

BOATRIGHT WELL ROAD TIMBERLAND

BOATRIGTH WELL ROAD
OTTER CREEK, FL 32683

Greg Driskell

C: 386.867.2736

greg.driskell@svn.com

Mark Wirick

C: 850.545.6598

mark.wirick@svn.com



Property Overview



Sale Price **\$540,000**

OFFERING SUMMARY

Acreage: **120.2 Acres**
Price / Acre: \$4,493
City: Otter Creek
County: Levy
Property Type: Timber/Recreation

PROPERTY OVERVIEW

Boatright Well Road features 120 acres of prime Gulf Hammock land, including 90 ± acres of merchantable 2009 loblolly pine. This property is a great place to build a hunting cabin and establish your own private playground. Located within an hour of both Gainesville and Ocala and less than 30 minutes to Cedar Key, the Gulf of Mexico, Chiefland, and the Suwannee River, this tract is a perfect combination of convenience and seclusion. Boatright Well Road Timberland is both a recreational tract with income potential and a secluded hideaway that's conveniently located in the heart of Florida's Nature Coast.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Timberland

Uplands / Wetlands:

69% uplands, 31% wetlands

Soil Types:

Primarily Waccasassa-Demory Complex

Taxes & Tax Year:

\$300 in 2022

Zoning / FLU:

Forestry/Rural Residential (1 d.u./20 ac)

Road Frontage:

2,900 feet along Boatright Well Road, a privately maintained limerock grade

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 02052-000-00

GPS: 29.2750435, -82.8519498

Driving Directions:

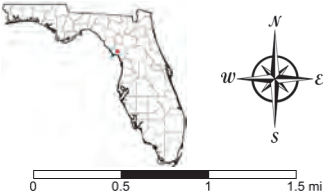
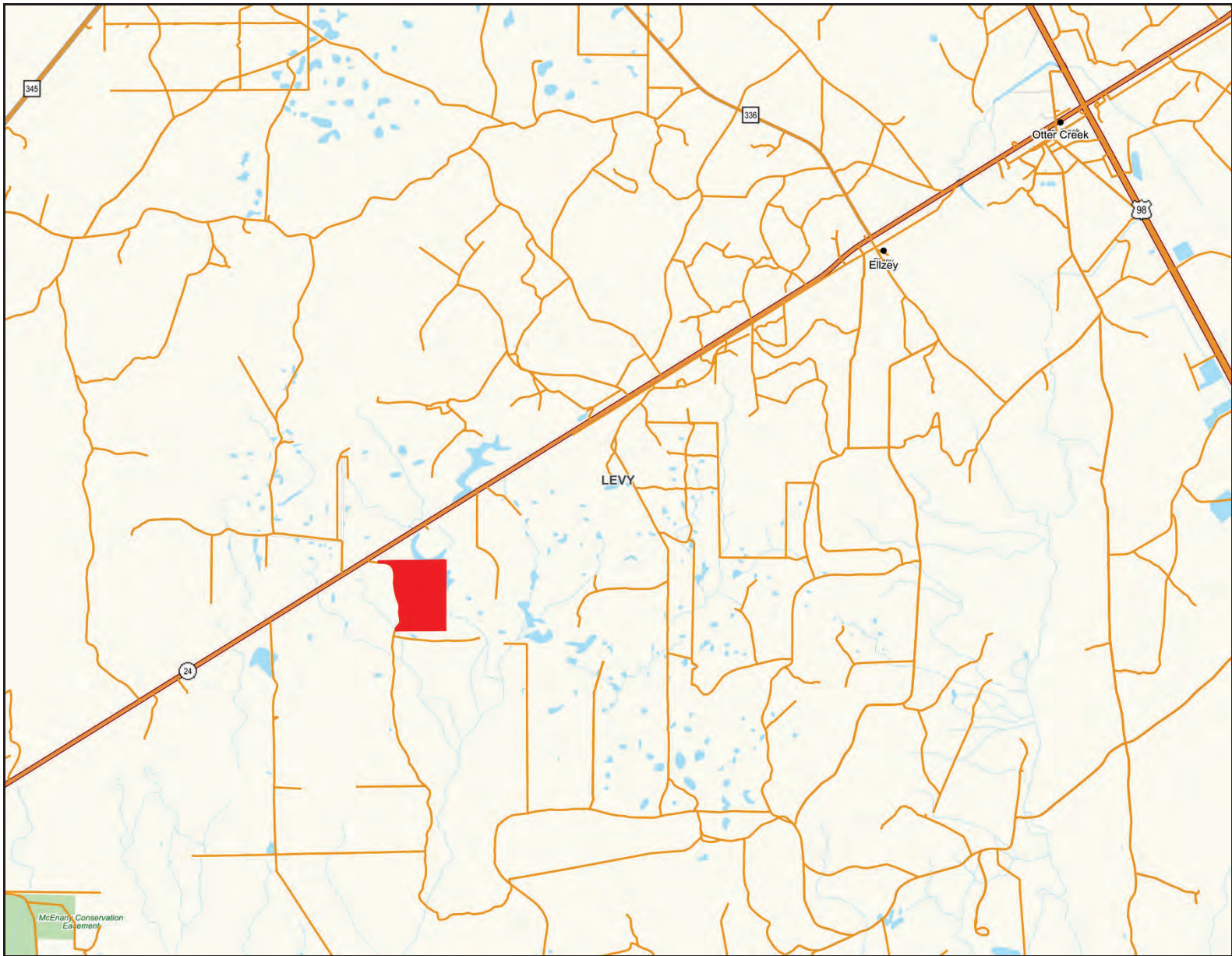
From the intersection of US 19/98 and SR 24 in Otter Creek, FL:

- Proceed west on SR 24 for 6.3 miles to Boatright Well Road.
- Turn left [south] and continue on Boatright Well Road for 800 feet.
- Property will begin on your left [east side].



Boatright Well Timberland
















- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise

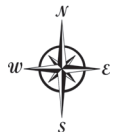
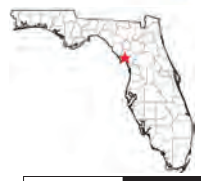


©2023 SVN. SVN | Saunders Ralston Dantzier Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.



Boatright Well Timberland

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads



©2023 SVNIC, SVN | Saunders Ralston Dantzier Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.





Boatright Well Timberland - Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- 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
6170:	Mixed Wetland Hardwoods	36.7
	TOTAL WETLANDS	36.7
	TOTAL UPLANDS	84.8
	TOTAL ACRES	121.6



©2023 SVN. SVN | Saunders Ralston Dantzier Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.



Additional Photos





For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

©2023 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

