



BRADFORD COUNTY RECREATION AND CATTLE

COUNTY ROAD 235
BROOKER, FL 32622

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Sale Price **\$1,445,759**

OFFERING SUMMARY

Acreage: 241 Acres
Price / Acre: \$5,999
City: Brooker
County: Bradford
Property Type: Ranch & Recreation
Video: [View Here](#)

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.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Equestrian
- Hunting & Recreation Properties
- Ranch

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:

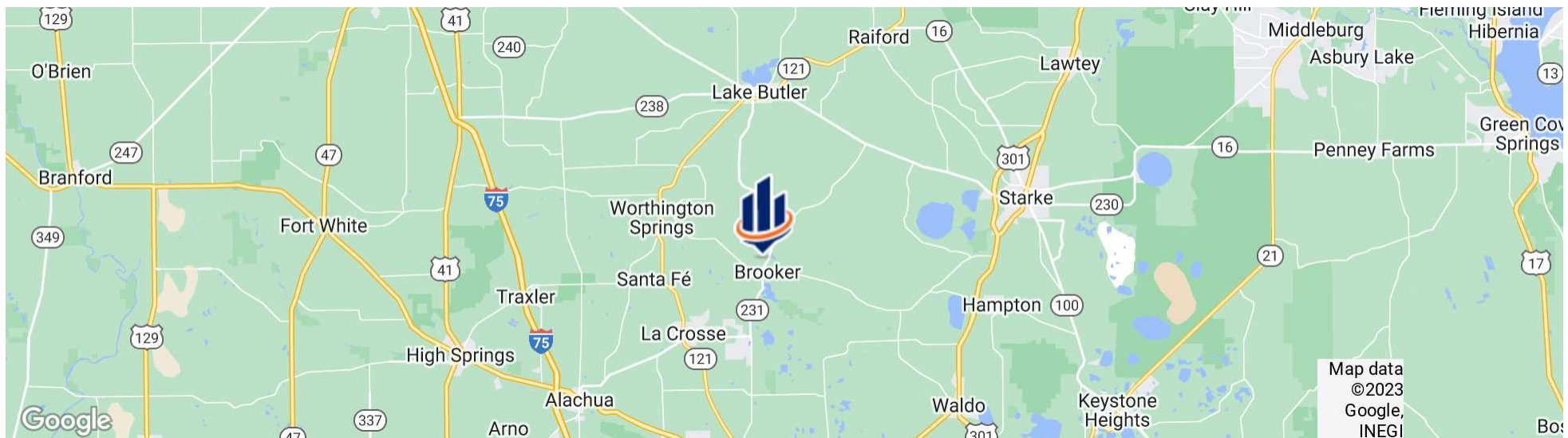
Pasture and hardwood/pine stands

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



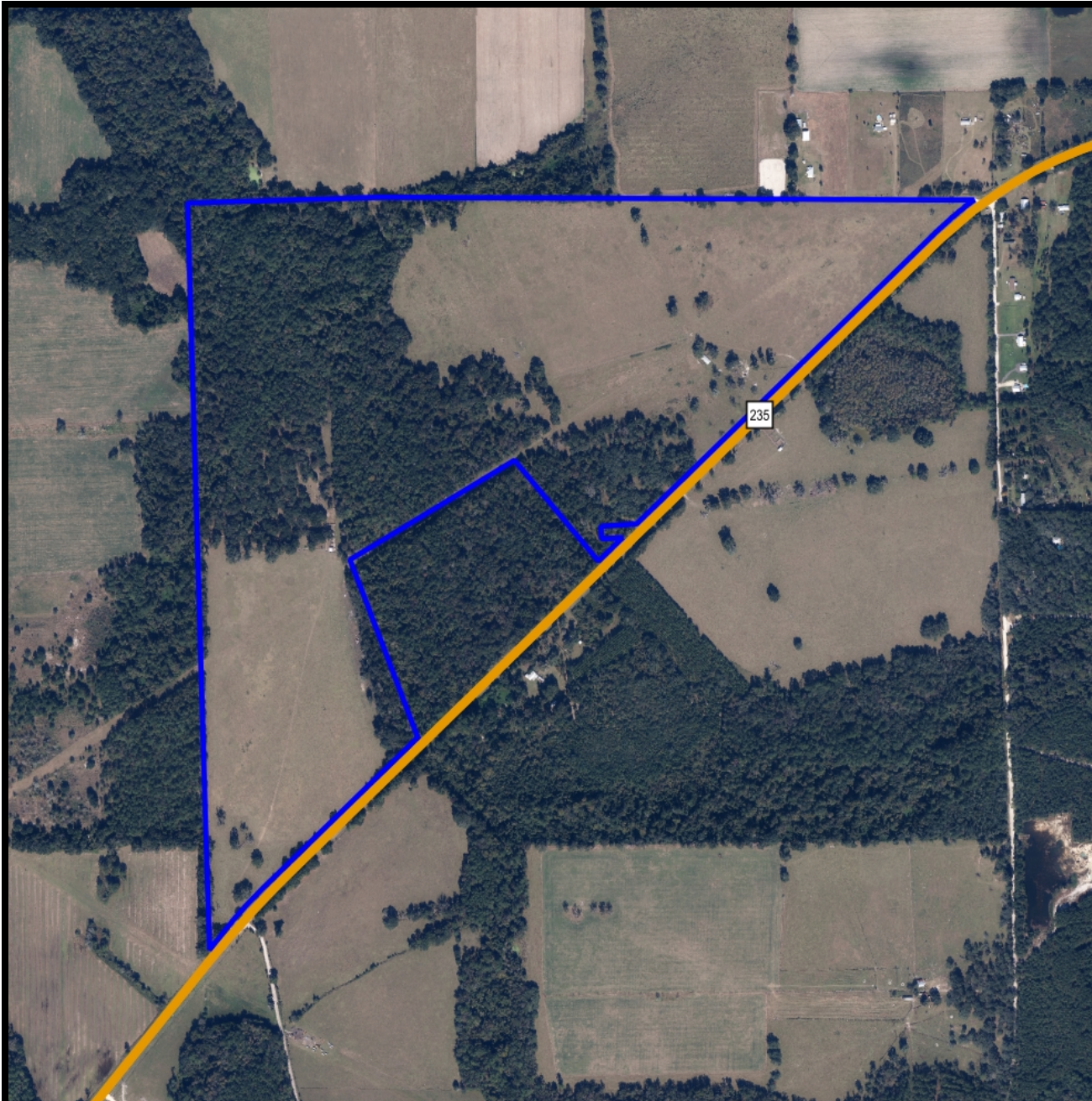
Additional Photos



Additional Photos

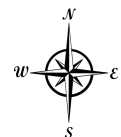
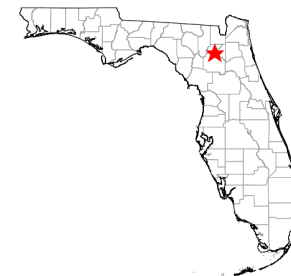




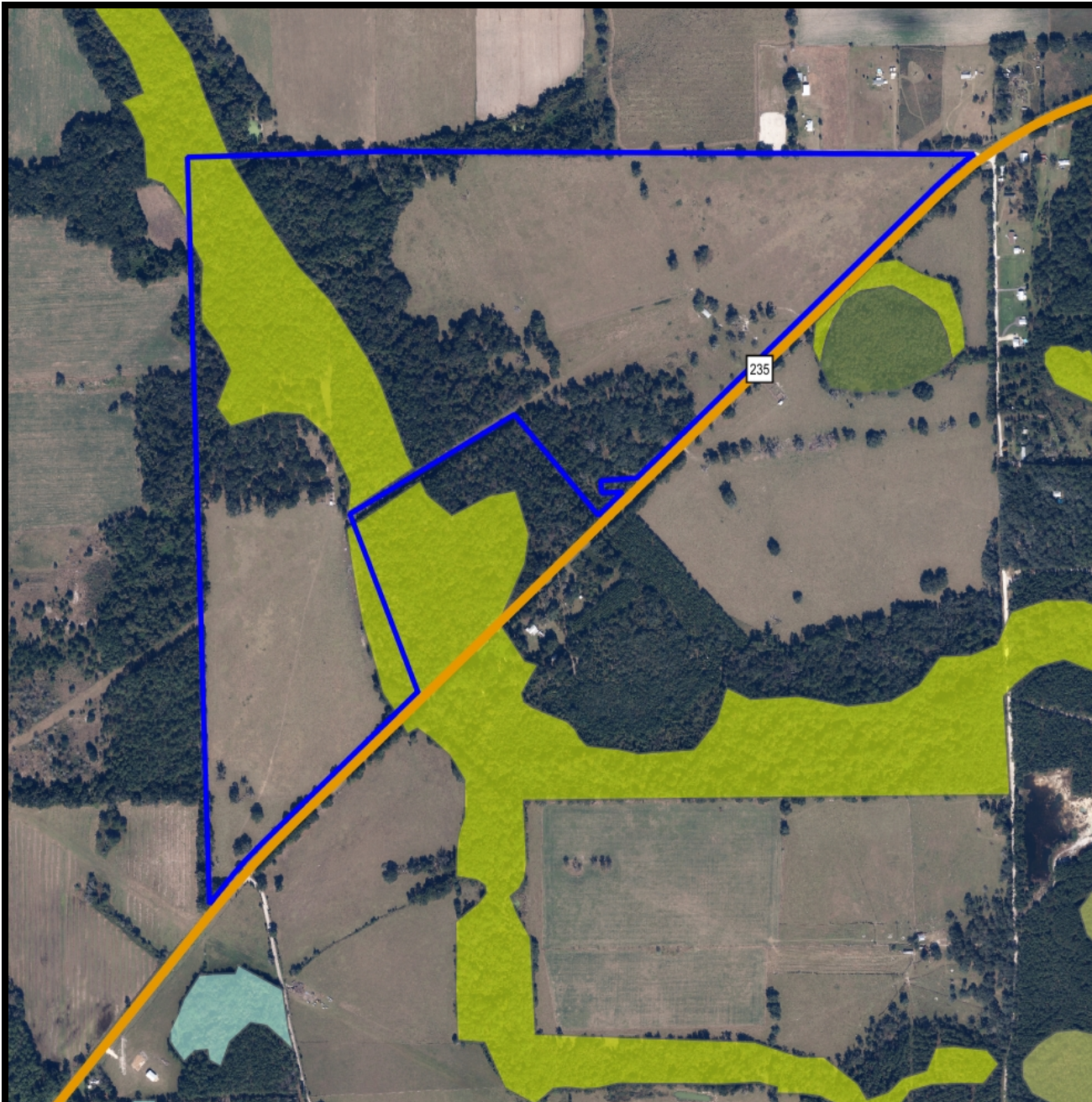


Aerial

-  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

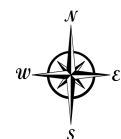
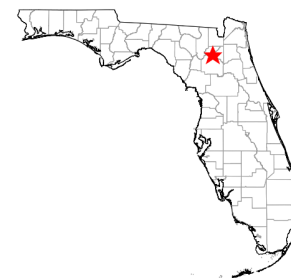


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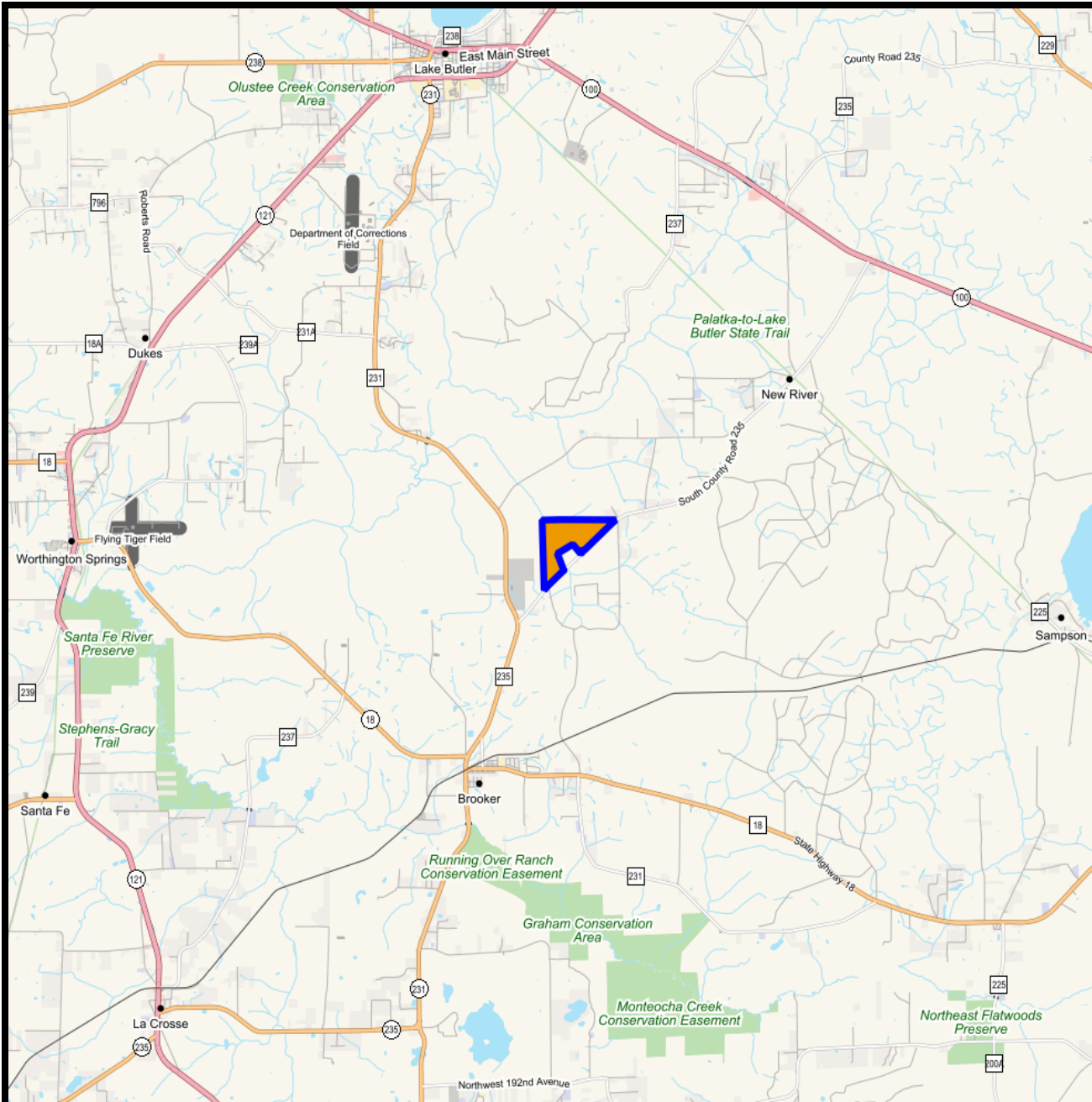


Wetlands

- County Boundaries
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- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
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- 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

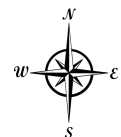


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Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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★ HEADQUARTERS

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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
386.438.5896

★ GEORGIA

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



For more information visit SVNsaunders.com

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