



# OLD TOWN HAMMOCK TRACT

SOUTHEAST 768TH STREET  
OLD TOWN, FL 32680

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John A. "Tony" Wallace, CF  
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# Property Overview



**Sale Price**

**\$1,120,000**

## OFFERING SUMMARY

<b>Acreage:</b>	<b>320 Acres</b>
Price / Acre:	\$3,500
City:	Old Town
County:	Dixie
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Pristine 320-acre woodland tract with over 85 acres of planted pine and 235 acres of mature hardwoods. With its towering loblolly pines, majestic oaks, hickories and magnolias, and numerous ancient live oak trees, this property is Florida's natural beauty at its finest. Not only is this property perfect for anyone who loves and appreciates nature, it is hard to imagine a better location for any outdoor recreation enthusiast ready to strike out on all sorts of adventures: only five minutes to the nearest public boat ramp on the Suwannee River, within 15 minutes to numerous state parks including Manatee Springs, Fanning Springs, and the 32-mile Nature Coast Equestrian and Bike Trail. Plus, it also only a short drive to the 3,582-acre Andrews Wildlife Management Area and the Lower Suwannee National Wildlife Refuge, and less than 1/2 hour drive to the town of Suwannee on the Gulf of Mexico. Also, if you are looking to build a cabin getaway or your forever home in this beautiful setting, this property has direct access to county maintained public road and is 98% uplands!



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	98% Uplands
Taxes & Tax Year:	\$946.71 [\$2.96/acre], 2022
Zoning / FLU:	Zoning - A-4; FLU - Ag Mod Density (1 du per 5 ac)
Nearest Point of Interest:	Five minutes from the Suwannee River, less than 1/2 hour drive to the town of Suwannee on the Gulf of Mexico, 15 minutes to Fanning Springs and Manatee Springs State Parks.
Land Cover:	235 acres of Mature Hardwood Hammock, 85 acres of 6 year old planted slash pine



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 341013-00005599-0000

GPS: 29.5620207, -82.9984811








Driving Directions: From the intersection of US-19 and CR-349 in Old Town, FL, go south on CR-349 2.8 miles to SE 203 Ave; turn Right onto SE 203 Ave and go 0.6 mile to Property.

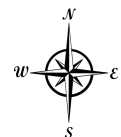
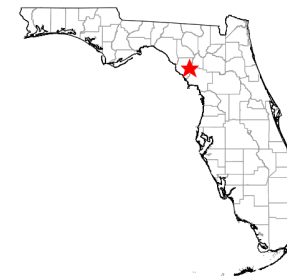
Showing Instructions: Contact listing agent to arrange showing.





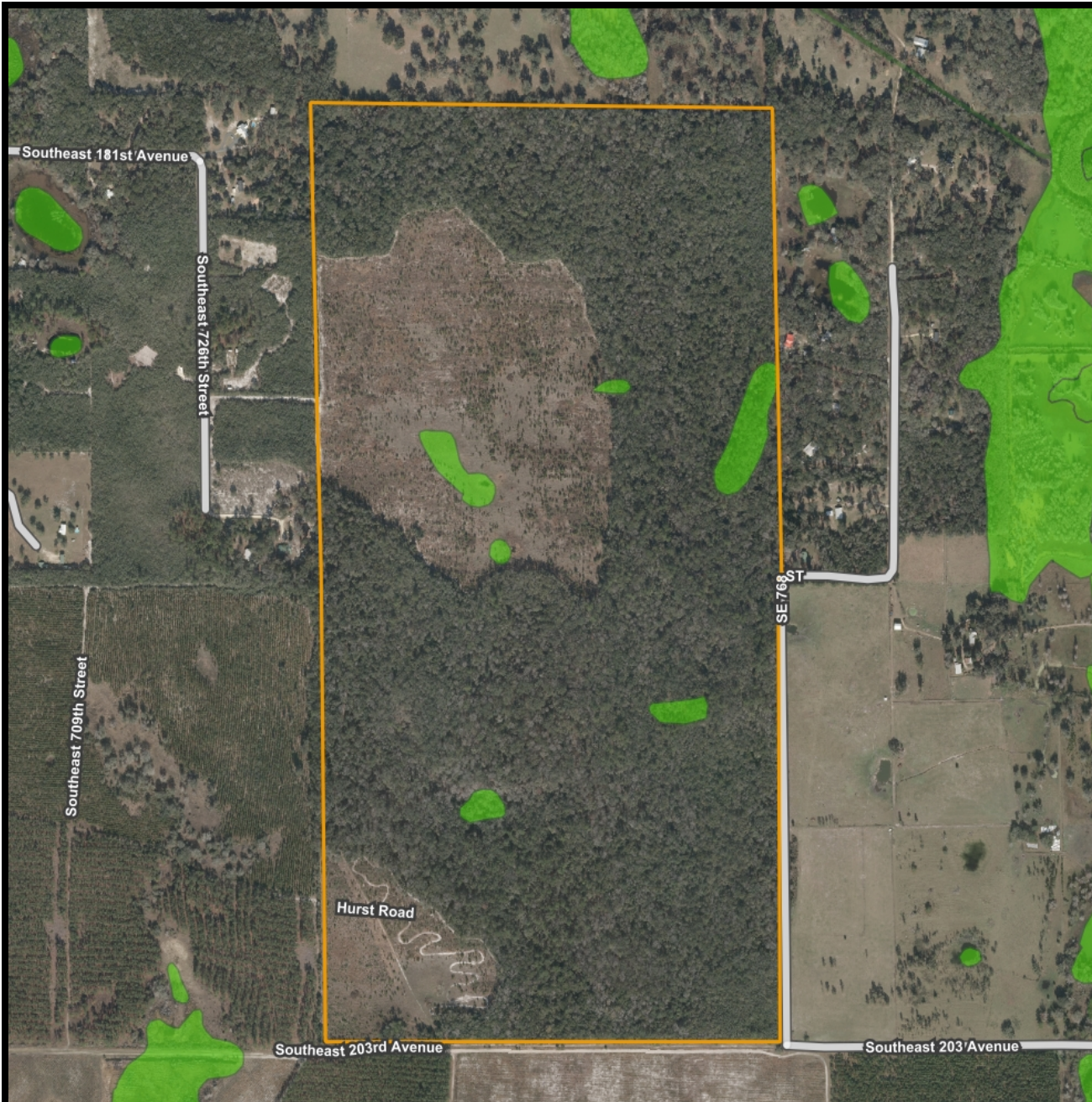
# Old Town Hammock Tract - Aerial Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM Hybrid
-  Streets OSM Hybrid



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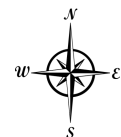
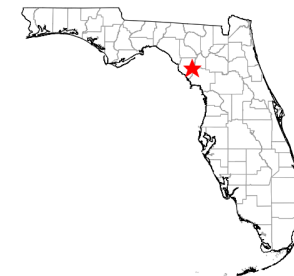




## Old Town Hammock Tract - Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine





**\*\*Approximately 98% Uplands\*\***

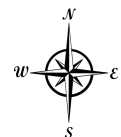
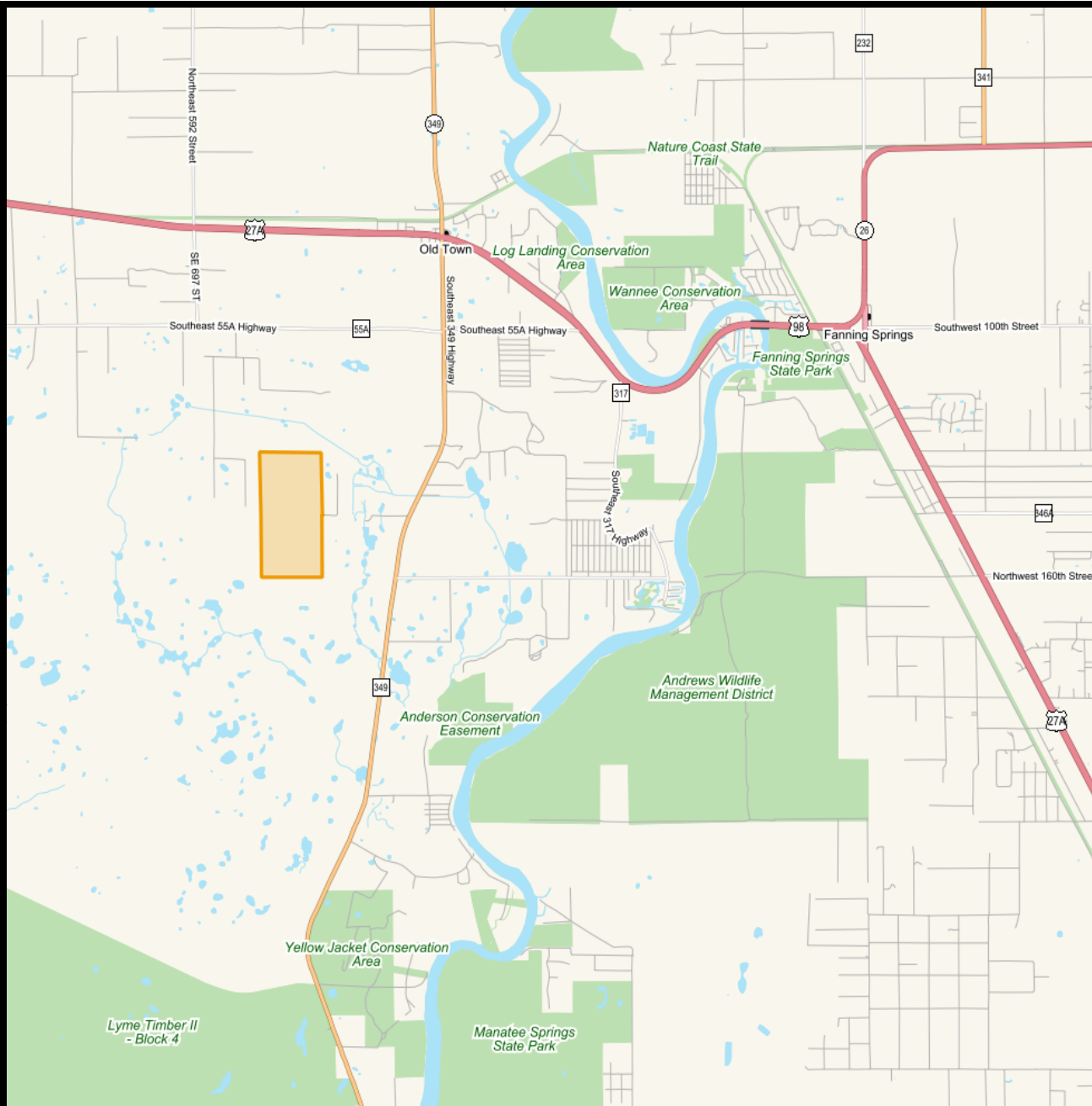


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## Old Town Hammock Tract

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



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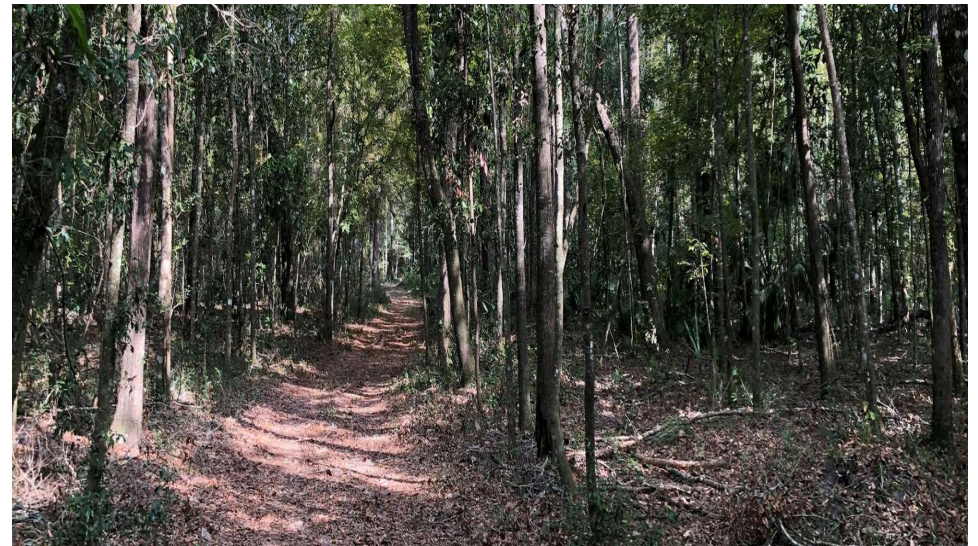


# Additional Photos





# Additional Photos





# Advisor Biography



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

Senior Advisor

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## PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at [NRPSforesters.com](http://NRPSforesters.com).

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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