

FLAT BRANCH LAKES

OTTER CREEK, FL | LEVY COUNTY

277 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 277 ± acres

Sale Price: \$637,100

Price per Acre: \$2,300

Site Address: SE US Highway 19, Otter Creek, FL 34449

County: Levy

Acreage: 277 ± acres, with approximately 27 acres of lake and 155 acres of pine plantation, plus 105 acres of natural hardwoods and cypress.

Species: Various ages of planted loblolly and slash pines, natural hardwoods

Roads: Tract is bisected by an improved private graded road. A network of unimproved dirt roads provide access to the various parts of the tract.

Zoning/FLU: Forestry/Rural Residential

Road Frontage: Over 5,900 feet of US 19/98 frontage

Land Cover: Planted & natural timber, lakes, powerline ROW

Predominant Soil Types: Pomona, Pineda, Wekiva, Immokalee, and Myakka fine sands, plus Hickoria fine sandy loam and Chobee muck w/ limestone substratum comprise the tract's soils.



Uplands/Wetlands: Approximately 58% uplands

Game Populations: Abundant deer, turkey, small game and hogs

General Points of Interest: Cedar Key, Waccasassa Bay, Gainesville, Goethe State Forest

Utilities: No utilities present, but electric lines are present on the east edge of the property.

Income Features: The oldest plantations (2009 and 2011) are approaching merchantable size.

Potential Recreational Activities: Hunting, fishing, ATV riding, horseback riding, camping, paintball, and shooting

LOCATION & DRIVING DIRECTIONS

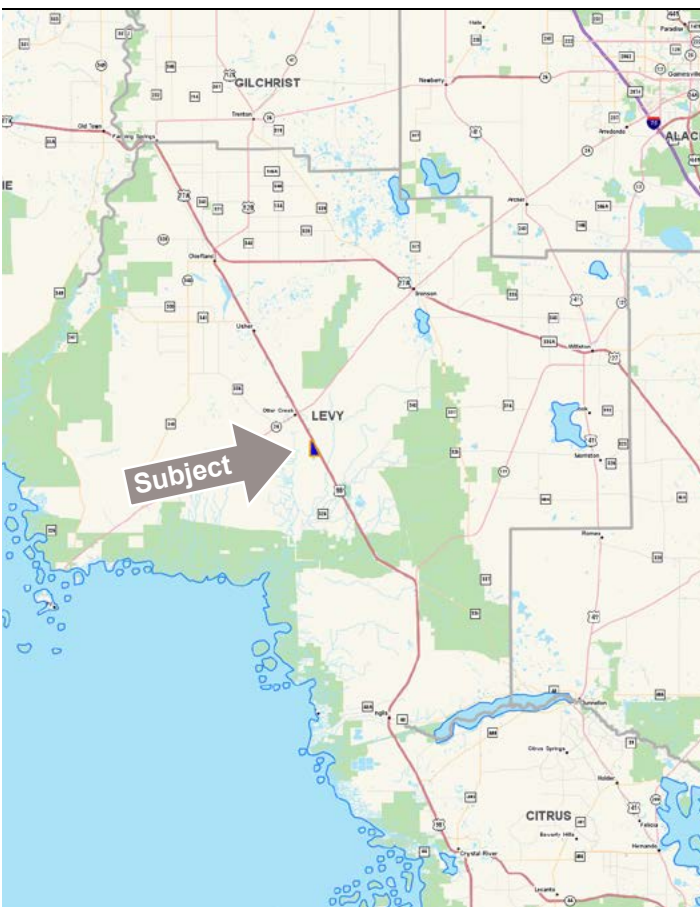
Parcel IDs: 0257100200

GPS Location: 29.294715, -82.749608

Driving Direction:

- Located on the west side of US 19/98 between the blinking lights at Otter Creek (2.5 miles to the north) and Gulf Hammock (3.3 miles to the south)

Showing Instructions: Contact the listing agents for access



Flat Branch Lakes is 277 ± acres with two lakes totaling 27 acres of good bass & bream fishing, plus plenty of deer and turkey for hunting. This tract also has two pine stands approaching merchantable age.

Flat Branch Lakes is in a great location within an hour of Cedar Key, Crystal River, Ocala, and Gainesville and less than two hours from Tampa/St. Pete! This property is perfect for recreational activities and could make for a great family estate. Contact the listing agents to learn more about the property and schedule a showing time.

Within an Hour of Cedar Key, Crystal River, Ocala and Gainesville



Saunders

REAL ESTATE

863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

277 ± Acres • Hunting and Recreational Property with Potential Timber Income
Within an Hour of Cedar Key, Crystal River, Ocala and Gainesville
Good Bass and Bream Fishing

SREland.com/FlatBranch

Greg Driskell 386.385.7304 | Gdriskell@SREland.com
Debbie Banks 904.637.4842 | Dbanks@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

HIGH SPRINGS OFFICE:
P.O. Box 809 (32655)
18622 NW US 441
High Springs, FL 32643

©2018 Coldwell Banker Commercial Saunders Real Estate. All rights Reserved, Worldwide. Every attempt is made to provide accurate information on this property, however, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy. Buyer should rely entirely on their own research, inspection of property, and records.
©2018 Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates. All Rights Reserved. Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates fully supports the principles of the Equal Opportunity Act. Each Office is Independently Owned and Operated. Coldwell Banker Commercial and the Coldwell Banker Commercial Logo are registered service marks owned by Coldwell Banker Real Estate LLC, dba Coldwell Banker Commercial Affiliates.



101218-A