

# CAMP AZALEA TIMBERLAND NORTH

CHIEFLAND, FL | LEVY COUNTY

483 ± ACRES TOTAL







## SPECIFICATIONS & FEATURES

**Acreage:** 482.77 ± acres

**Sale Price:** \$869,040

**Price per Acre:** \$1,800

**Site Address:** NW Camp Azalea Road, Chiefland, FL 32626

**County:** Levy

**Species:** Slash pine plantations (2000, 2004), natural hardwoods and pines

**Roads:** Interior network of roads suitable for normal forest management and recreational access

**Road Frontage:** 465 feet along paved NW 90th Street, plus approximately 1,200 feet on county-maintained gravel roads

**Zoning/FLU:** Forestry/Rural Residential

**Predominant Soil Types:** Adamsville, Orsino, and Smyrna Fine Sands comprise the majority of upland soils

**Uplands/Wetlands:** 85% uplands

**Water Source/Utilities:** n/a

Well-managed timberland, with an above-average upland percentage, close to the Suwannee River, Cedar Key, Manatee Springs, and other area attractions. Conservation easement in place.

**Game Populations:** Deer, turkey, and abundant hogs

**Structures:** No structures allowed as per a conservation easement with the water management district

**Taxes:** \$1,324 for 2017

**Land Cover:** Planted pines, natural hardwood hammocks, hardwood swamp, open prairie/lake

**Age & Stages of Timber:** Merchantable slash pine plantations, including 246 ± acres planted in 2000, and 99 ± acres planted in 2004

**Income Features:** Merchantable timber, hunting lease

**Current Management Information:** Currently managed as industrial timberland as allowed by Conservation Easement.

**Potential Use:** Hunting, ATV riding, horseback riding

**General Points of Interest:** Close to the Suwannee River, Manatee Springs, Cedar Key, Lower Suwannee NWR, and Chiefland



## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** 0011500000

**GPS Location:** 29.452254, -82.980893

### Driving Direction:

- From US 19/98 and SR 320 (NW 19th Ave) in Chiefland, proceed west on SR 320 for 5 miles to NW 107th Terrace.
- Turn left (south) and go 1.2 miles.
- NW 107th will turn right and become NW 102nd Place. Continue for 2.9 miles (road will become NW 92nd Street).
- Turn left at NW 128th Court and go 0.3 miles.
- Turn right on NW 90th Street for 0.1 miles then left on NW 130th Avenue.
- Proceed 350 feet to gate on left.

**Showing Instructions:** Call listing agents, Greg Driskell (386.385.7304) or Tony Wallace (352.505.9274), for access.







**Saunders**

REAL ESTATE

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Lakeland, FL 33801

**483 ± Acres • Recreational & Timber Producing**  
Well managed timberland with conservation easement  
Income producing hunting lease

## SREland.com/CampNorth

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