

CALEDONIA RANCH

605± acres (1,920± total acres available)
Melrose, FL



LOCATION

2471 NE County Road 219A, Melrose, FL 32666. 30 miles east of Gainesville, in Alachua County (central FL).

SIZE

605± acres

PRICE

\$2,299,000 or \$3,800/acre

ZONING/FUTURE LAND USE

Agricultural. FLU: Rural/Ag (1 du/5ac max)

ROAD FRONTAGE

2,890'± on CR 219A

UTILITIES

Ample power available on site; septic.
Wells: 2 - 4" wells, 1 - 8" well.

DESCRIPTION

Caledonia Ranch is the perfect setting to relax and enjoy the country life. Surrounded by 605± acres you can savor your morning coffee on the patio and watch the best of Florida wildlife stroll past - deer, turkey and other native species call this ranch home. This beautiful property is ideal for ranching, relaxation, recreation, equestrian enthusiasts and living.

PARCEL IDs

18918-001-003, 18915-004-000,
18901-002-000, 18901-001-000,
19048-001-001, 18915-000-000,
19044-001-000, 19048-002-000

Offering subject to errors, omission,
prior sale or withdrawal without notice.

LAND FOR SALE

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



CALEDONIA RANCH

605± acres (1,920± total acres available)
Melrose, FL

STRUCTURES

- One main home built in 2005 with a total of 3,208SF with 3 bedrooms, 2 baths
- One 1999 mobile home with a total of 924SF with 3 bedrooms, 2 baths
- Hay Barn
- Tack Barn
- Cattle Pens

HUNTING OPPORTUNITIES

Enjoy natural Florida as you hunt in your own private paradise. Many native species of Florida call this ranch home. Deer, turkey, dove, and other species are frequently sighted.

PASTURE LAND

Large, mostly improved pastures are located on the subject property. This property is completely border fenced and cross fenced. Drinking water for livestock is available throughout the property (troughs and ponds).



Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

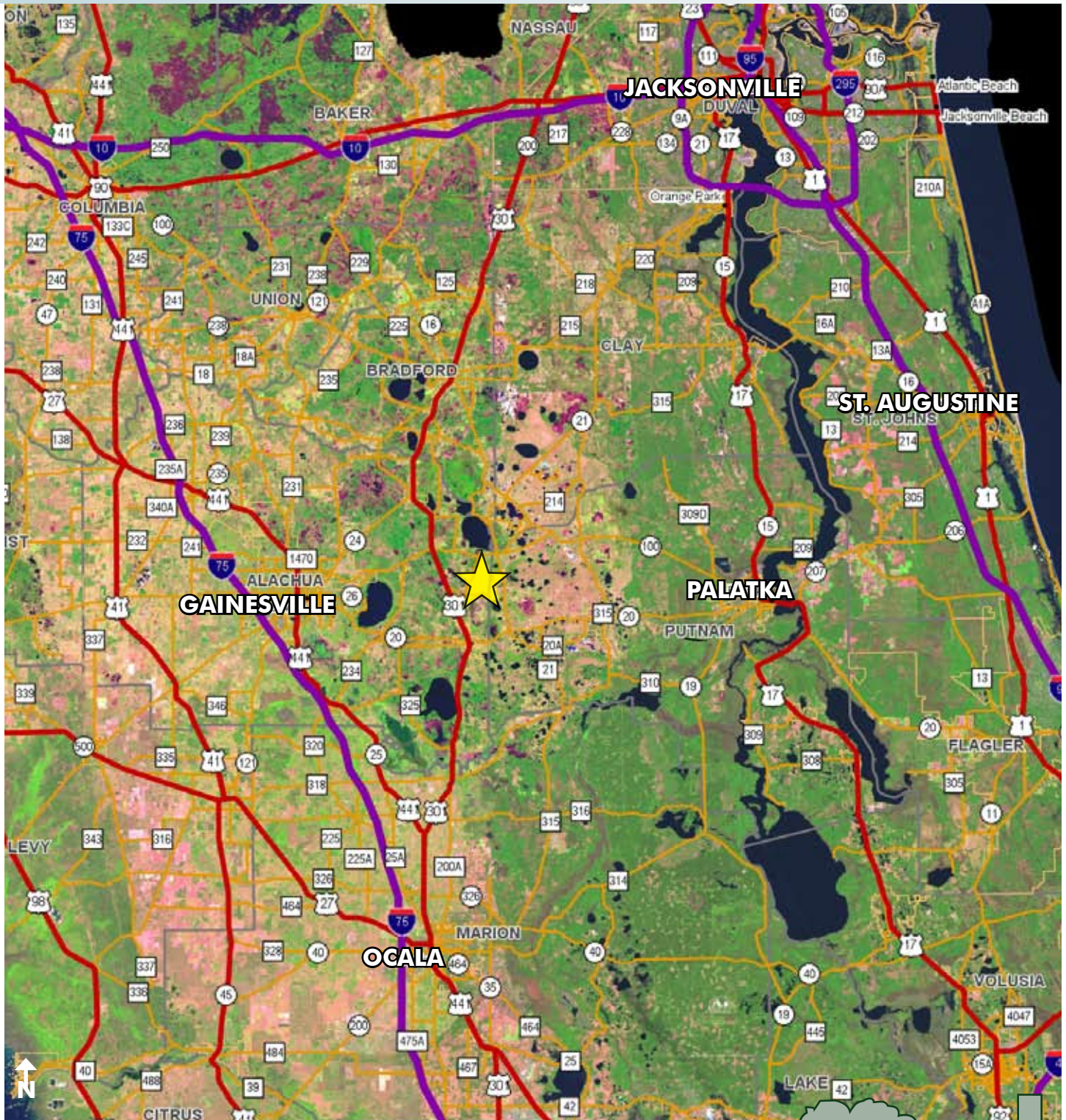
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



CALEDONIA RANCH

605± acres (1,920± total acres available)

Melrose, FL



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.

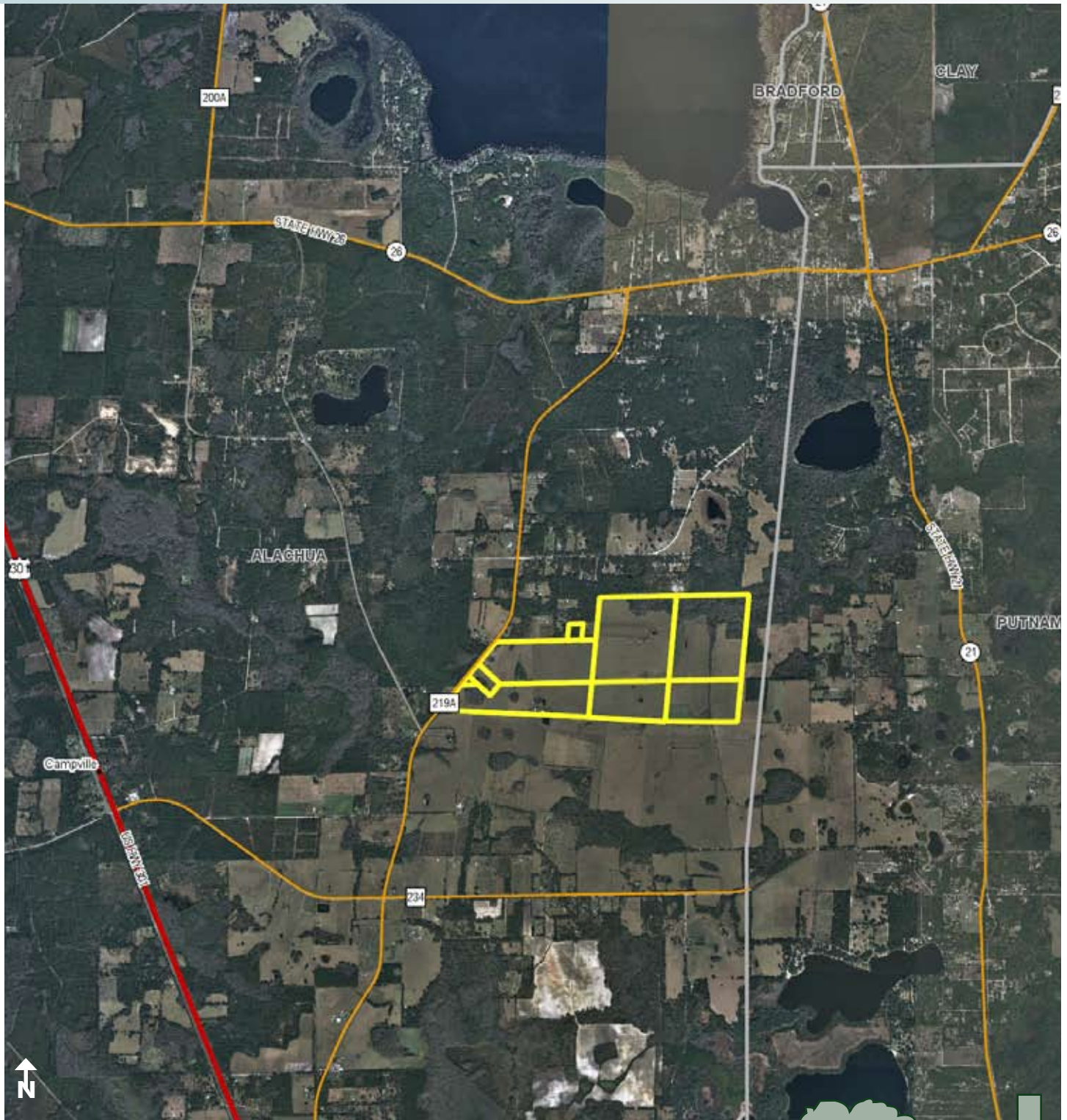
407-422-3144 | www.maurycarter.com



CALEDONIA RANCH

605± acres (1,920± total acres available)

Melrose, FL



REGIONAL MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

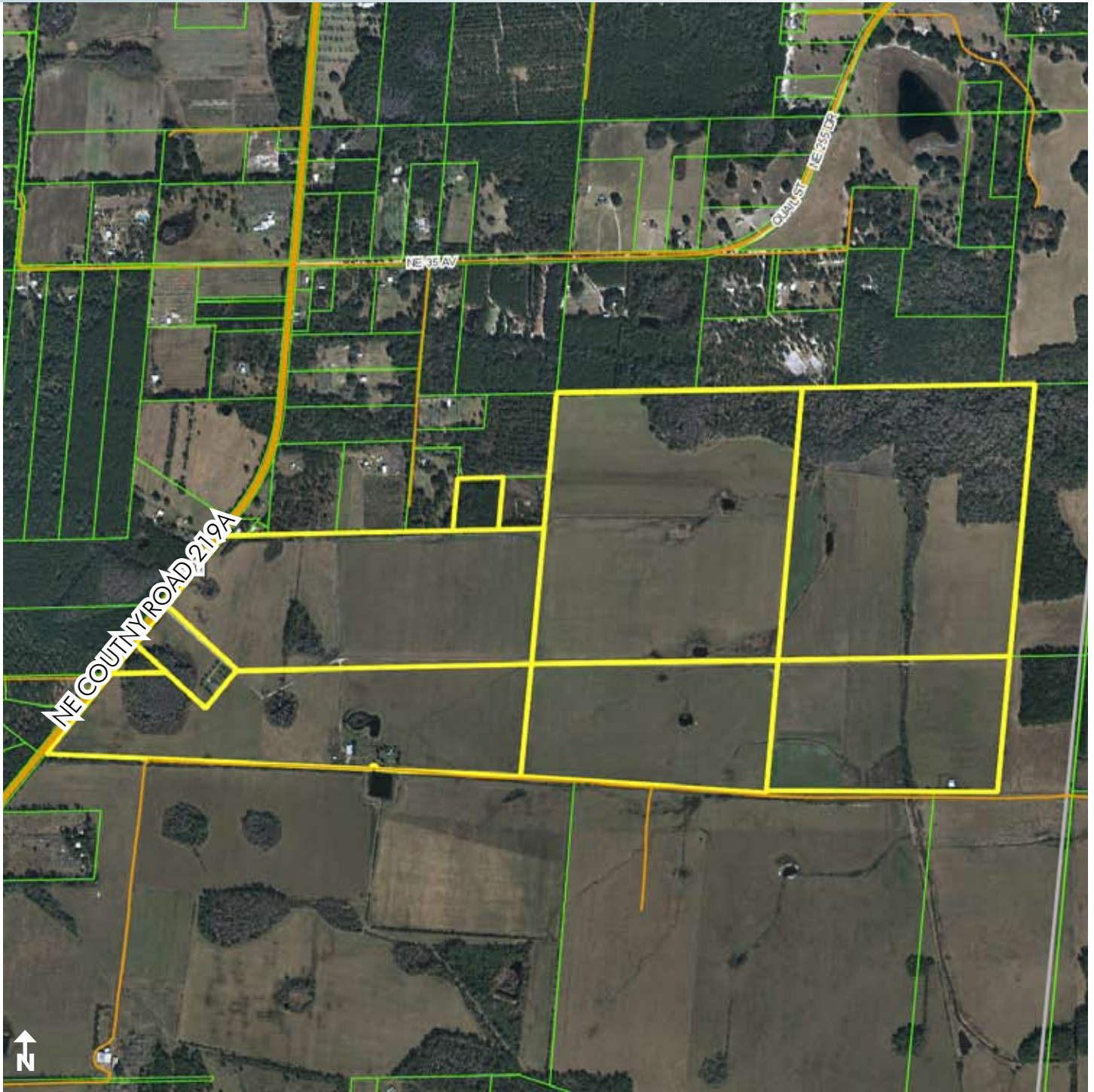
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



CALEDONIA RANCH

605± acres (1,920± total acres available)

Melrose, FL



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

