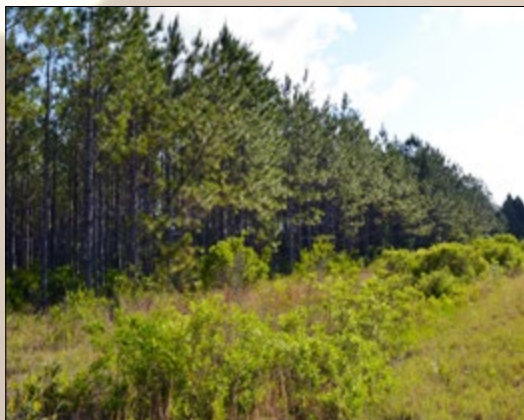


# Levy County 452 AC Hunting Timber

Bronson, FL • Levy County

452.2 +/- Acres



# Levy County 452 AC Hunting Timber

Bronson, FL • Levy County



This is a great timberland investment and hunting tract. There are approximately 45 acres of merchantable planted pine and 180 acres of plantable cutover with good natural pine regeneration in some areas. This tract is a great wildlife habitat with abundant deer, turkey, and wild hogs.

**Acreage:** 452.2 +/- acres total includes:

- 45 +/- acres of merchantable planted pine
- 180 +/- acres of plantable cutover

**Sale Price:** \$875,000

**Price per Acre:** \$1,935

**County:** Levy

**Site Address:** Doc Smith Road, Bronson, FL 32621

**Roads:** No frontage on public roads

- Private roads shared - unpaved easement access
- Woods roads around and within property

**Land Cover:** Mixture of planted pine, pine cutover, natural hardwood, cypress, pine areas

**Soil Types:** Smyrna Fine Sands, Placid & Samsula Depressional, Pomona Fine Sands

**Water Source:** Utilities Well, septic,

**Tree Species:** 13-year-old planted slash pine, plantable cutover and natural pine, hardwood and cypress

**Ages and Stages of Timber:** 45 +/- acres of 13-year-old planted slash, natural hardwood, pine, and cypress

**Infrastructure:** Woods roads

**Uplands/Wetlands:**

- 56% uplands
- 44% wetlands

**Zoning:** Ag

**FLU:** Forestry, Rural Residential

**Income Features:** Merchantable planted pine and natural timber

**Potential Uses:** Hunting

**Game Populations:** Deer, hogs, turkey, small game

**Taxes:** \$1,392.50 (2015)

**Parcel IDs:**

0250800000, 0362300000, 0250700000

**GPS:** 29°22'59.26"N, -82°39'32.20"W

**Driving Directions:**

- From Bronson, go southwest on SR 24 for 2.5 miles to Doc Smith Road
- On the left, look for the sign at (locked) gate
- From gate, take Doc Smith Road approximately 2.3 miles to the "T" and take a right onto NE Cambell Road
- Go 0.25 miles to property on the left

**Showing Instructions:**

- Gate is locked - shown by appointment

6 +/- Miles to Bronson & US 27

40 +/- Miles to I-75

40 +/- Miles to Cedar Key

43 +/- Miles to Ocala

## Great Wildlife Habitat Abundant Deer, Turkey, & Wild Hogs

For additional maps and details, go to:

[www.SREland.com/LevyTimber452](http://www.SREland.com/LevyTimber452)

## Great Timberland Investment & Hunting Tract!

45 +/- Acres Merchantable Planted Pine  
& 180 +/- Acres of Plantable Cutover



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