

TWIN CREEKS RETREAT

Penney Farms, FL • Clay County

177 +/- Acres

Estate Homesite • Excellent Hunting • Timber Production





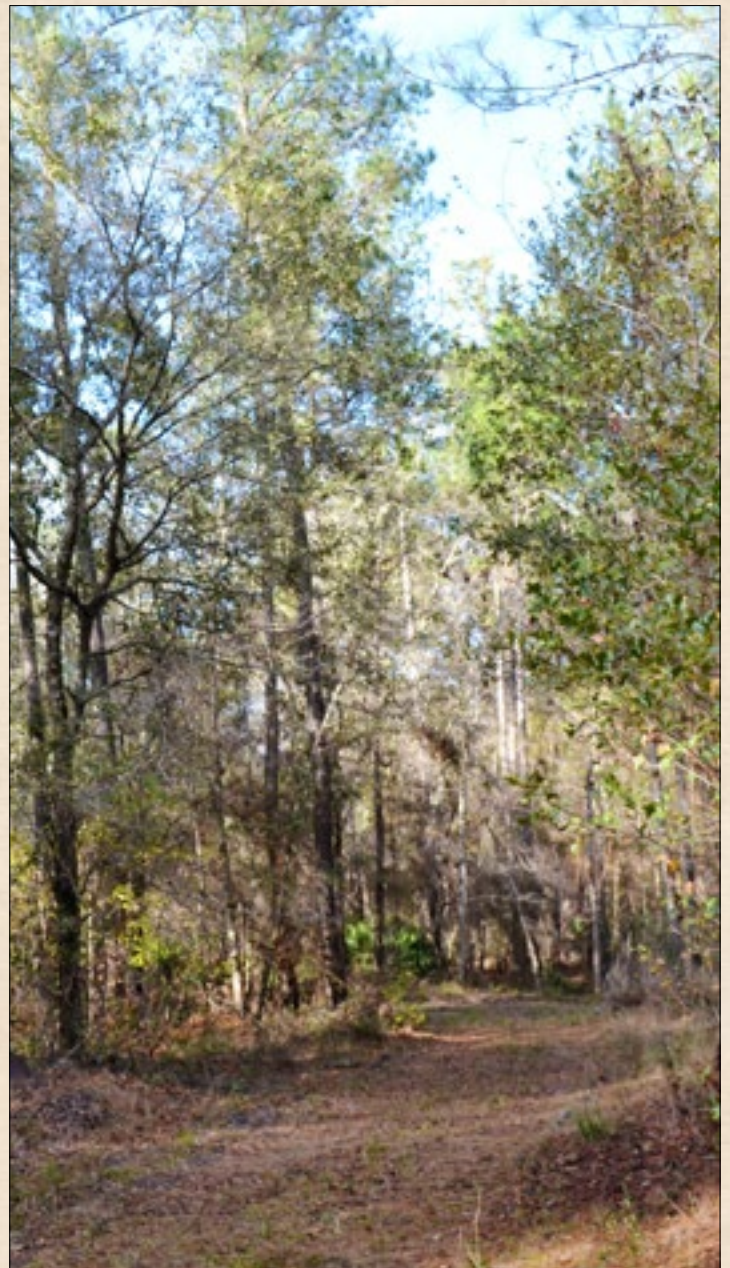
Parcel ID: 13-06-24-006826-002-08

GPS: 29°58'51.45"N, 81°50'52.97"W

Driving Directions:

- From intersection of US Hwy 17 and SR 16 in Green Cove Springs, take SR 16 West 10 miles
- Entrance to property will be on the left (south side of SR 16).

- *Within 1 hour to Jacksonville and Gainesville*
- *15 minutes to St. Johns River*
- *50 minutes to historic St. Augustine and Atlantic Beaches*



For additional details and maps, go to:

www.SaundersRealEstate.com/TwinCreeks

TWIN CREEKS RETREAT

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A wonderfully unique conservation property where the outdoor enthusiast can enjoy excellent outdoor adventures, including hunting, hiking, canoeing/kayaking, fishing, birding, or just relaxing in the natural setting. Located at the convergence of South Prong of Black Creek and Green's Creek and between the Longbranch Crossing Conservation Easement property to the west and Shadowlawn Farms to the east. This property is well protected from development, even though it is only minutes from Jacksonville. Deer and turkey populations are high (the adjacent CE land hasn't been hunted in over ten years and the Shadowlawn Farms property is carefully managed for wildlife). Either enjoy the property in its natural state as a getaway or build a house and call it home. The conservation easement allows the building of a home and associated outbuildings of up to a total of 10,000 SF under roof. The property also has 72 +/- acres of 17-18 year old planted slash pine stands that can be harvested for income!

Acreage:

- 177 +/- acres total
- Includes 72 +/- acres of 17-18 year old planted pines

Sale Price: \$433,650

Price per Acre: \$2,450

Address: 4153 SR 16 West Green Cove Springs, FL 32043

Nearest Intersection: SR 16 and SR 21

County: Clay

Road Frontage: 1,775 +/- feet on SR 16

Water Frontage: 1.7 +/- miles on Greens Creek and the South Prong of Black Creek forming property's western boundary

Fencing: Along eastern boundary and highway frontage

Land Cover: Planted pine, natural hardwood/pine stands

Water Source/Utilities: Well water, Clay Electric

Soil Types: Predominately Ortega-Penney-Centenary, Hurricane-Leon-Mandarin, and Albany-Blanton-Newnan

Utilities: Well and Clay electric

Zoning: Agriculture

FLU: Conservation easement

Infrastructure: Good internal woods road system

Current Use: Ranch, recreation, timber production, conservation

Potential Uses: Hunting, equestrian, fishing, birding, hiking, camping, etc.

Game Populations: Whitetail deer, Osceola turkeys, and bear

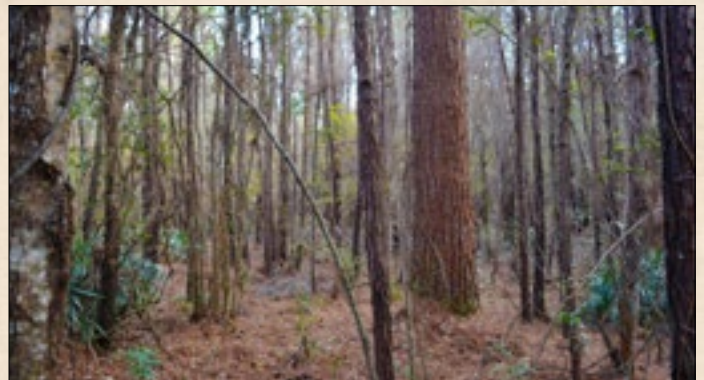
Income Features: Timber production, hunting lease

Conservation Easement:

- Encumbered by conservation easement that allows continued timber management and harvesting on uplands, hunting, and cattle.
- Home and associated outbuildings allowed with up to 10,000 SF under roof.
- Development of up to 10 acres of pasture and 3 acres of ponds

Taxes: \$315.74 (2015)

***Planted Slash Pine Timber
Estate Homesite • Excellent Hunting!
Potential Income from Timber***





Saunders

REAL ESTATE

863.648.1528

114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

*177 +/- Acres • Timber • Estate Homesite • Conservation Easement • Hunting
Great Hunting! Deer, Osceola Turkey, Bear • Potential Income from Timber*

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177 +/- Acres

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