

BOYDS LAKE HUNTING RANCH AND RECREATION

0 COUNTY ROAD 315
INTERLACHEN, FL 32148

Shea R. Booster

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Property Overview



Sale Price **\$1,400,000**

OFFERING SUMMARY

Acreage: **208 Acres**
Price / Acre: \$6,731
City: Interlachen
County: Putnam
Property Type: Ranch and Recreation

PROPERTY OVERVIEW

Situated in Putnam County, Florida, this exceptional 208-acre property combines ranch and recreational paradise. Enclosed by three-strand barbed wire and high fencing, it's a haven for outdoor enthusiasts. Surrounded by conservation easements, the property offers abundant hunting opportunities with deer, Osceola turkey, dove, and duck populations. Elevated shoot-houses provide a unique advantage, and vast stretches of Florida Prairie ground offer ideal recreation and hunting spots.

Two serene ponds and 1,000 feet of frontage along Boyd's Lake attract waterfowl. The wetland acres are usable for recreation, and the property's history as grazing land for Florida Cracker Cattle offers potential for equestrian enthusiasts. Recent investments include a new well, an 800-amp power system, and underground conduit for power and data.

Strategically located near Gainesville, St. Augustine, and Jacksonville, this property is surrounded on three sides by a combination of conservation easements, ranchland, and native Florida landscapes; making it the ideal weekend retreat. Whether you're into hunting, recreation, ranching, or simply enjoying Florida's serene beauty, this 208-acre gem in Putnam County awaits your vision.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">Hunting & Recreation PropertiesRanch	
Uplands / Wetlands:	Approximately 70% upland and 30% wetland	
Soil Types:	<p>Cassia Fine Sand Apopka Sand Millhopper Sand Candler Fine Sand Narcoossee Fine Sand Ona Fin Sand Astatula Fine Sand Placid Fine Sand Samsula Muck Hontoon Muck</p>	Main Infrastructure:
Zoning / FLU:	AG	
Lake Frontage / Water Features:	Approximately 1,000 feet of frontage on Boyds Lake	
Water Source & Utilities:	Water is available via a well to four locations on the property	
Road Frontage:	Over 2,000 feet on N County Road 315	
Nearest Point of Interest:	<p>30 Miles to Gainesville 20 Miles to Palatka 60 Miles to Jacksonville</p>	
Fencing:	The property is fenced with a combination of 3 strand barbed wire and high fencing along the Southern boundary.	
Current Use:	Hunting, Recreation and Equine	

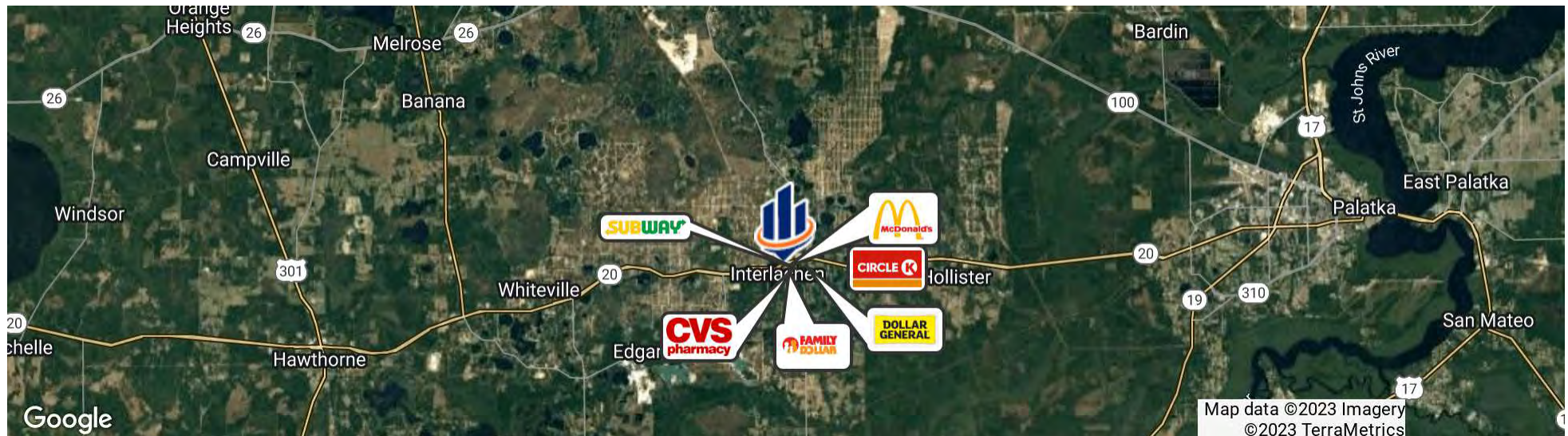
Both water and power are available to the property. A new well brings water to the property in four locations while power is available underground to various locations via a 1.5-inch conduit. There is also a 1-inch conduit for security cameras that have also been laid underground to the front gate. There is also extra electrical conduit and PVC pipe. Septic has also been approved and is ready to be added to the property. Two connex boxes are located at the property and will go with the sale of the property for storage onsite.

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	21-09-24-0000-0020-0020 28-09-24-0000-0020-0000 22-09-24-0000-0031-0010 27-09-24-0000-0031-0000
GPS:	29.6251165, -81.8865755
Driving Directions:	From Gainesville take SR 20 E to Interlachen, Turn left onto CR 315, Continue on CR 315 for 4.5 miles, Property on right
Showing Instructions:	Call Listing Agents











Additional Photos



Additional Photos



Advisor Biography



SHEA R. BOOSTER

Associate Advisor

shea.booster@svn.com

Direct: 877.518.5263 x393 | Cell: 541.771.1177

PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at SVN, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

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Advisor Biography



MIKE LANSDELL, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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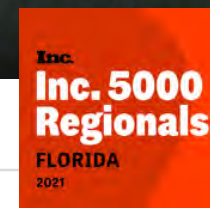
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