



MCGEE BRANCH EAST TRACT

CR-343

BRONSON, FL 32621

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Property Overview



Sale Price **\$10,319,400**

OFFERING SUMMARY

Acreage: 3,822 Acres
Price / Acre: \$2,700
City: Bronson
County: Levy
Property Type: Timberland

PROPERTY OVERVIEW

The McGee Branch East Tract, 3,822 acres of productive forests located in Levy County, FL, is an exceptional timberland 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 CR-343, a two-lane paved highway, provides excellent access for timber management and recreational uses.

- 287 acres of merchantable planted pine
- 1,269 acres of premerchantable planted pine
- 600 acres of harvested areas ready for reforestation
- 1,630 acres of natural timber
- Duke Energy 230-kV transmission line traverses property

Additional timberland/recreational tracts also available at this location.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	61% uplands, 39% wetlands
Soil Types:	Primarily Smyrna Fine Sands in the uplands.
Taxes & Tax Year:	\$12,790.54 [\$3.35/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Approximately 2.2 miles of frontage on CR-343, a 2-lane paved county highway. 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 Goethe State Forest and near the Devil's Hammock Wildlife Management Area, the Upper Waccasassa Conservation Area, and the Lower Suwannee National Wildlife Refuge.
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 turkeys, 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



LOCATION & DRIVING DIRECTIONS

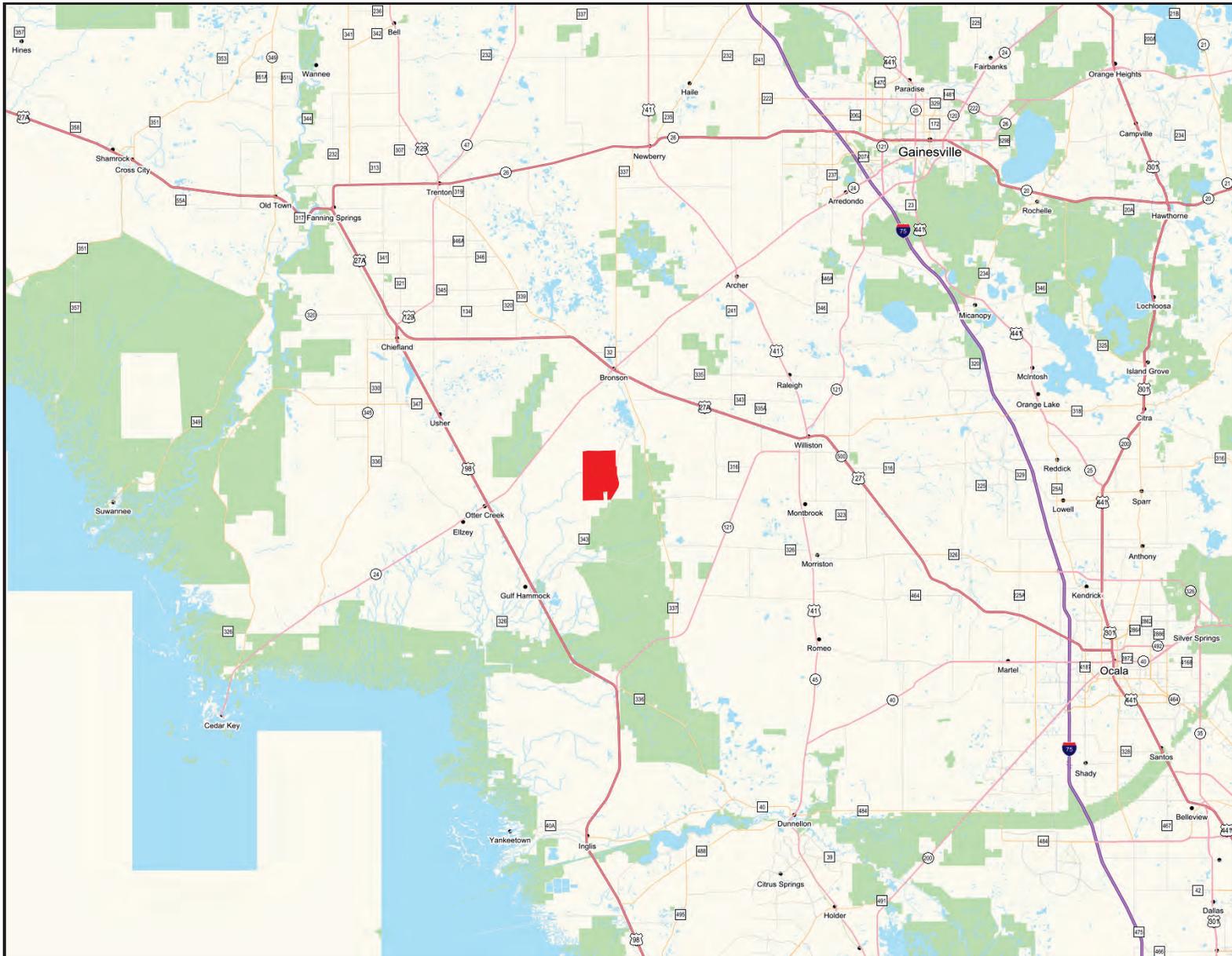
Parcel: 252200000 252300000
254000000 362400000
365300000 365400000
366300000 366800000

GPS: 29.3545922, -82.6388147

Driving Directions: From Bronson take CR-337 south for 3.3 miles then right on CR-343 then 3.6 miles to entrance on the right.

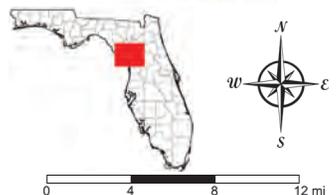
Showing Instructions: Contact listing agent.



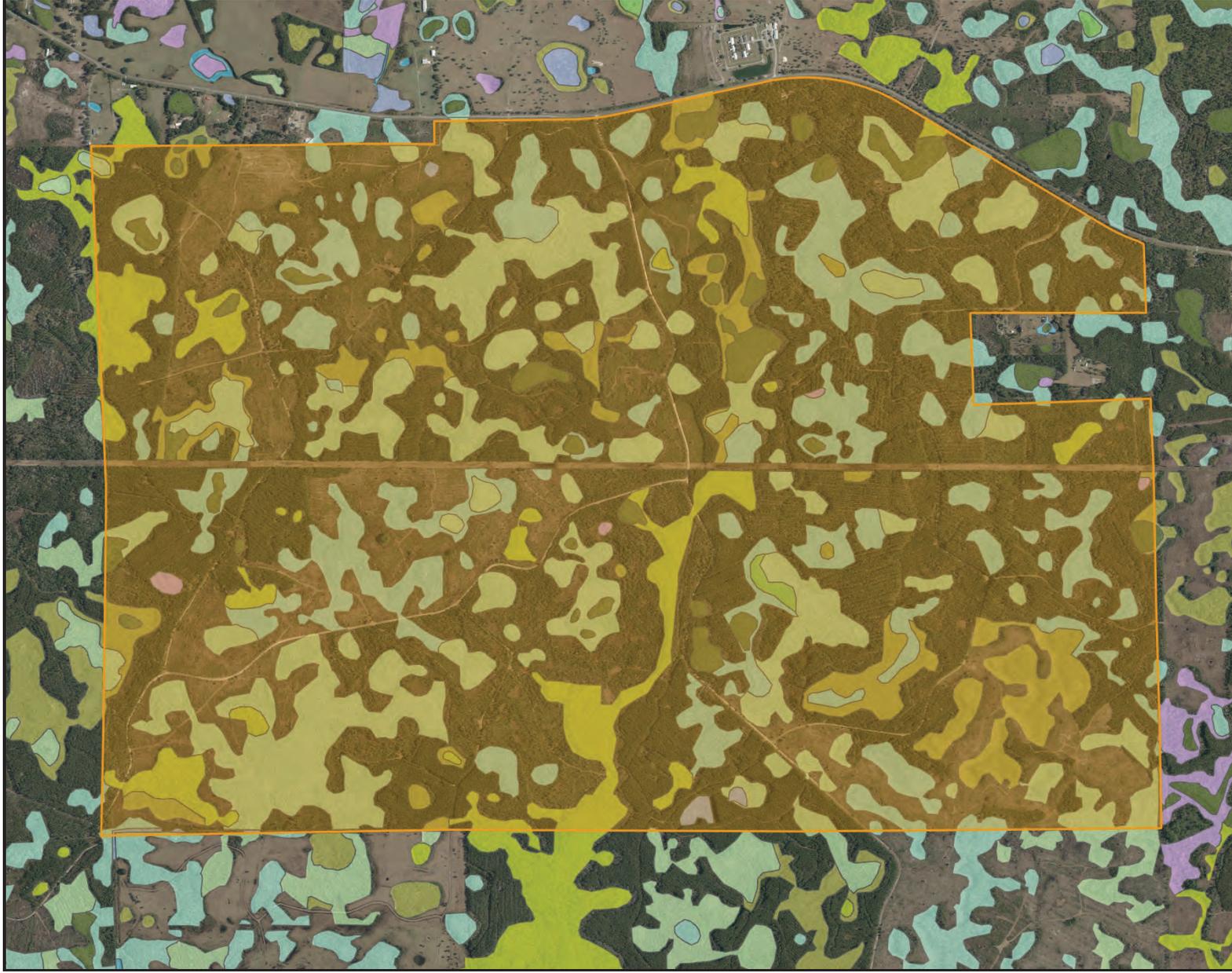


McGee Branch East Tract - Location Map

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



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**McGee Branch East Tract -
Wetlands Map**

- 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 Shrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE/DESC	ACRES
6460: Mixed Shrub-Shrub Wetland	566.3
6300: Wetland Forested Mixed	452.7
6250: Hydric Pine Flatwoods	190.2
6170: Mixed Wetland Hardwoods	189.4
6210: Cypress Marshes	84.7
6410: Freshwater Marshes	7.3
6430: Wet Prairies	5.7
6130: Gum Swamps	5.0
TOTAL WETLANDS	1,501.2
TOTAL UPLANDS	2,320.6
TOTAL ACRES	3,821.8



Additional Photos



Meet The Team



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