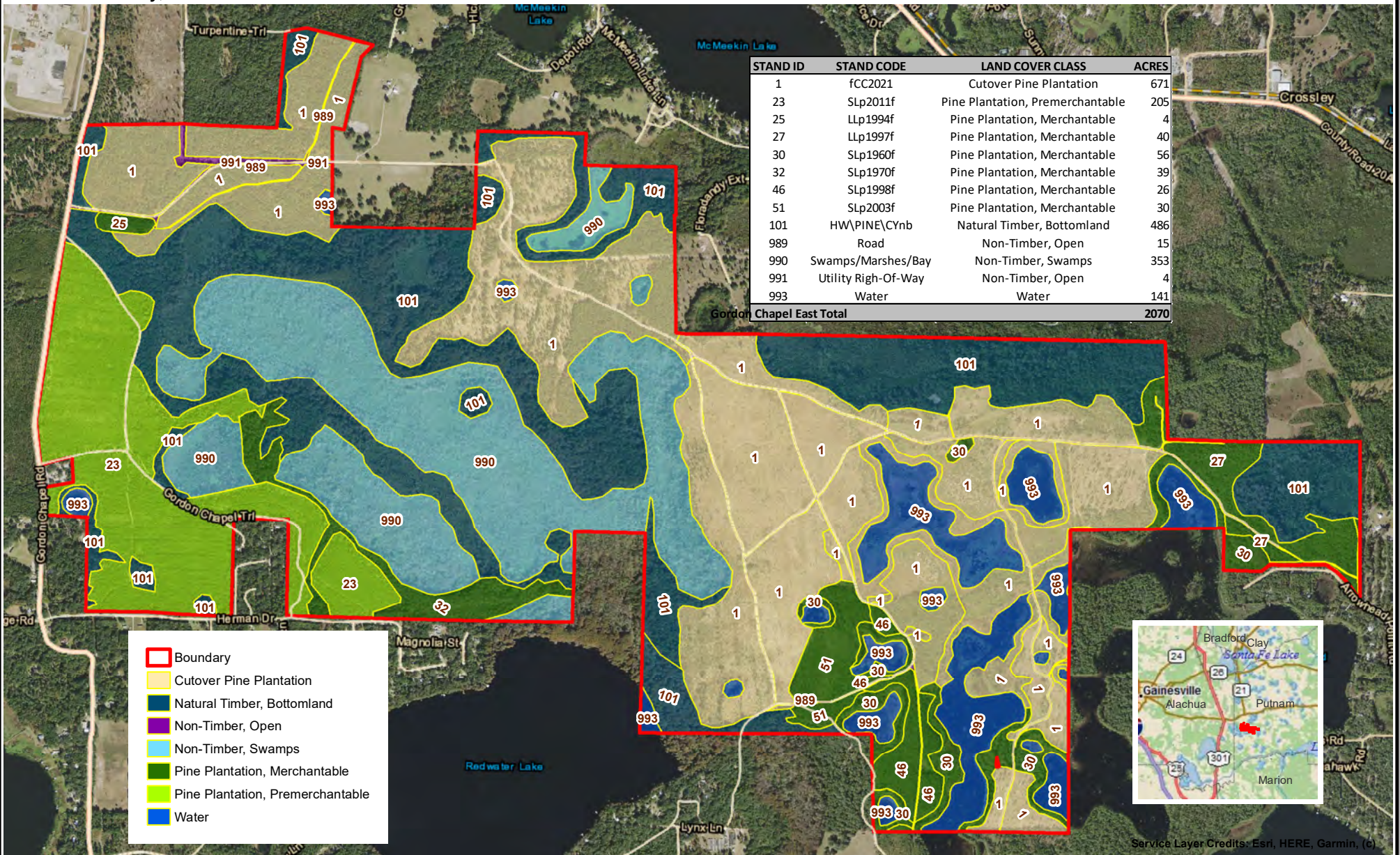


# Gordon Chapel East

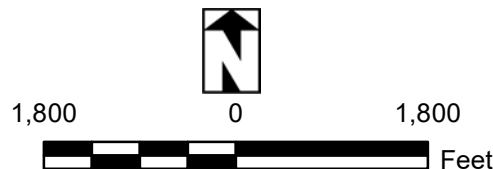
Putnam County, Florida

# Timber Stand Map

Nov-2021 NAIP Aerial Photo



**NOTICE:**  
THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.  
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MAP CREATED BY : J SAARELA  
MAP CREATED ON : 04/17/2023



**NATURAL RESOURCE PLANNING SERVICES INC.**  
CONSULTING FORESTERS  
356 NW Lake City Ave.  
Lake City, FL 32055  
(386) 438-5896























**JOHN A. "TONY" WALLACE, CF**

Senior Advisor

D: 352.364.0070 | C: 352.538.7356  
tony.wallace@svn.com



**GREG DRISKELL**

Advisor

D: 352.364.0070 | C: 386.867.2736  
greg.driskell@svn.com



**DUSTY CALDERON**

Senior Advisor

D: 407.329.4079 | C: 407.908.9525  
dustyc@svn.com



**DEAN SAUNDERS, ALC, CCIM**

Managing Director/ Senior Advisor

D: 863.774.3522 | C: 863.287.8340  
dean@svn.com





For more information visit [SVNsaunders.com](https://SVNsaunders.com)

## HEADQUARTERS

1723 Bartow Road  
Lakeland, Florida 33801  
863.648.1528

## ORLANDO

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
407.516.4300

## NORTH FLORIDA

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

## GEORGIA

125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

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