

Fort White 58.7 Acres

SW Bellows Way, Fort White, Florida 32038

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PROPERTY OVERVIEW



Sale Price **\$525,000**

Offering Summary

Acreage: 58.7 Acres
Price / Acre: \$8,944
State: Florida
City: Fort White
County: Columbia
Property Type: Acreage,
Hunting and
Recreational

Property Overview

Introducing an exceptional investment and recreational opportunity near Fort White, FL. This wooded 58.7-acre property, zoned A-3 and boasting 100% uplands, is a rare gem for the astute investor or that buyer looking for their special place in the country. For the hunting and fishing enthusiast, mature hardwoods and established food plot enhance the habitat for deer and turkeys, and it is located just a short drive to the great fishing in the Suwannee and Santa Fe Rivers. And for any lover of the great outdoors, the property is only minutes from four State Parks and the numerous springs this area is famous for including Ichetucknee Springs, Ginnie Springs, Poe Springs and Gilchrist Blue Springs. With Gainesville and the University of Florida (UF) only 1/2 hour away, this prime property offers exceptional access to natural wonders and urban conveniences.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Soil Types:	Primarily Lakeland Soils
Taxes & Tax Year:	\$389.30, 2025
Zoning / FLU:	A-3, Agriculture-3
Road Frontage:	Approximately 940' on SW Bellows Way
Nearest Point of Interest:	Only minutes to the Santa Fe River, Rum Island Springs, and Ichetucknee Springs. Only 30 minute drive to Gainesville and University of Florida.
Land Cover:	Natural hardwoods, mostly oaks.

LOCATION



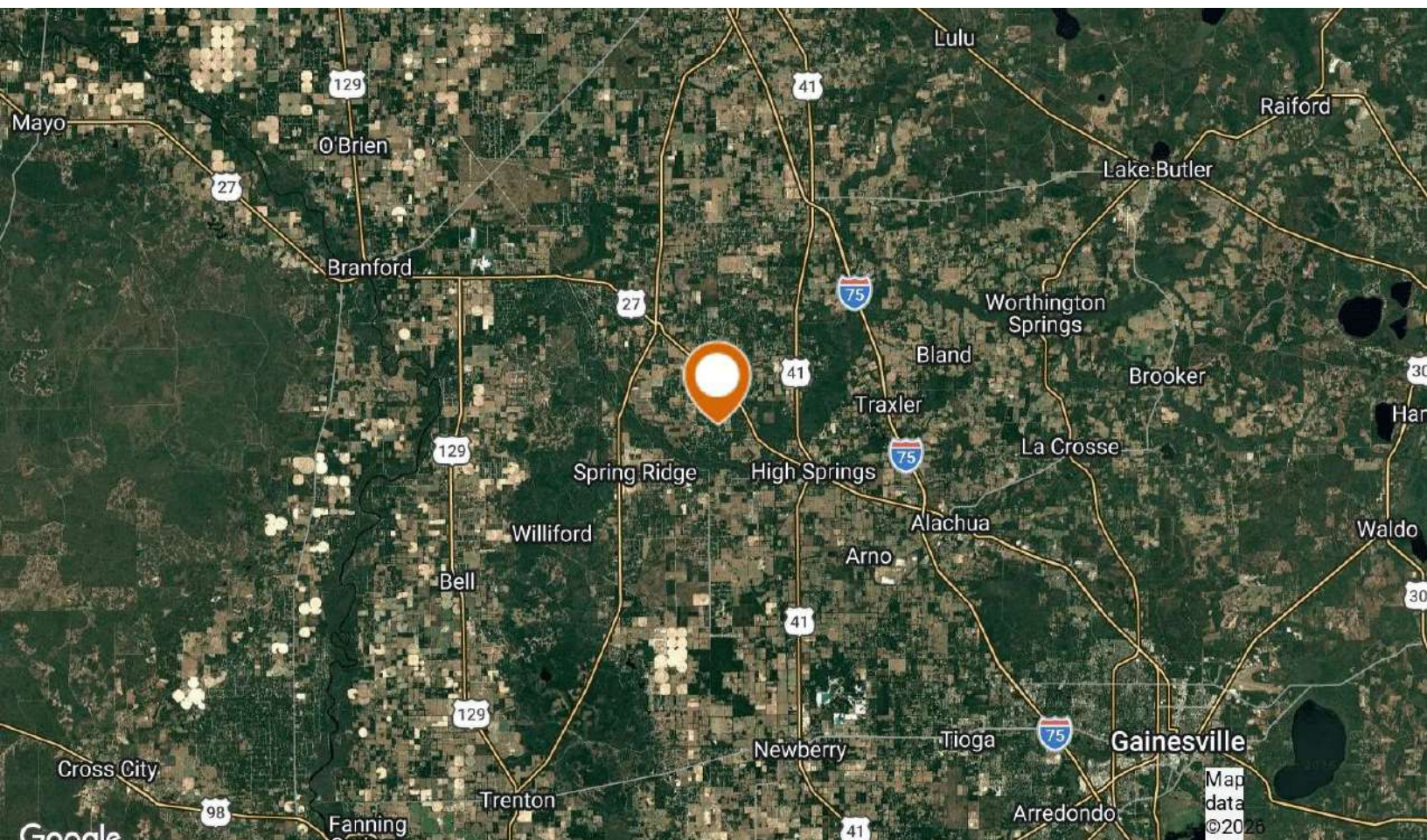
Location & Driving Directions

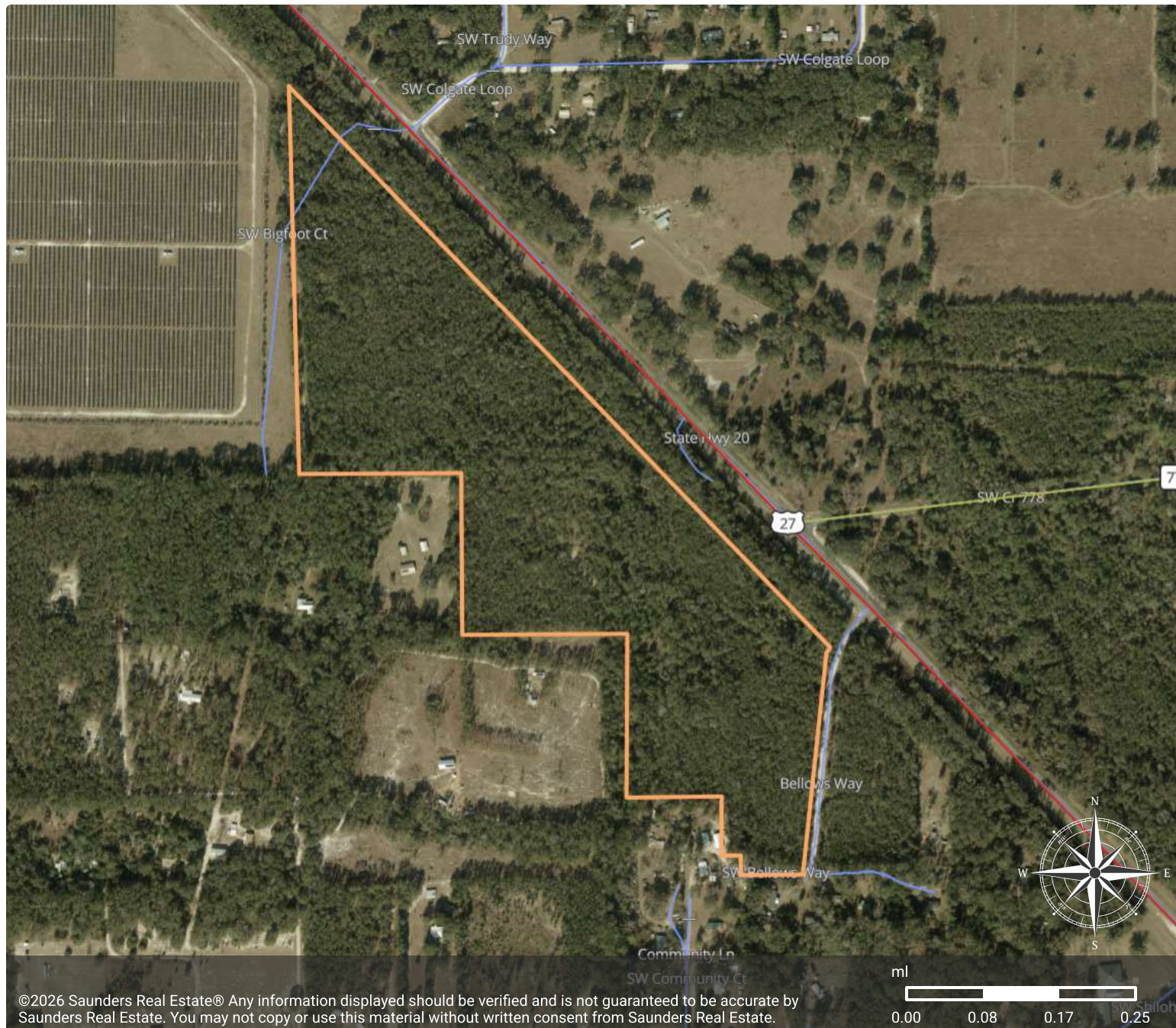
Parcel: 13-7S-16-04202-000 12-7S-16-04186-000

GPS: 29.8837121, -82.6685047

Driving Directions: From I-75 at Alachua take US-441 west towards High Springs for 4.5 miles, then turn Left on US-27 and travel 6.6 miles, then turn left on SW Bellows Way, Property will be on the right.

Showing Instructions: Contact listing agent to arrange showing.

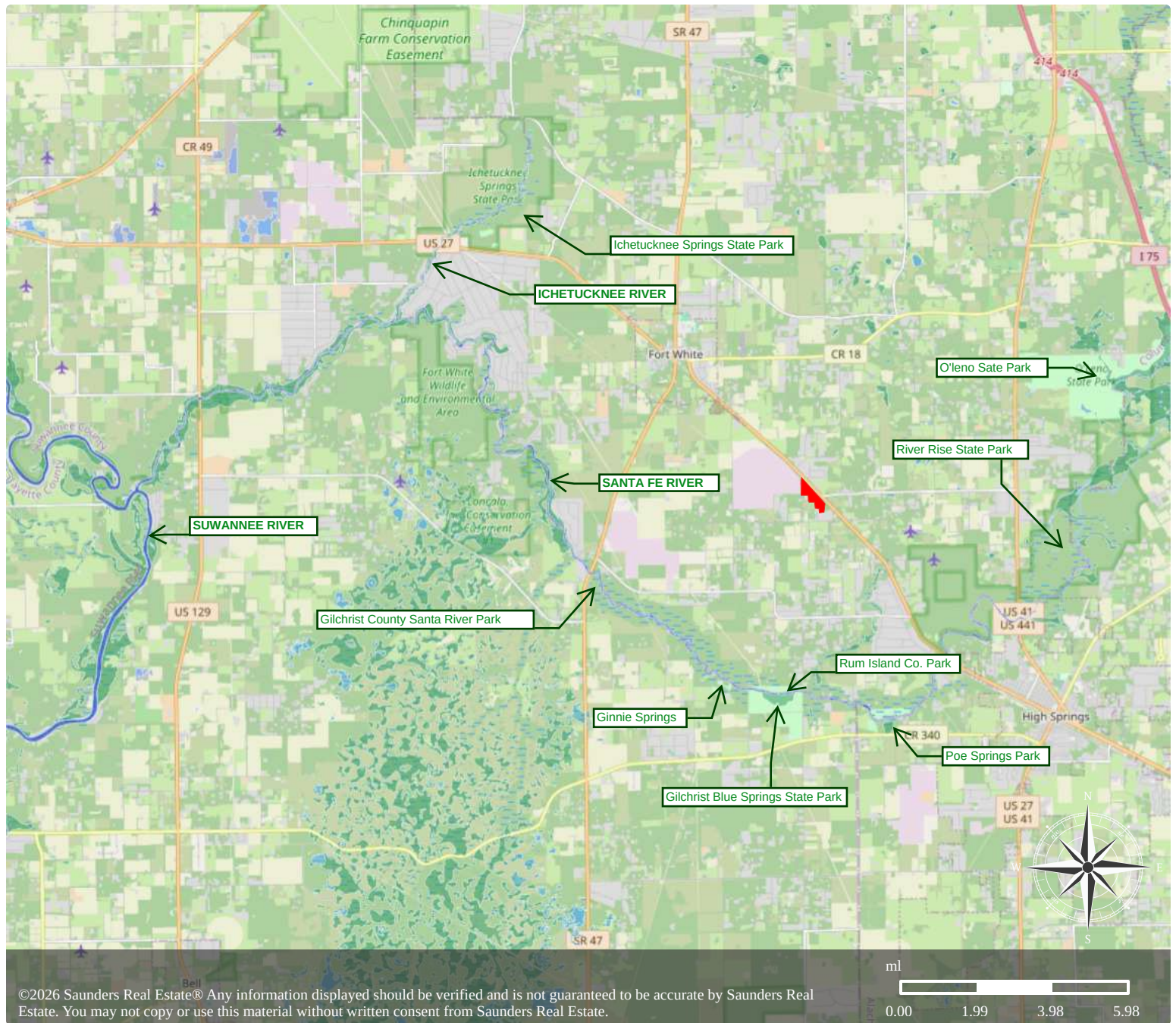




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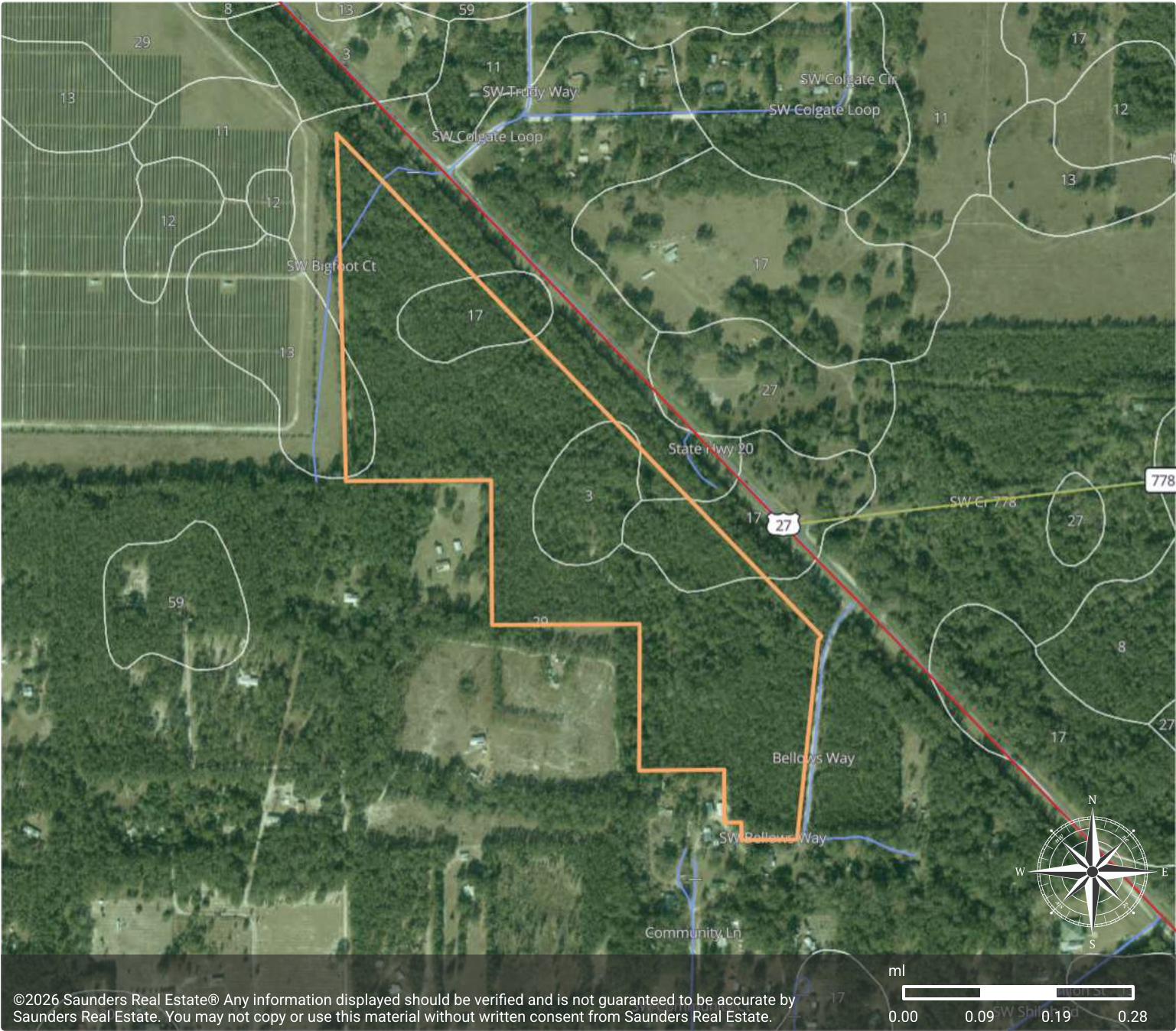
- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways



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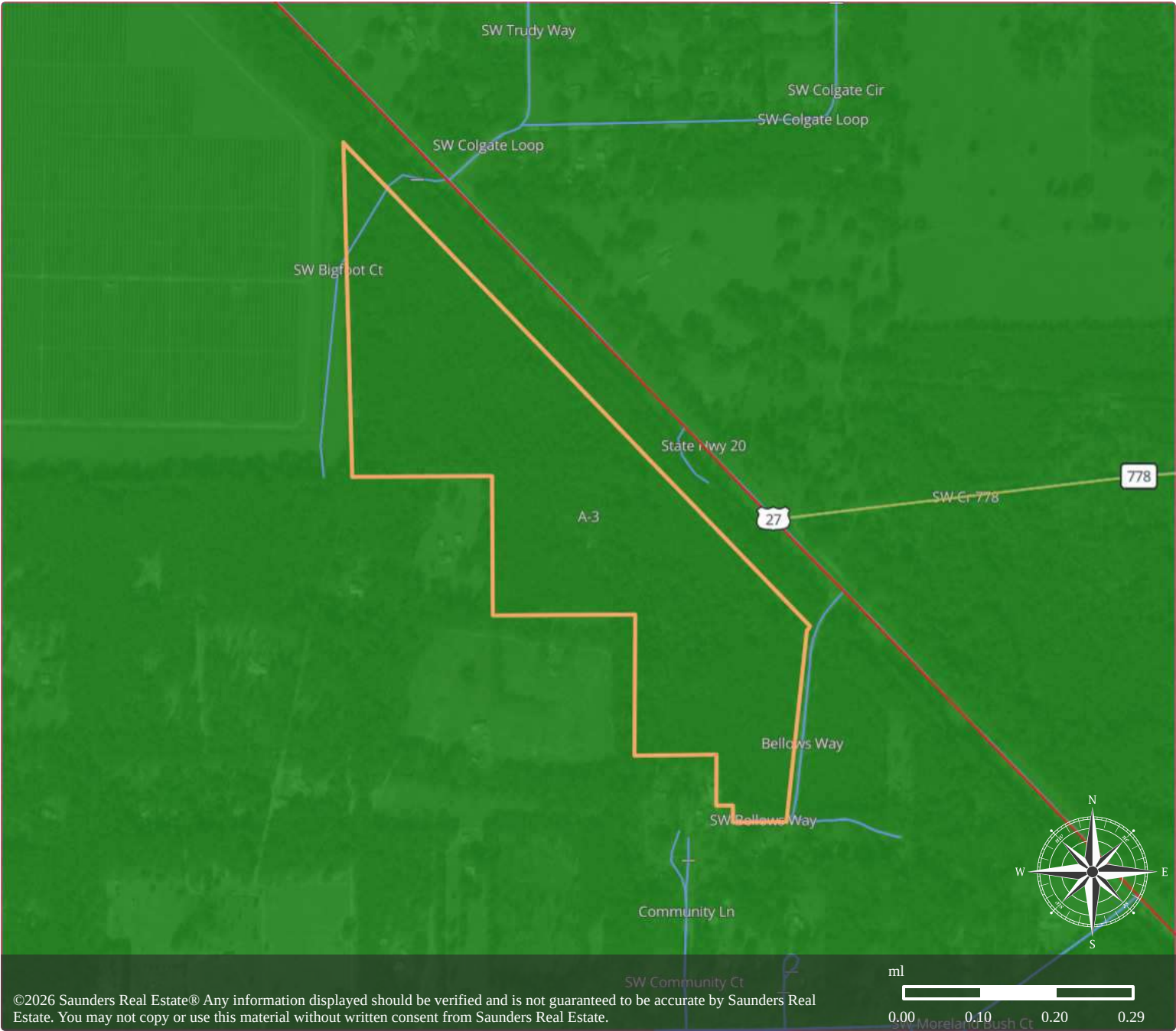


Fort White 58.7 Acres : Soils



- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways
- Fort White 58.7 Acres : Soils

MUID	COMPONENT NAME	ACRES
29	Lakeland	44.73
17	Chiefland	7.20
3	Alpin	5.41
13	Bonneau	1.37
TOTAL		58.71



Fort White 58.7 Acres : Zoning



- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways
- Fort White 58.7 Acres : Zoning: Agricultural

CODE	DESCRIPTION	ACRES
A-3		58.71
TOTAL		58.71

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





John A. "Tony" Wallace, CF, ACF

Senior Advisor

tony@saundersrealestate.com

Direct: **877-518-5263 x336** | Cell: **352-538-7356**

Professional Background

John A. "Tony" Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 35 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Farms and Cropland
- Hunting and Recreational Land
- Conservation Easements

Memberships

- 2023 State-Certified General Real Estate Appraiser (RZ2852) – Florida
- Certified Forester – Society of American Foresters
- Licensed Real Estate Broker (BK578235) – Florida
- Florida Forestry Association
- Member Association of Consulting Foresters



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At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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