



# BRADFORD COUNTY RECREATION AND CATTLE

COUNTY ROAD 235  
BROOKER, FL 32622

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# Property Overview



## Sale Price

**\$1,445,759**

## PROPERTY OVERVIEW

Very high value recreation and cattle property. Rolling hills with improved pasture fenced and cross fenced. Mixed hardwood and pine forests with two fast flowing spring fed creeks that never go dry. Great opportunity for a very private homesite or two. Also great hunting tract with deer and turkey present.

## OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Acreage:       | 241 Acres                 |
| Price / Acre:  | \$5,999                   |
| City:          | Brooker                   |
| County:        | Bradford                  |
| Property Type: | Ranch & Recreation        |
| Video:         | <a href="#">View Here</a> |

# Specifications & Features



## SPECIFICATIONS & FEATURES

|                                    |   |
|------------------------------------|---|
| Land Types:                        | <ul style="list-style-type: none"><li>• Equestrian</li><li>• Hunting &amp; Recreation Properties</li><li>• Ranch</li></ul>  |
| Uplands / Wetlands:                | 229 ± Upland Acres / 12 ± Wetland Acres   |
| Soil Types:                        | Hurricane (3.17 Ac); Pottsburg (1.96 Ac); Foxworth (25.54 Ac); Blanton (37.1 Ac); Lakeland (81.72 Ac); Albany (47.27 Ac); Chipley (1.19 Ac); Fluvaquents (12.59 Ac); Ocilla (3.24 Ac); Wampee (26.41 Ac); Plummer (6.29 Ac) |
| Zoning / FLU:                      | Agriculture   |
| Lake Frontage / Water Features:    | Two fast flowing spring fed creeks  |
| Water Source & Utilities:          | Well and Septic   |
| Road Frontage:                     | 5,400 ± FT of frontage on County Road 235   |
| Nearest Point of Interest:         | Alachua, Gainesville, and Jacksonville  |
| Fencing:                           | Perimeter fenced and cross fenced with cattle gap and horse stalls  |
| Current Use:                       | Recreational hunting land with cattle.  |
| Grass Types:                       | Bahia   |
| Potential Recreational / Alt Uses: | Hunting, riding horses. Beautiful pastures and hardwood/pine stands   |
| Land Cover:                        | Pasture and hardwood/pine stands  |

# Location



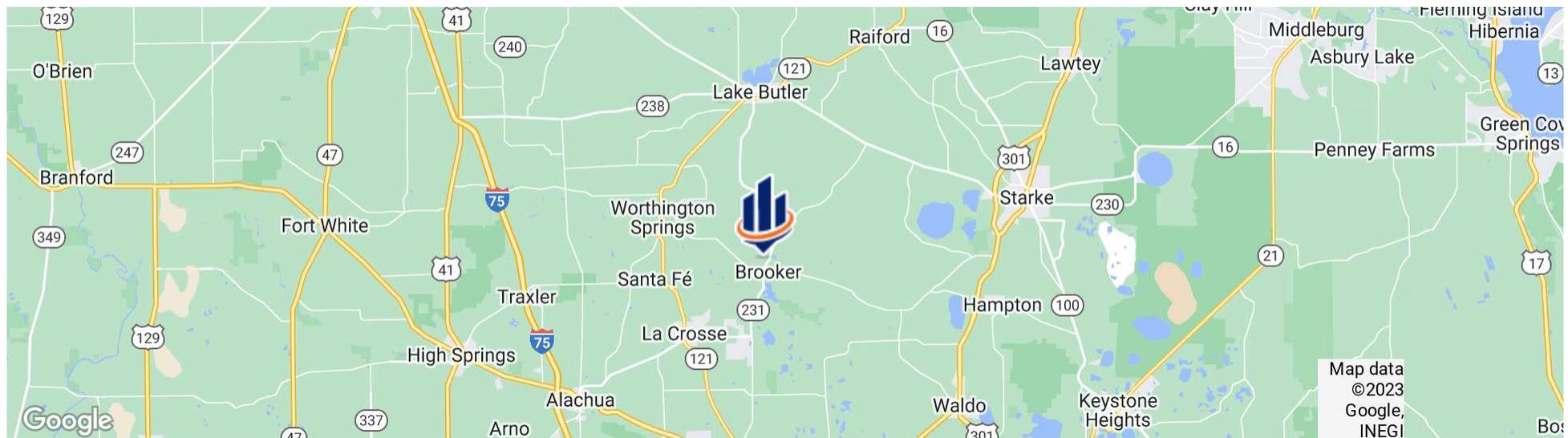
## LOCATION & DRIVING DIRECTIONS

Parcel: 0020000101  
00204000102  
00206000100  
00206000200

GPS: 29.8964895, -82.334733

Driving Directions: Leaving Gainesville drive north on county road 121 until you reach county road 235 and head east

Showing Instructions: Contact Ken Rembert



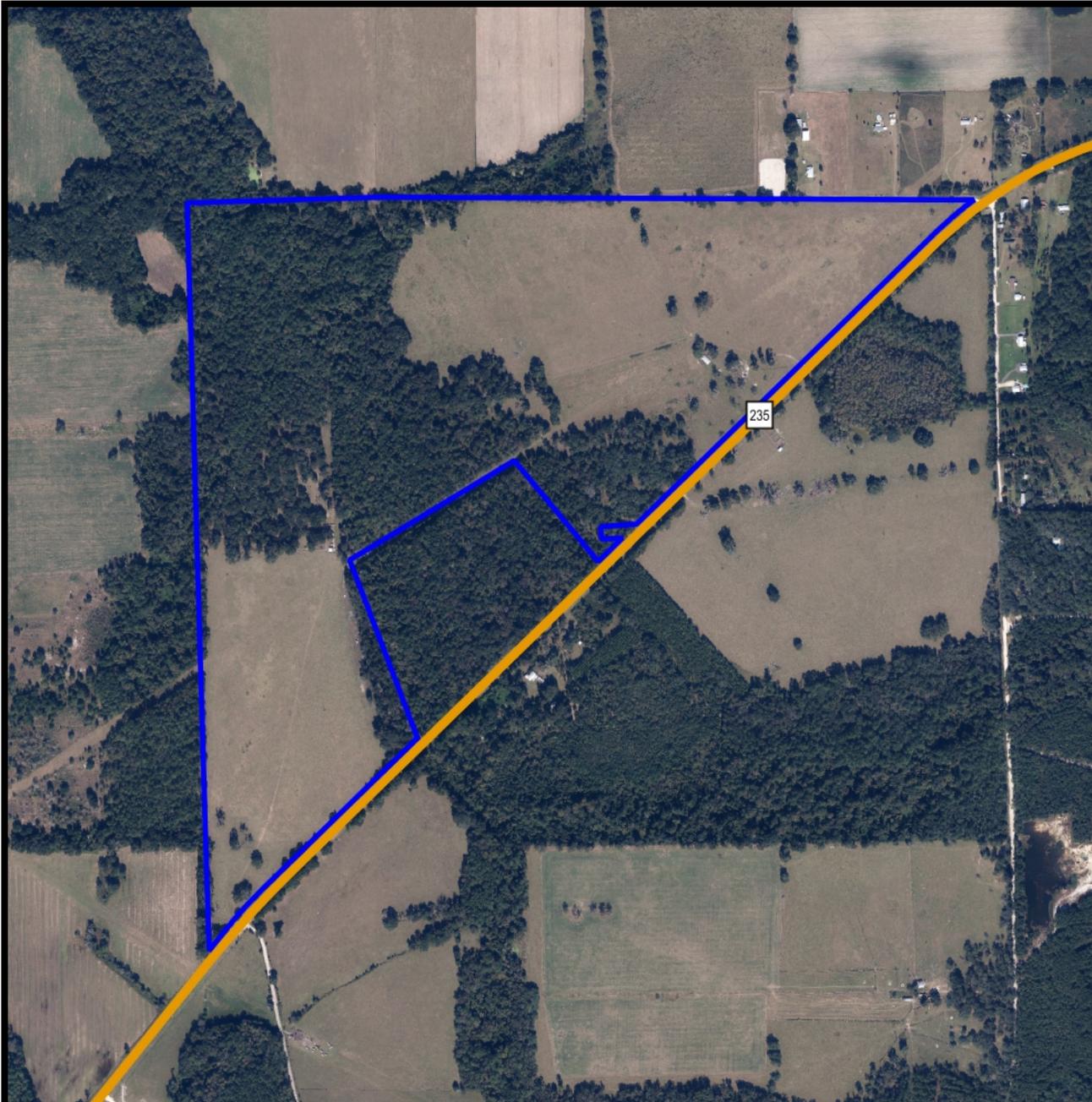
# Additional Photos



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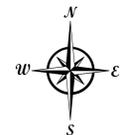






## Aerial

-  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

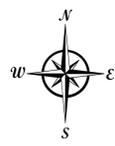


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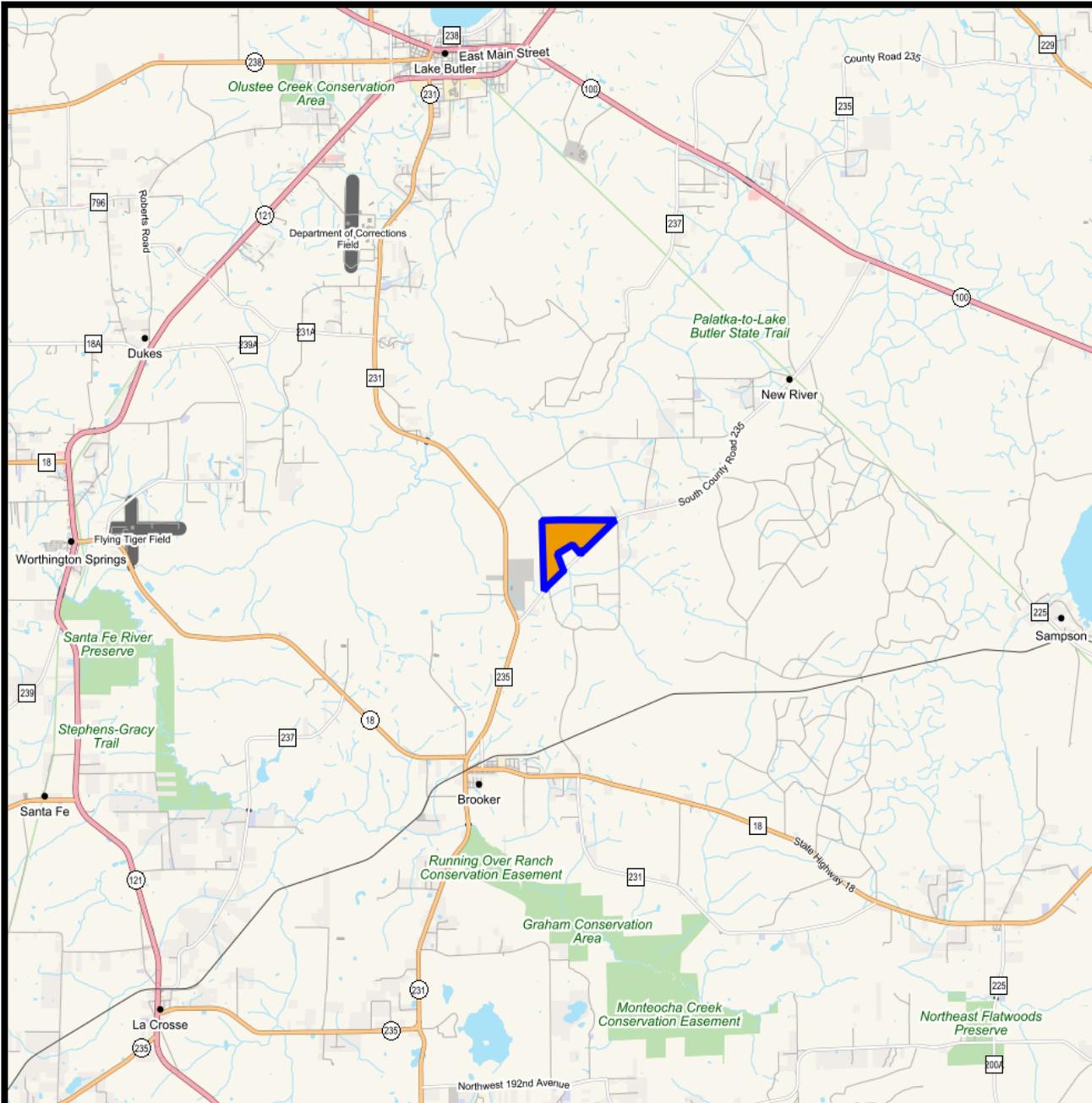


# Wetlands

- County Boundaries
- Polygons Drawing
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- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetland

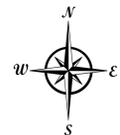


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## Vicinity

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- Labels Drawing
- Points Drawing



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863.648.1528

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605 E Robinson Street, Suite 410  
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  
Thomasville, Georgia 31792  
229.299.8600



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