



PINEHATCHEE EAST HUNTING TRACT

MAYO, FL | LAFAYETTE COUNTY

292 +/- ACRES



SPECIFICATIONS & FEATURES

Acreage: 292 +/- acres

Sale Price: \$475,000

Price per Acre: \$1,626.70

County: Lafayette

Site Address: SE McCray Road, Mayo, FL 32066

Road Frontage: 1/4 mile on county maintained SE McCray Road; good interior woods roads

Water/Utilities: No central water, electricity available within approximately 1/2 mile of property

Land Cover: Forested, planted pines, natural hardwoods

Soil Types: Predominately Mouzon-Rawhide, Depressional Complex, Rawhide and Harbeson Soils

Uplands/Wetlands:

- Wetlands 166 +/- acres
- Uplands +/-126 acres

Zoning/FLU: AG

Game: Plentiful deer, turkey, hogs, small game

Potential Uses: Great hunting and timber investment!

Income Features: Merchantable timber

Taxes: \$2.46/acre (2016)

This is an exceptional hunting and timber tract in game-rich central Lafayette County in North Florida. Plentiful with deer, turkey, wild hogs, and small game. There is a nice mix of income-producing planted slash pine, along with mature stands of hardwood timber.

Located less than 4 miles from Highway 51 with good access directly to a county-maintained graded road. Adjacent tracts of similar size also available for sale.





LOCATION & DRIVING DIRECTIONS

Parcel IDs:

- 13-06-11-0000-0000-00300
- A portion of 24-06-11-0000-0000-00201

GPS: -83.171153, 29.947067

Driving Directions:

- From Mayo, FL, take SR 51 south for 5.9 miles
- Turn left on SE Turkey Road and go 2.7 miles
- Turn Right on SE McCray Road and go 1.2 mile to property on the right

Showing Instructions:

Gates are locked. Please contact listing agent to arrange showing.

Exceptional Hunting/Timber Tract In Game-Rich Central Lafayette County!

Nice Mix of Income-producing Planted Slash Pine & Mature Stands of Hardwood Timber

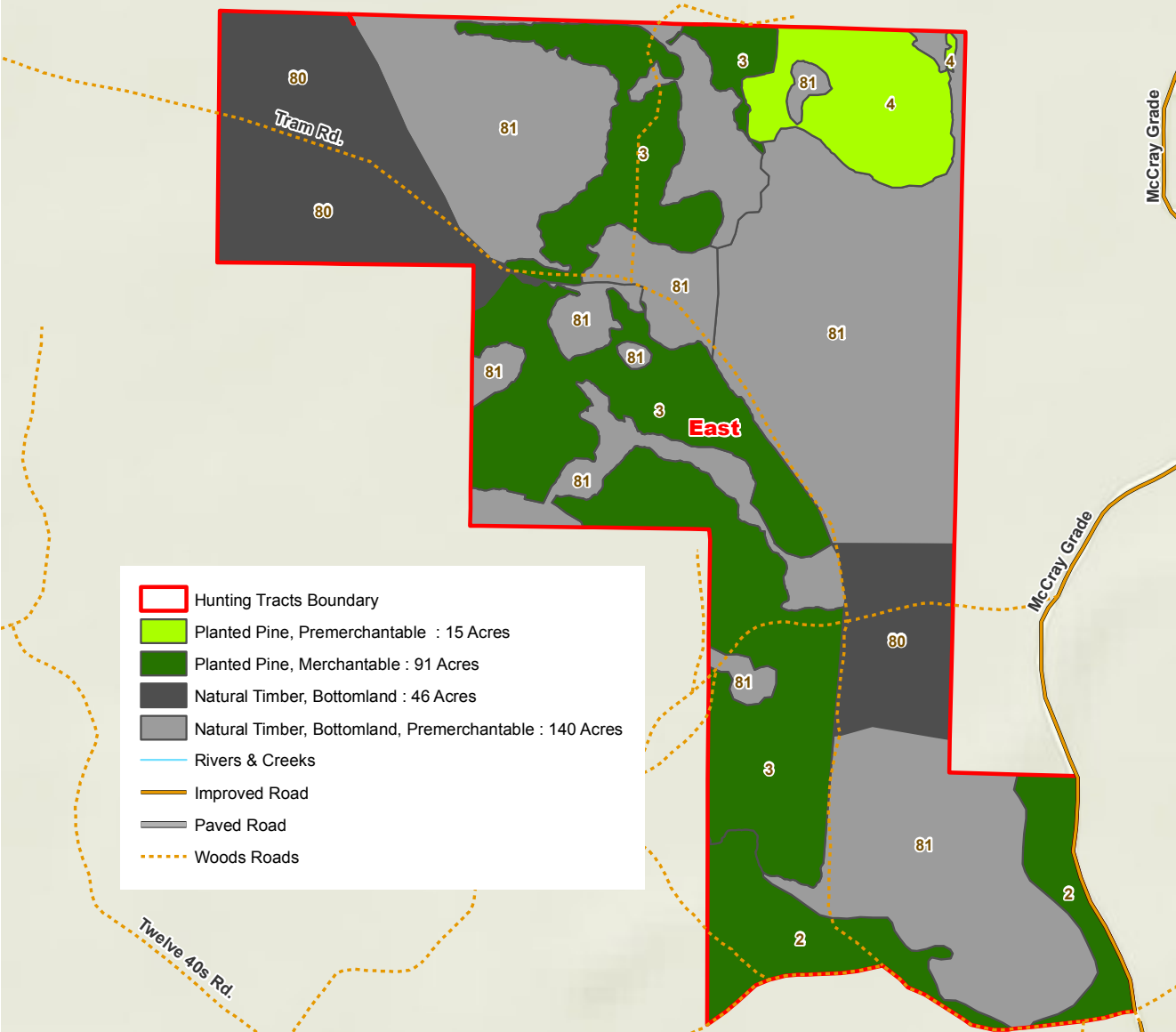


McB TIMBERLANDS

Pinehatchee East Hunting Tract

Lafayette County, Florida

Timber Type Map



- Hunting Tracts Boundary
- Planted Pine, Premerchantable : 15 Acres
- Planted Pine, Merchantable : 91 Acres
- Natural Timber, Bottomland : 46 Acres
- Natural Timber, Bottomland, Premerchantable : 140 Acres
- Rivers & Creeks
- Improved Road
- Paved Road
- Woods Roads

TRACT	STAND	STAND DESCRIPTION	COVER TYPE	ACRES
Hunting Tract - East	2	PUSL-1996	Planted Pine, Merchantable	20
	3	PUSL-2002	Planted Pine, Merchantable	71
	4	PUSL-2007	Planted Pine, Premerchantable	15
	80	NBHC-1930	Natural Timber, Bottomland	46
	81	NBMH-2014	Natural Timber, Bottomland, Premerchantable	140
Total				292



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NOTICE:
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MAP CREATED BY : J SAARELA
MAP CREATED ON : 05/17/2017

LEGACY FORESTRY SERVICES

A Division of
Natural Resource Planning Services Inc.

356 NW Lake City Ave.

Lake City, FL 32055

(386) 438-5896



PINEHATCHEE EAST HUNTING TRACT TIMBER

Acreage:

292 +/- acres includes:

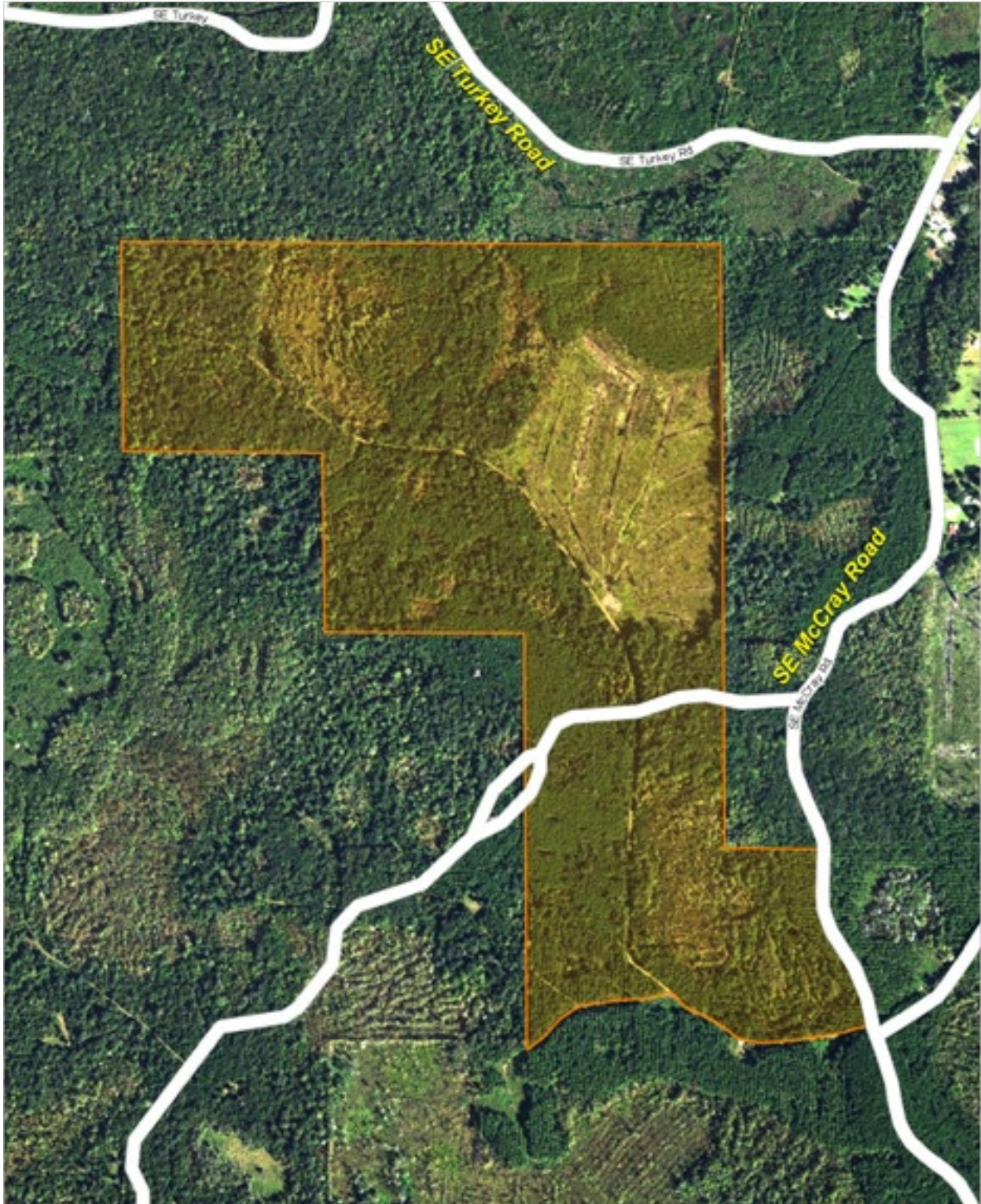
- 91 acres of Merchantable Planted Pine
- 15 acres of Premerchantable Planted Pine
- 15 acres; Natural Timber
- 186 acres of Natural Bottomland Hardwoods

Species:

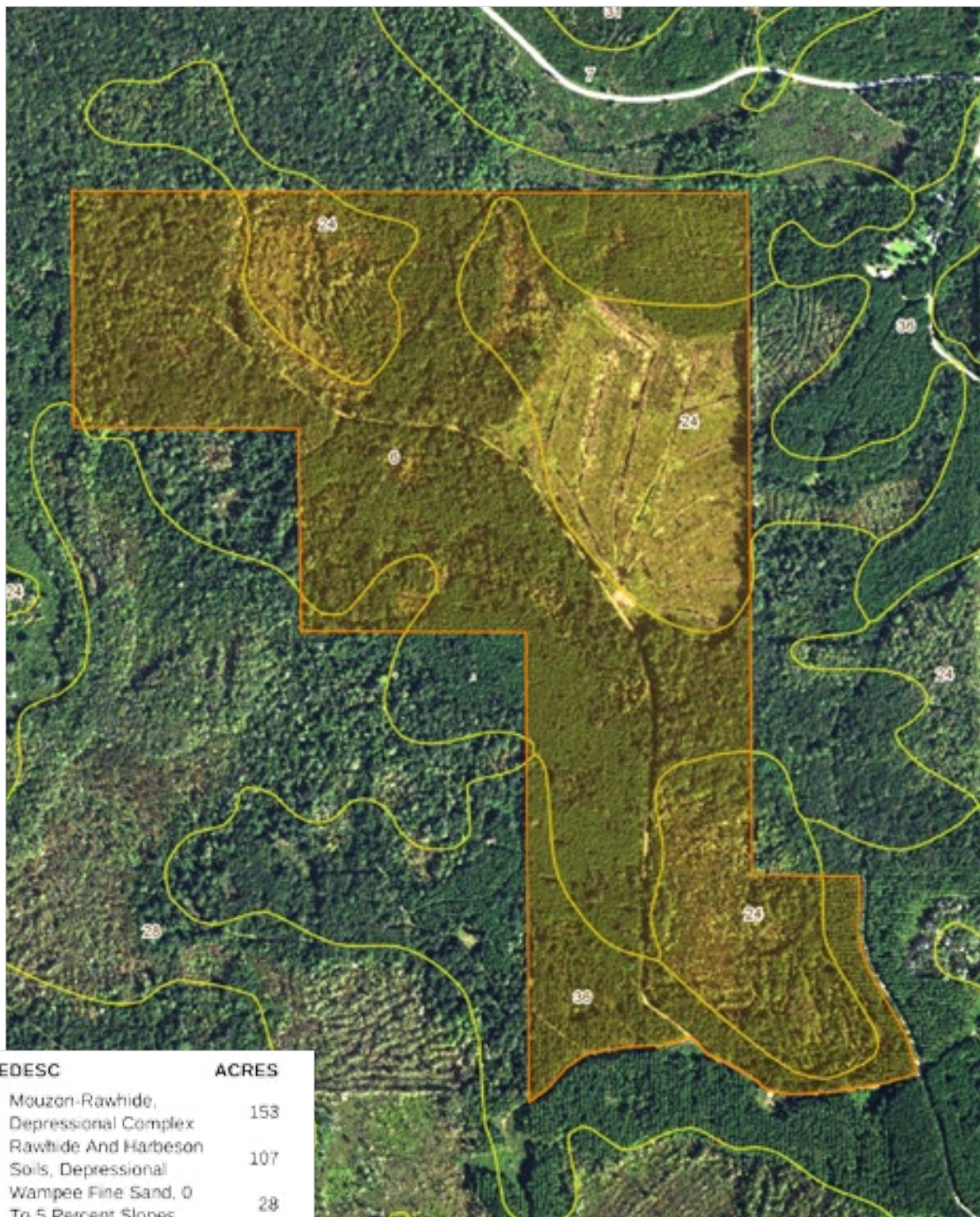
- 20 acres of 21 year old slash pine
- 71 acres of 15 year old planted slash pine
- 15 acres of 10 year old planted slash pine.

Adjacent tracts of similar size also available for sale. Please Inquire!





PINEHATCHEE EAST HUNTING TRACT
AERIAL



CODE	DESC	ACRES
6	Mouzen-Rawhide, Depressional Complex	153
24	Rawhide And Harbeson Soils, Depressional	107
36	Wampee Fine Sand, 0 To 5 Percent Slopes	28
28	Clara And Meadowbrook Soils, Frequently Flooded	5
TOTAL =		292 acres

PINEHATCHEE EAST HUNTING TRACT SOILS



863.648.1528
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

292 +/- Acres • Exceptional Hunting & Timber Tract
Merchantable Timber • 10 to 21 Year-old Slash Pine
Great Hunting and Timber Investment

SREland.com/PinehatcheeEast

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LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
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HIGH SPRINGS OFFICE:
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High Springs, FL 32643

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