

Johnstown Timber Tracts

Lake Butler, FL • Union County

296 +/- Acres Total

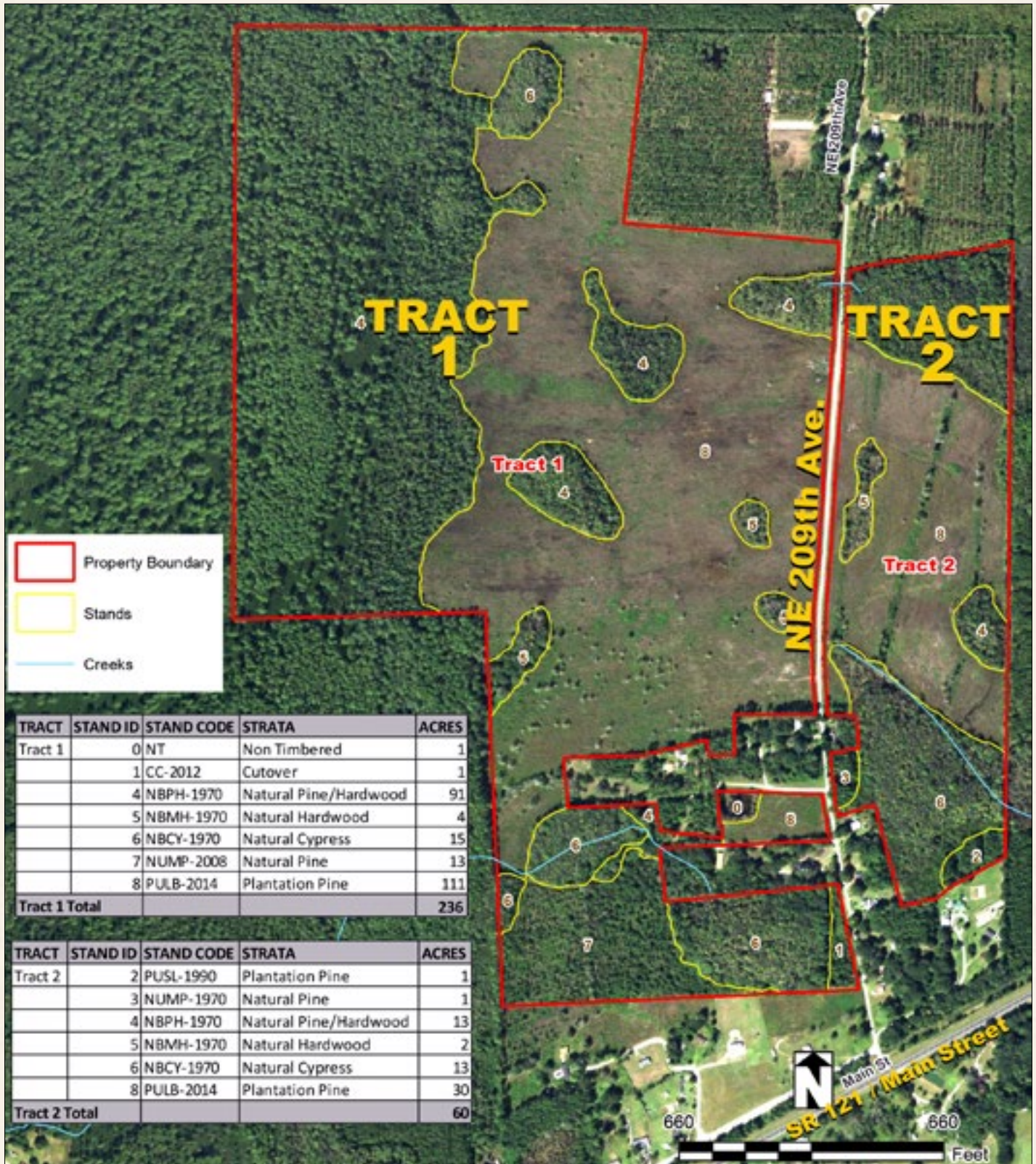
2 Tracts

Purchase Together or Separately



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45 +/- Miles to Jacksonville
 30 +/- Miles to Gainesville
 25 +/- Miles to Lake City
 Near I-75 and I-10!

Great Investment!
 2 Tracts for Small to Medium Sized Investors!
 Both Tracts Have Significant Road Frontage on NE 209th Avenue

www.SREland.com/JohnstownTimberland

Johnstown Timber Tracts

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A timberland investment and hunting tract opportunity is here for the small to medium sized investor! Two tracts are located in NE Florida in Union County, approximately 3 miles northeast of Lake Butler. Future Land Use is Agricultural-4 (one dwelling per 5 acres) and both tracts have frontage on NE 209th Avenue only 2/10 mile off of SR 121.

Acreage: 296 +/- acres total for both tracts

Sale Price Total: \$370,000 (\$1,250 per acre) for both tracts

Sale Price Separately:

- Tract 1, 236 +/- acres, \$295,000 (\$1,250/acre)
- Tract 2, 60 +/- acres, \$96,000 (\$1,600/acre)

County: Union

Site Address: NE 209th Avenue, Lake Butler, FL 32054

Road Frontage: NE 209th Avenue divides the tracts north to south for 3,800 +/- feet, paved, therefore both tracts have ample road frontage on NE 209th Avenue

Water Source/Utilities: Well water, electric available

Land Cover: Planted loblolly pine, natural hardwood, pine, cypress

Species Planted: Planted loblolly pine, natural pine, hardwoods, and cypress

Age and Stages of Timber:

- Tract 1 - 111 +/- acres of 2014 planted loblolly pine
- Tract 2 - 30 +/- acres of 2014 planted loblolly pine

Timber Management: Under professional silvicultural management

Soil Types: Sapelo, Pelham, Surrency

Uplands/Wetlands:

- Tract 1 - 53% uplands
- Tract 2 - 53% uplands

Zoning/FLU: Agriculture-4, one dwelling per five acres

Income Potential: Timber production

Potential Uses: Hunting

Game Population: Deer, turkey

Taxes: \$831.67 (\$2.81/acre), 2015

Parcel IDs: 1405200000000200, 2305200000001300, 2305200000002100

GPS: Lat 30.05524 N, Long 82.27291 W

Driving Directions:

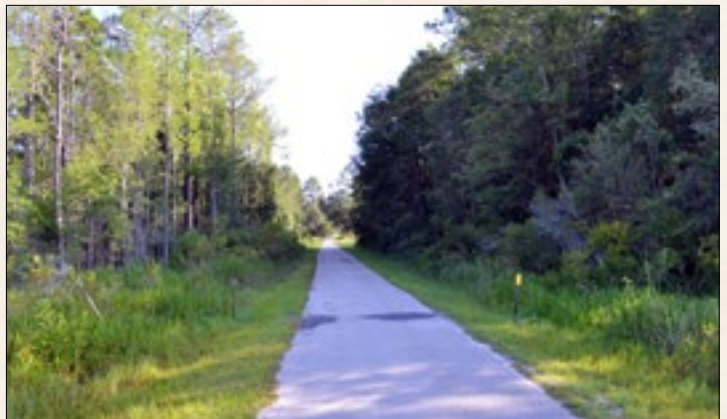
- From Lake Butler, travel north on SR 121 for 4.1 miles to NE 209th Avenue (Sinclair Bryan Road)
- Turn left on NE 209th Avenue and look for signs

Showing Instructions:

Tract can be inspected NE 209th Avenue; arrange showing with listing agent to inspect interior of property.

Potential Timber Production! Planted Loblolly Pine

Hunting; Deer & Turkey



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