



OTTER CREEK EAST TRACT

SR-24

OTTER CREEK, FL 32626

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Property Overview



Sale Price **\$2,743,800**

OFFERING SUMMARY

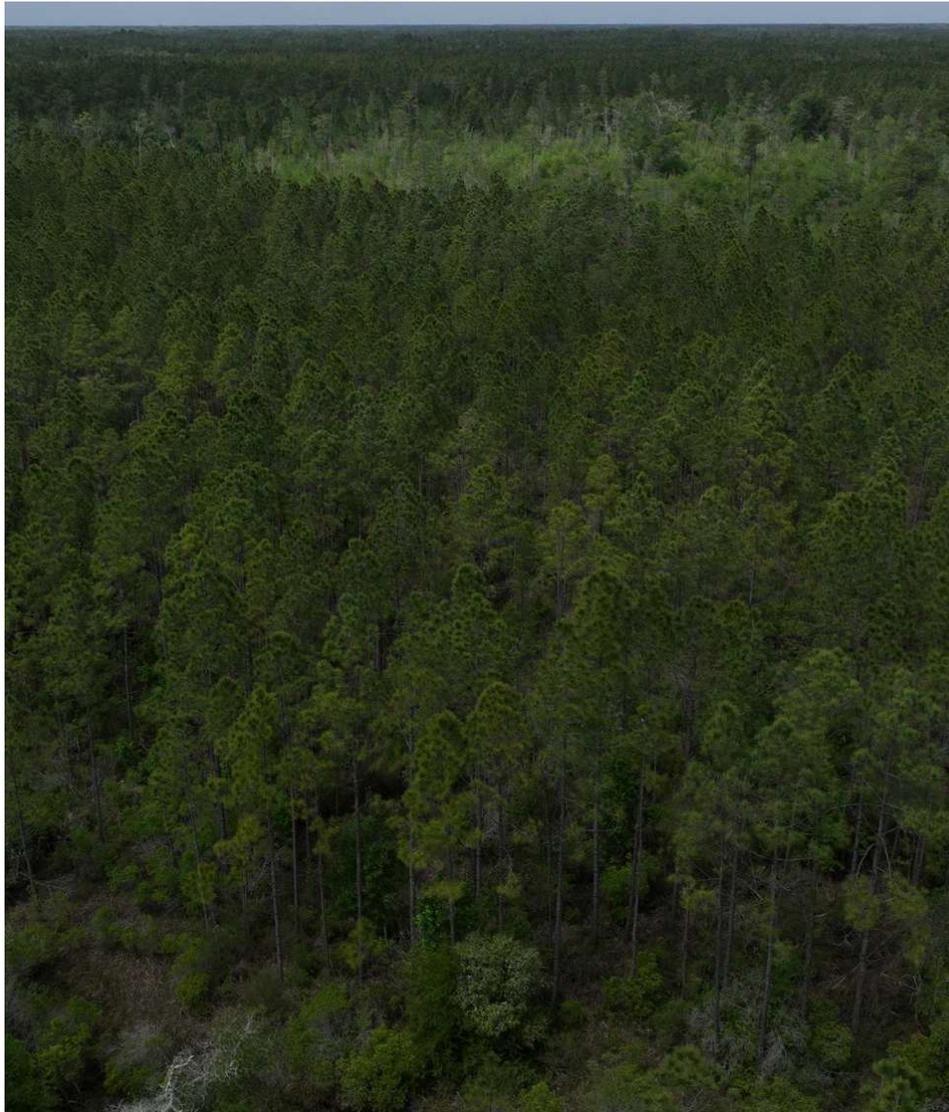
Acreage: 807 Acres
Price / Acre: \$3,400
City: Otter Creek
County: Levy
Property Type: Timberland, Recreation

PROPERTY OVERVIEW

The Otter Creek East Tract, 807 acres of productive timberland located in Levy County, FL, is an exceptional forestry and recreational investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations established with seedlings from some of the South's premier tree nurseries using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress in the wetlands provide excellent wildlife habitat and deer, Osceola wild turkey, hogs and small game are plentiful. A well maintained road system and direct entry points from SR-24 provides excellent access for timber management and recreational uses.

- 83% Uplands
- 138 acres of merchantable planted pine
- 505 acres of harvested land ready for reforestation
- 161 acres of natural timber

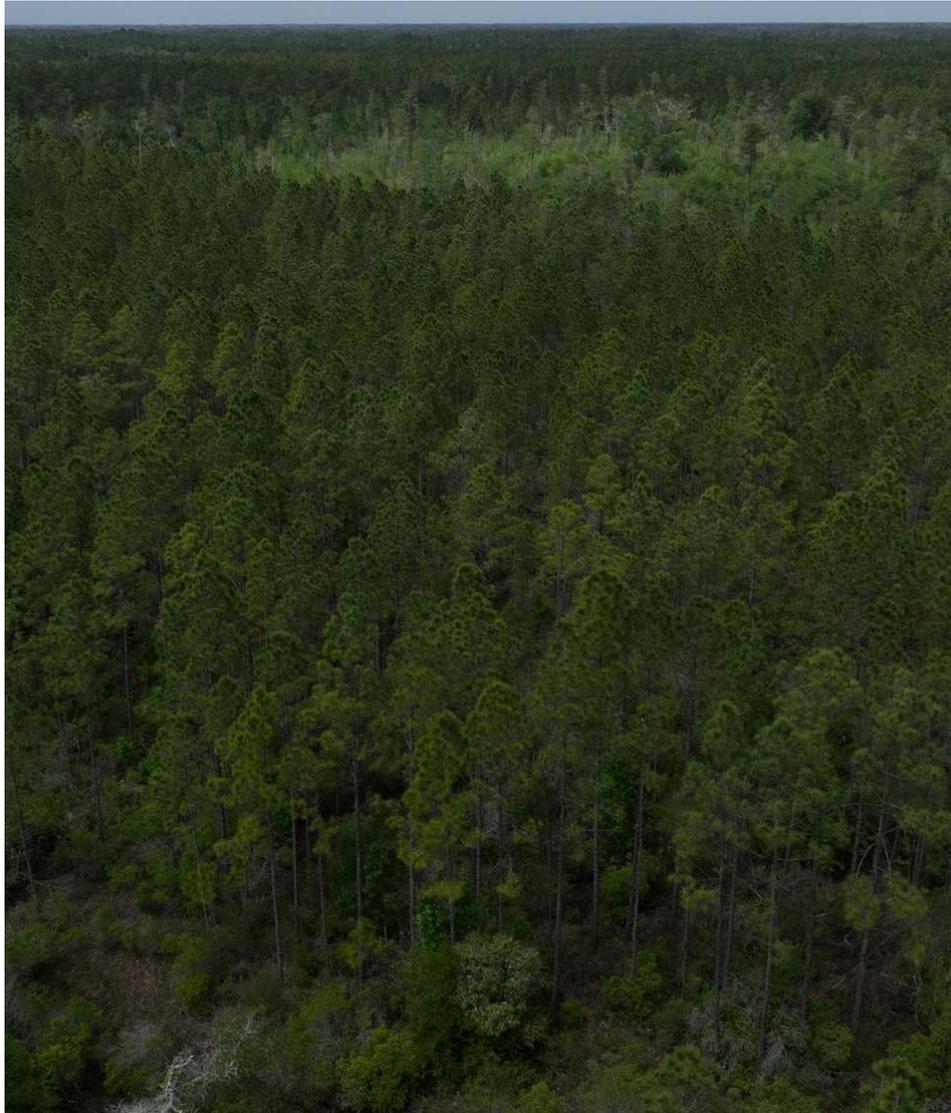
Additional timberland/recreational tracts also available at this location.



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	83% uplands, 17% wetlands
Soil Types:	Primarily Myakka Sands and Smyrna Fine Sands in the uplands.
Taxes & Tax Year:	\$2,258.40 [\$2.80/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Approximately 2.1 miles of frontage on SR-24. Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Adjacent to the Devil's Hammock Wildlife Management Area and the Upper Waccasassa Conservation Area and near the Lower Suwannee National Wildlife Refuge and the Goethe State Forest.
Nearest Point of Interest:	
Current Use:	The property has been in commercial timber production for decades.
Potential Recreational / Alt Uses:	There is an active hunting and recreation program on the property and is licensed to a hunting club at top market rate.
Game Population Information:	Plentiful deer, Osceola wild turkey, hogs and small game.

Specifications & Features



Timber Cruise:

GIS shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.



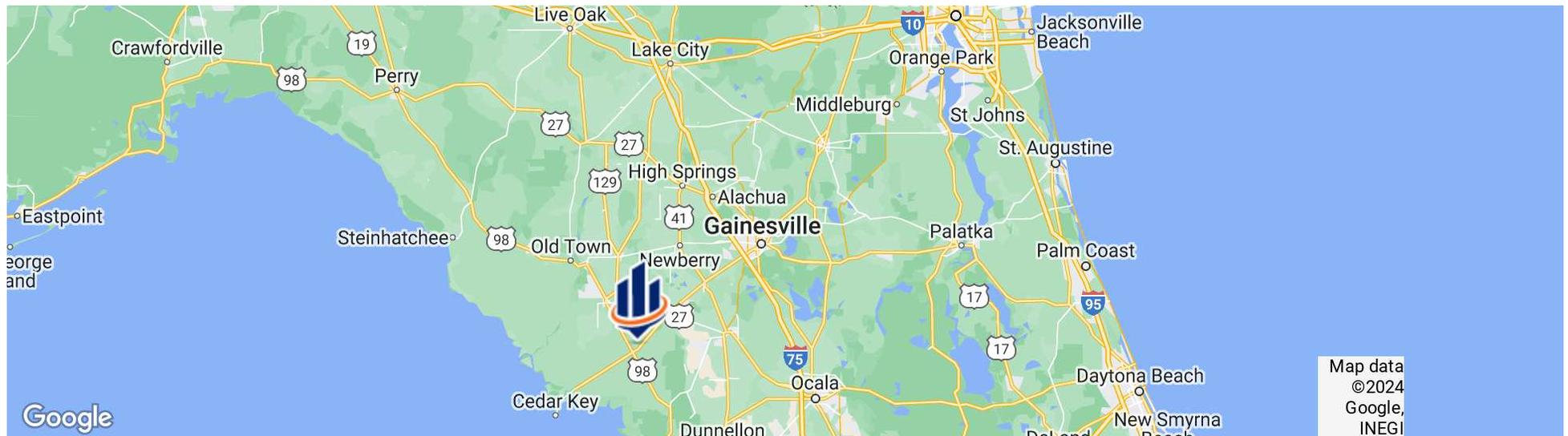
LOCATION & DRIVING DIRECTIONS

Parcel: 253000100 253200100
252700100 189000200
[part] 187000000 [part]

GPS: 29.3440628, -82.744563

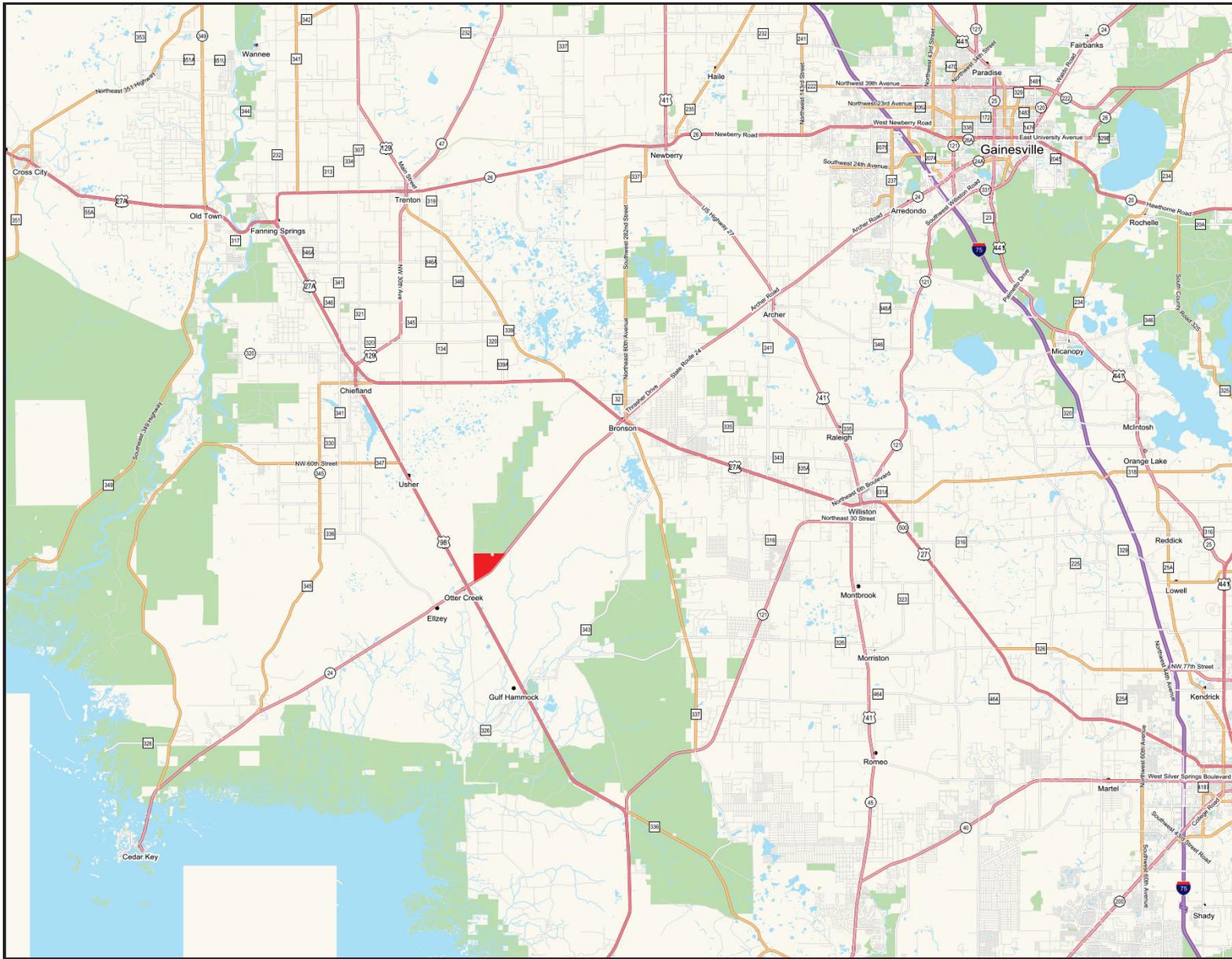
Driving Directions: From the intersection of US-19/98 and SR-24, travel east on SR-24 1.9 miles to entrance on left.

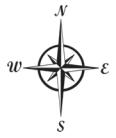
Showing Instructions: Contact listing agent to arrange showing.



Otter Creek East Tract - Location Map

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



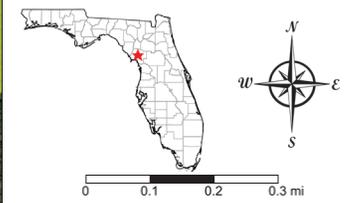

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Otter Creek East - Wetland Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6300	Wetland Forested Mixed	36.0
6460	Mixed Scrub-Shrub Wetland	30.9
6170	Mixed Wetland Hardwoods	25.6
6210	Cypress	19.5
6150	Stream And Lake Swamps (Bottomland)	16.7
6410	Freshwater Marshes	4.9
6430	Wet Prairies	3.0
6250	Hydric Pine Flatwoods	.6
6110	Bay Swamps	.1
TOTAL WETLANDS		137.3
TOTAL UPLANDS		669.9
TOTAL ACRES		807.2

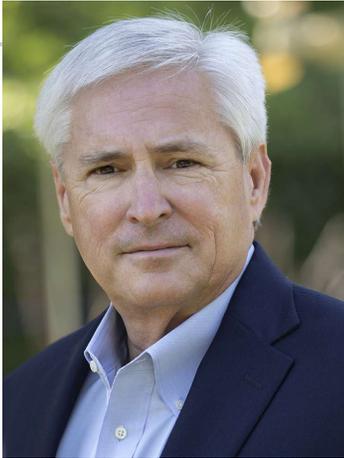


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Additional Photos



Meet The Team



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