

LAND FOR SALE

# MONTEOCHA CREEK WOODLANDS

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**N CR-225**

Gainesville, FL 32609

**PRESENTED BY:**

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

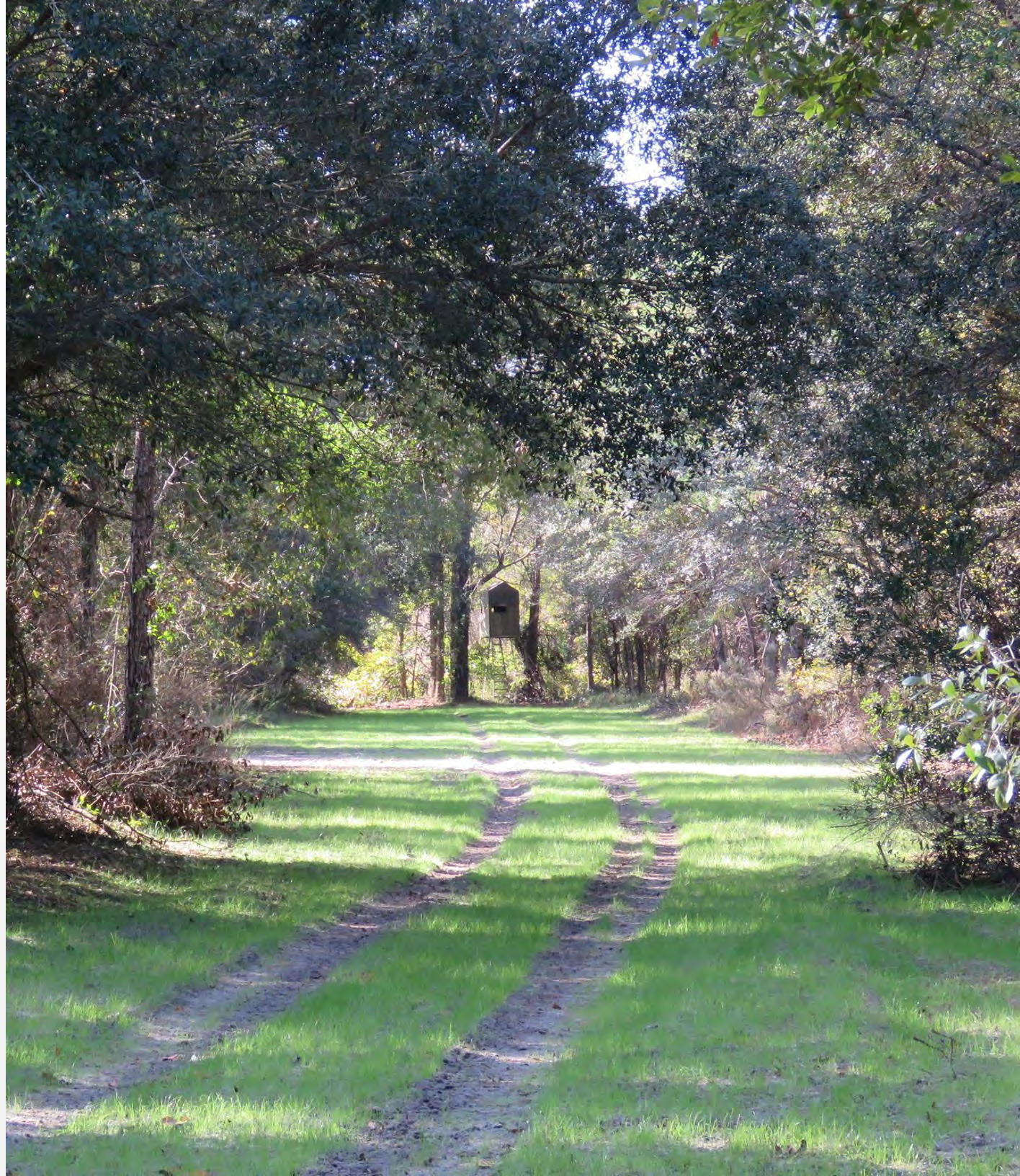
O: 352.505.9274 | C: 352.538.7356

[tony.wallace@svn.com](mailto:tony.wallace@svn.com)

**GREG DRISKELL**

O: 386.385.7304 | C: 386.867.2736

[greg.driskell@svn.com](mailto:greg.driskell@svn.com)





**SALE PRICE****\$2,685,000****OFFERING SUMMARY**

<b>ACREAGE:</b>	358 Acres
<b>PRICE / ACRE:</b>	\$7,500
<b>CITY:</b>	Gainesville
<b>COUNTY:</b>	Alachua
<b>PROPERTY TYPE:</b>	Land: Timberland

**PROPERTY OVERVIEW**

Monteocha Creek Woodlands is an excellent 358-acre hunting and timber tract located just minutes from Gainesville and the University of Florida in Alachua County. This property is already well developed for hunting, with established food plots, shooting houses, and natural hardwood timber. Featuring both merchantable and premerchantable slash and longleaf pine plantations, the property is nicely set up to provide income from timber sales. Located on Monteocha Creek, which feeds into the nearby Santa Fe River, this tract has excellent wildlife habitat, plus potential value from a conservation easement sale as it is adjacent to an existing Conservation Area. Convenient access from CR-225 and a good internal road network, too.



## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Hunting &amp; Recreation Properties</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	63% uplands, 37% wetlands
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Primarily Tavares and Millhopper Sands in the uplands</li> <li>• Mascotte soils in the wetlands</li> </ul>
<b>TAXES &amp; TAX YEAR:</b>	\$2,422.61, 2022
<b>ZONING / FLU:</b>	Zoning: Agricultural, FLU: Rural/Agriculture
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Monteocha Creek traverses property
<b>WATER SOURCE &amp; UTILITIES:</b>	Well & septic
<b>ROAD FRONTAGE:</b>	Approximately 1,670' of frontage on CR-225
<b>NEAREST POINT OF INTEREST:</b>	Gainesville and University of Florida within 20 minute drive
<b>FENCING:</b>	Portions of the property are fenced.
<b>CURRENT USE:</b>	Recreation and timber production
<b>LAND COVER:</b>	Merchantable and premerchantable planted pines, hardwood/cypress bottoms
<b>GAME POPULATION INFORMATION:</b>	Great game population including deer, turkey and wild hogs.



## LOCATION & DRIVING DIRECTIONS

**PARCEL:**

07614-000-000 07588-000-000 07613-000-000  
07616-000-000 07621-000-000

**GPS:**

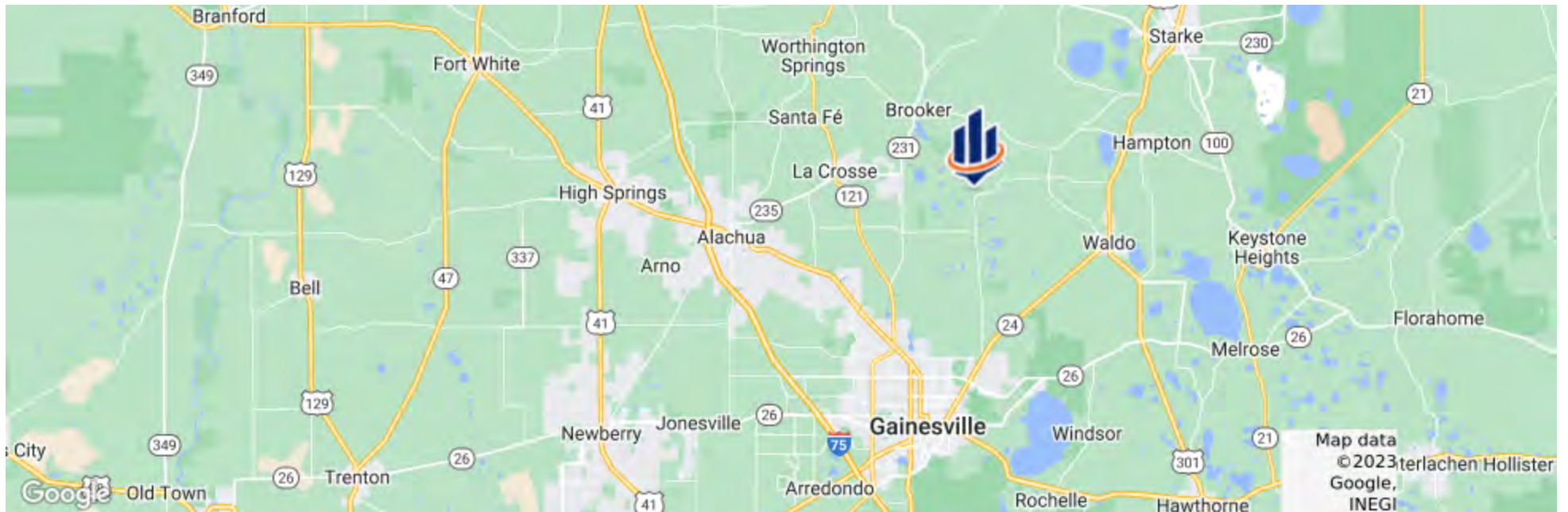
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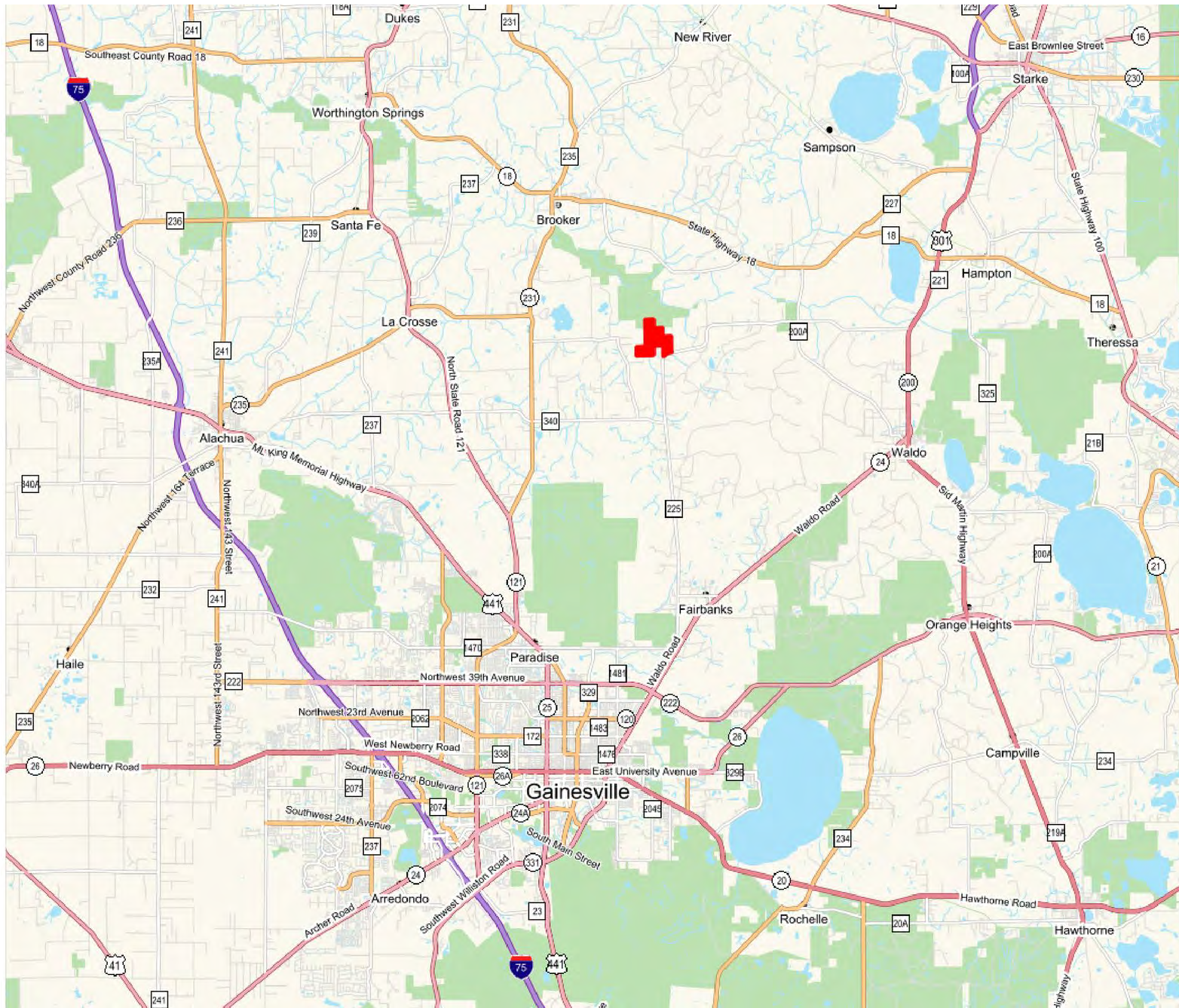
**DRIVING DIRECTIONS:**

From the intersection of NE 53rd Ave and North CR-225, go north on CR-225 for 8.7 miles, turn left onto NE 41st Street, entrance gate will be 2/10 mile on left.















**SHOWING INSTRUCTIONS:**

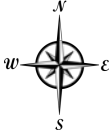
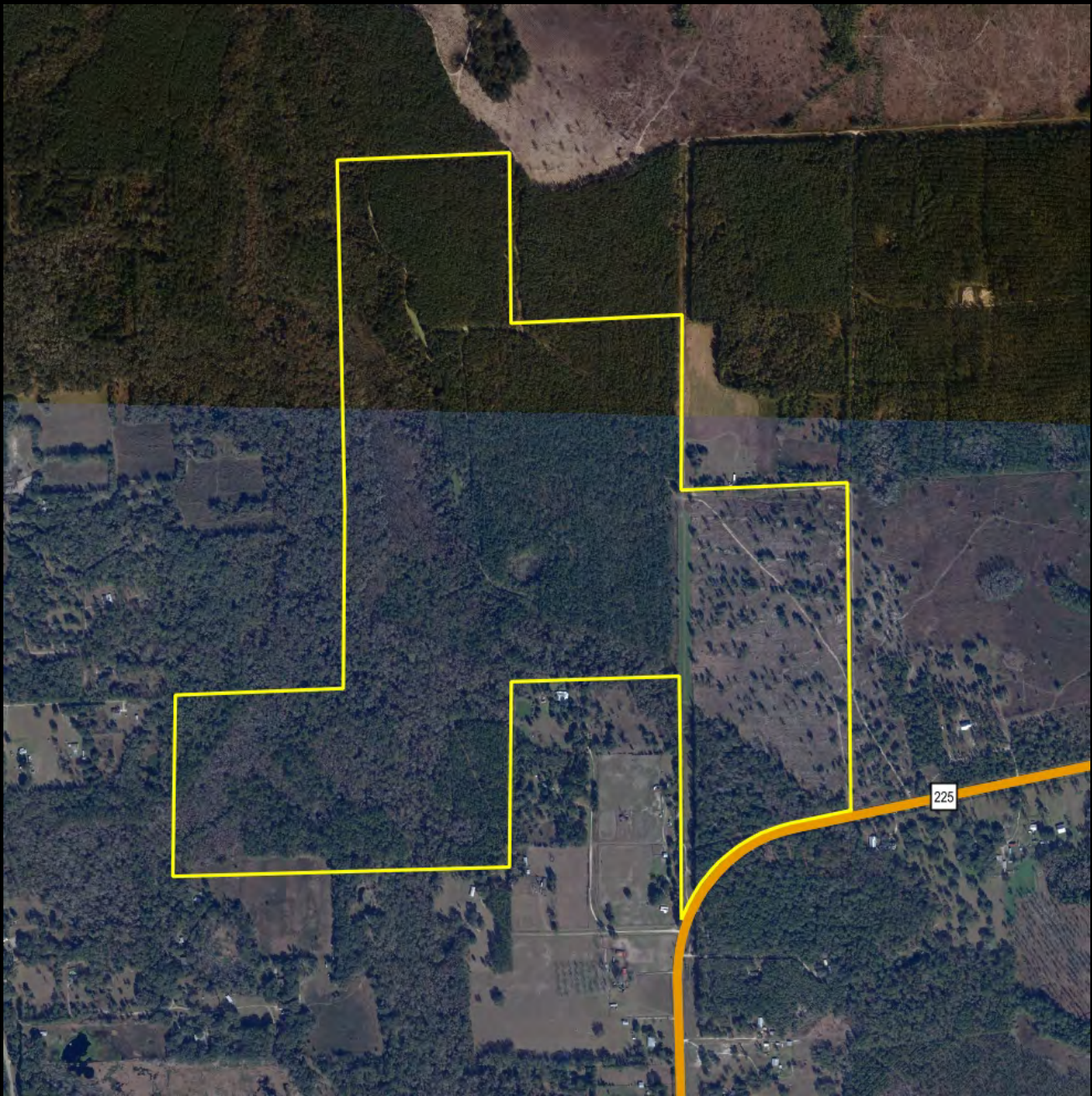
Contact listing agent to arrange showing.





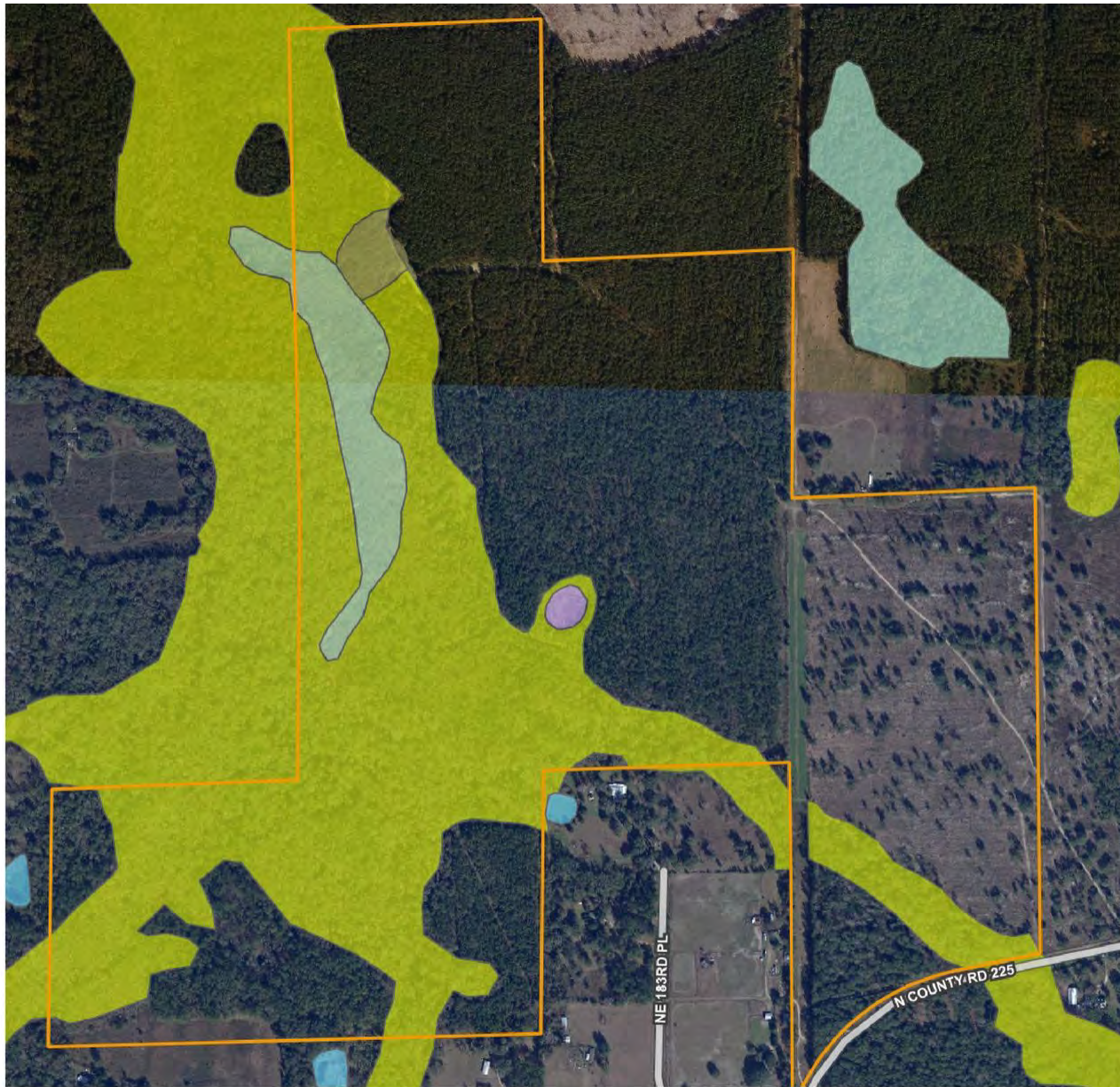
# Monteocha Creek Woodlands

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads

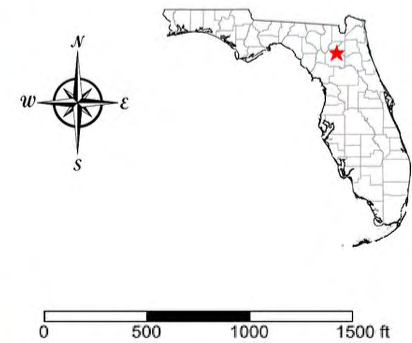


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# Monteocha Creek Woodlands - Wetlands Map



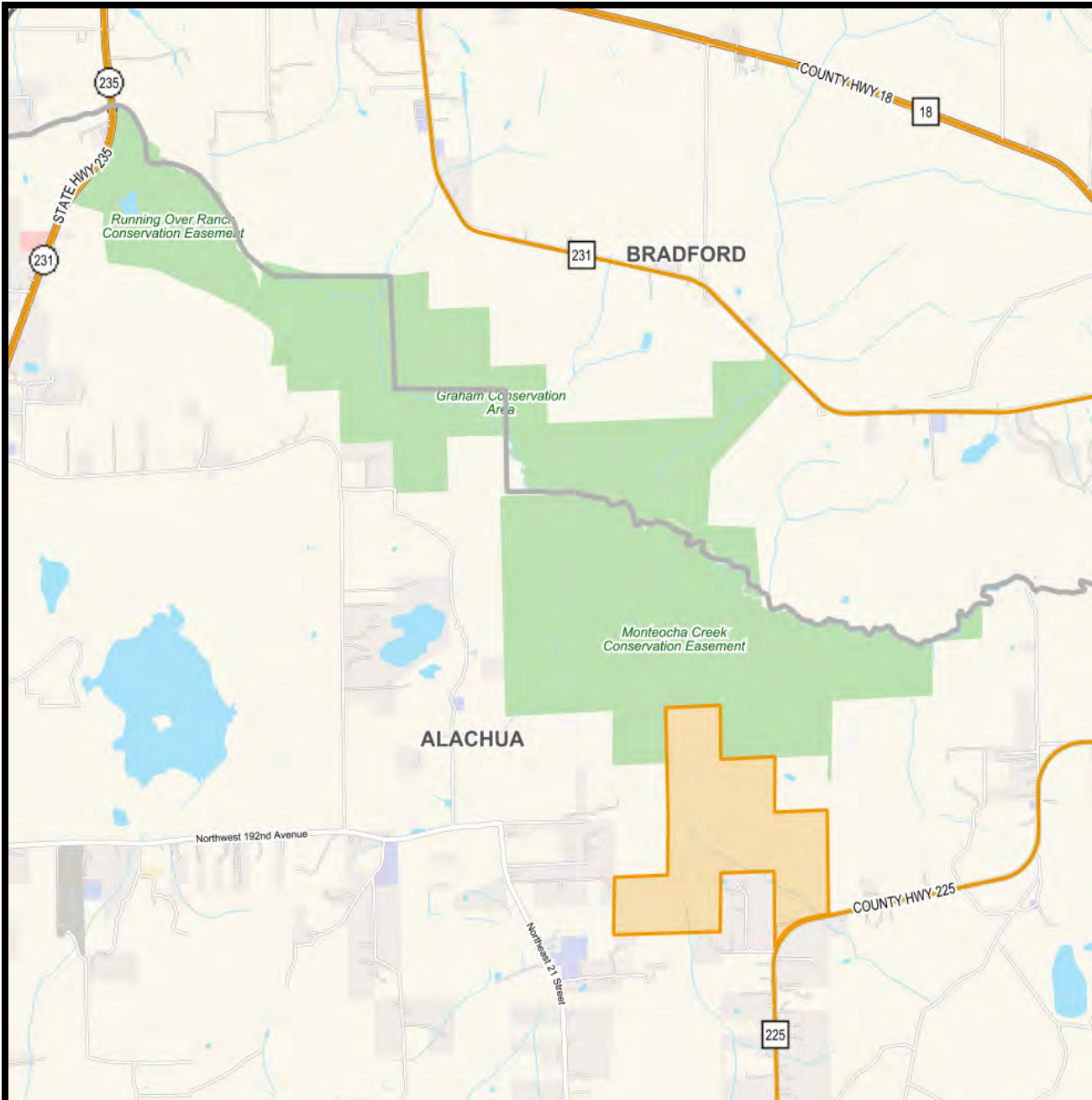
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress



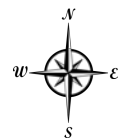
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# Monteocha Creek Woodlands - Conservation Map



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- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
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## JOHN A. "TONY" WALLACE, CF

Senior Advisor

tony.wallace@svn.com

Direct: 352.505.9274 | Cell: 352.538.7356

### 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.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements

### MEMBERSHIPS

- State-Certified General Real Estate Appraiser [RZ2852] – Florida
- Certified General Real Property Appraiser [297757] – Georgia
- Registered Forester [2536] – Georgia
- Certified Forester – Society of American Foresters
- Licensed Real Estate Broker [BK578235] – Florida
- Certified Burn Manager – Georgia
- Society of American Foresters
- Member and SAF Certified Forester
- Florida Forestry Association
- Landowner Committee Chair 2007-2008
- Greenbelt Task Force Chair 2007
- Suwannee River Water Management District
- Land Management Advisory Committee
- Florida Department of Agriculture and Consumer Services
- Timber Cruise/Timber Appraisal Standards, Technical Committee
- Northwest Baptist Church: Deacon, Sunday School Teacher
- Santa Fe High School: Past Band Booster Vice President



## GREG DRISKELL

Advisor

greg.driskell@svn.com

**Direct:** 386.385.7304 | **Cell:** 386.867.2736

## PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at [legacywildlife.com](http://legacywildlife.com).

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute.

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

**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**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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