

# BOATRIGHT WELL ROAD TIMBERLAND

BOATRIGHT WELL ROAD  
OTTER CREEK, FL 32683

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# Property Overview



**Sale Price** **\$485,000**

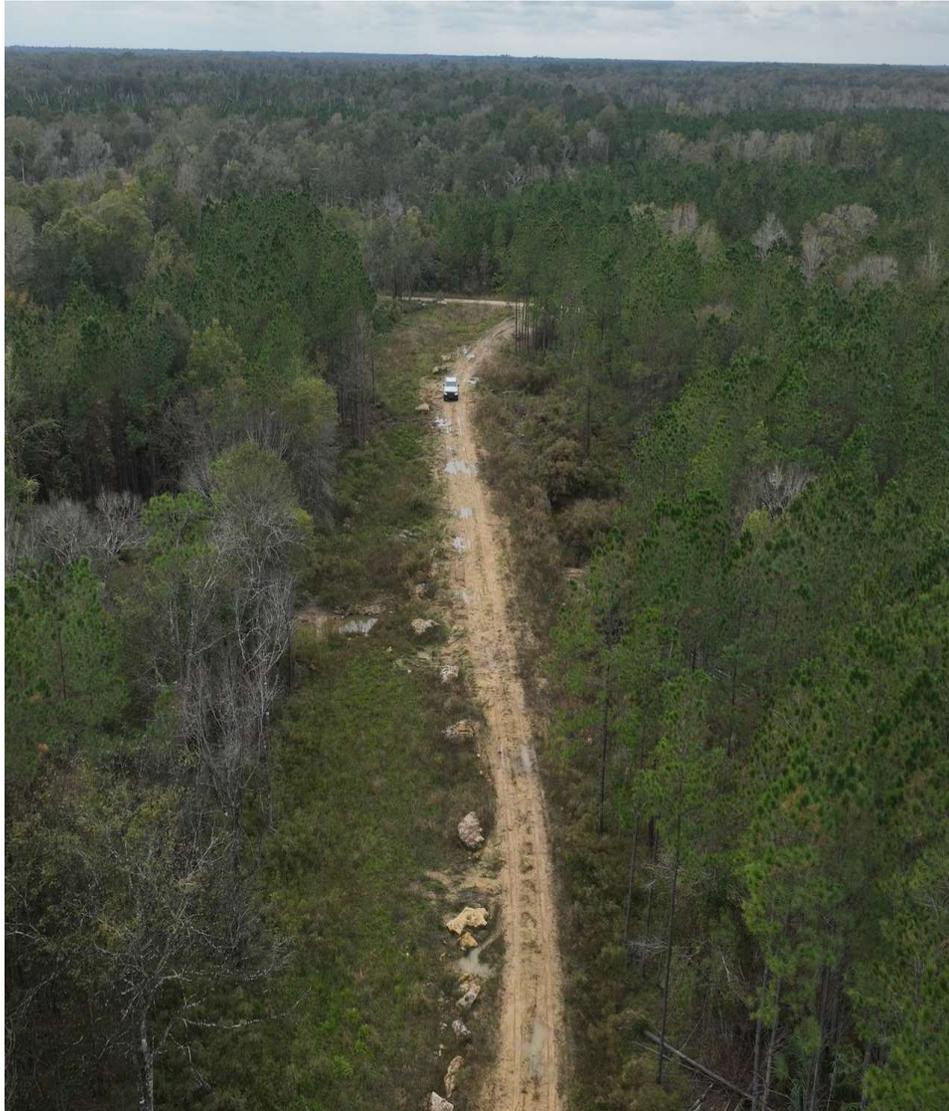
## OFFERING SUMMARY

**Acreage:** **120.2 Acres**  
Price / Acre: \$4,035  
City: Otter Creek  
County: Levy  
Property Type: Timber/Recreation

## PROPERTY OVERVIEW

Boatright Well Road features 120 acres of prime Gulf Hammock land, including 90 ± acres of merchantable 2009 loblolly pine. This property is a great place to build a hunting cabin and establish your own private playground. Located within an hour of both Gainesville and Ocala and less than 30 minutes to Cedar Key, the Gulf of Mexico, Chiefland, and the Suwannee River, this tract is a perfect combination of convenience and seclusion. Boatright Well Road Timberland is both a recreational tract with income potential and a secluded hideaway that's conveniently located in the heart of Florida's Nature Coast.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Timberland

Uplands / Wetlands:

69% uplands, 31% wetlands

Soil Types:

Primarily Waccasassa-Demory Complex

Taxes & Tax Year:

\$300 in 2022

Zoning / FLU:

Forestry/Rural Residential (1 d.u./20 ac)

Road Frontage:

2,900 feet along Boatright Well Road, a privately maintained limerock grade



## LOCATION & DRIVING DIRECTIONS

Parcel: 02052-000-00

GPS: 29.2750435, -82.8519498

### Driving Directions:

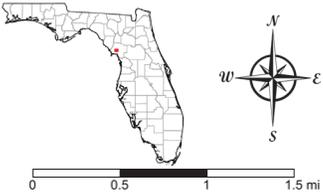
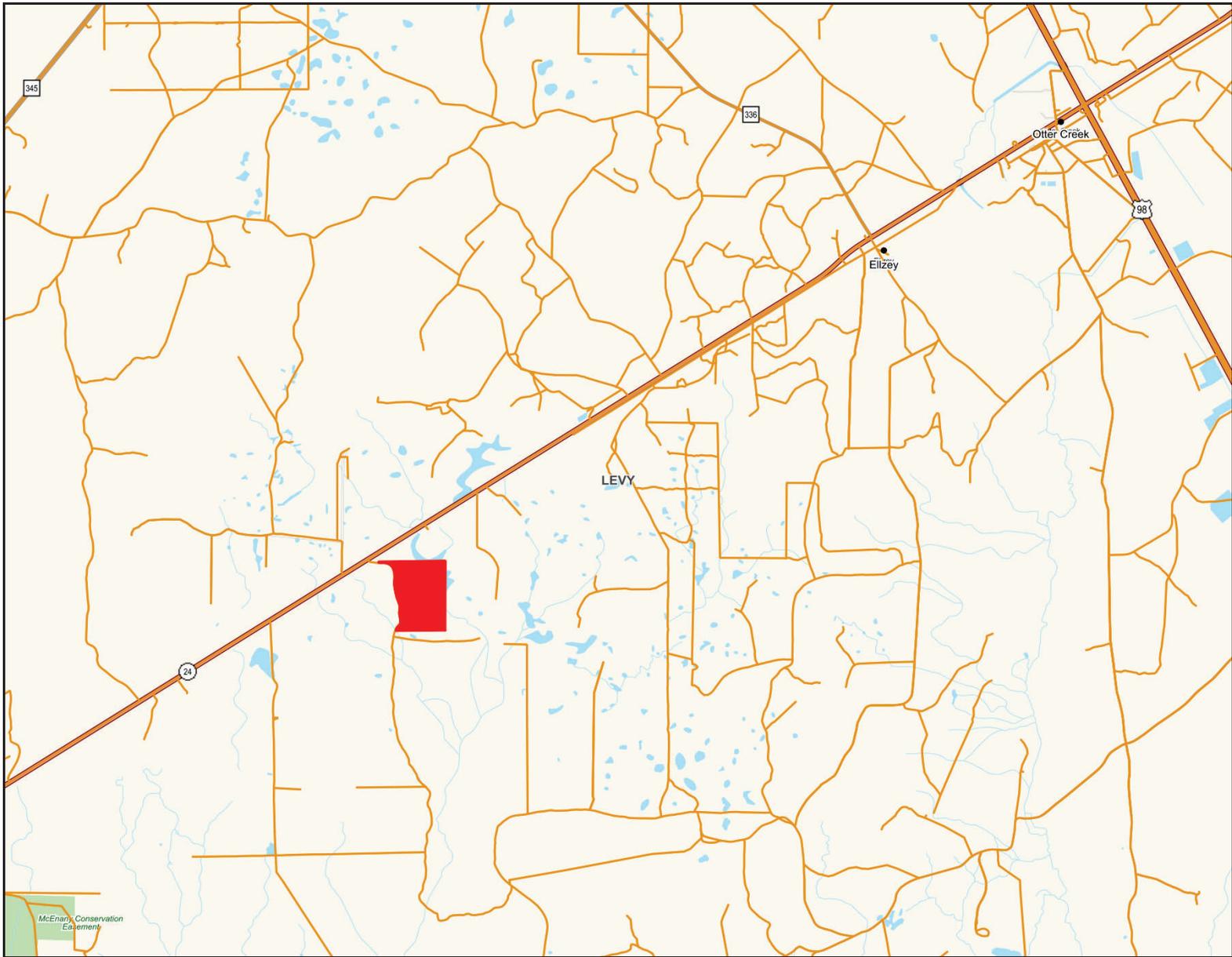
From the intersection of US 19/98 and SR 24 in Otter Creek, FL:

- Proceed west on SR 24 for 6.3 miles to Boatright Well Road.
- Turn left [south] and continue on Boatright Well Road for 800 feet.
- Property will begin on your left [east side].



# Boatright Well Timberland

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise

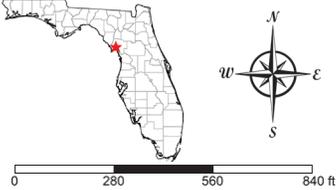


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### Boatright Well Timberland

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-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
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-  US Roads
-  State Roads
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## Boatright Well Timberland - Wetlands

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- State Roads
- County Roads
- 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 Wetlands

CODE	DESC	ACRES
6170:	Mixed Wetland Hardwoods	36.7
	TOTAL WETLANDS	36.7
	TOTAL UPLANDS	84.8
	TOTAL ACRES	121.6



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# Additional Photos





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

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