

Cedar Key Hunting Preserve

Cedar Key, FL
Levy County

410 +/- Acres





- 10 Minutes to Cedar Key, Fishing, and Restaurants
- 1 Hour to Gainesville
- 20 Minutes to Chiefland



Parcel IDs: 0026100000, 0025900000, 0027300300

GPS: 29.252085, -82.955339

Driving Directions:

- Take SR 24 to CR 345
- Go north on CR 345 for about 1 mile, then turn left (west) onto SW 55th Street (which is a limerock road)
- Go about 1/5 mile and SW 55th Street will curve to the right and become 100th Avenue
- Go another 1/5 of a mile and the road curves back to the left and becomes SW 52nd Place
- Take 52nd Place for about 1 mile and the property gate will be on the right

Great Hunting Tract! Abundant Game Mobile Home & Garage/Shop Internal Road System

Minutes to Cedar Key, Close to Gainesville

SREland.com/CedarKey

Cedar Key Hunting Preserve

Cedar Key, FL • Levy County

This is beautiful wooded acreage with planted pine ridges, oak hammocks, a few cypress ponds, and scenic rolling elevation changes.

Pines have been thinned and are spectacular for hunting. There is plenty of cover for the game and open enough to hunt.

Secluded, private, and close to the island town of Cedar Key, Florida, this property has quantity and quality wildlife, as well as good roads throughout!

Acreage: 410 +/- acres

Sale Price: \$1,004,500

Price per Acre: \$2,450

County: Levy

Site Address: 12050 SW 45th St., Cedar Key, FL 32625

Road Frontage: Property is accessed via private dirt roads off of 52nd Place

Water Features: Small pond

Irrigation/Wells: (2) 4-inch wells

Water Source/Utilities: Well water, septic, and electricity

Soil Types: Placid and Popash Soils, Orsino Fine Sand

Land Cover: Pines, Oaks, and natural vegetation

Uplands/Wetlands: 279 +/- acres of uplands (68%); remainder wetlands

Fencing: 2 sides are fenced

Structures:

- 784 SF Mobile Home (14 x 56) built in 1997, 2 bed/2 bath, split floor plan with a 12 x 30 FT covered deck
- 1,330 SF (35 x 38) metal garage/shop building

Zoning/FLU: TMBR and TMBR3 (timber)

Infrastructure: Septic and paved blacktop driveway near the hunting camp (mobile home area)

Amenities:

- 8 hunting stands with a shooting house for rifle season
- Ladder stands closer to the feeders for bow season
- Feeders and food plot areas accompany most of the stands

Current Use: Hunting and recreation

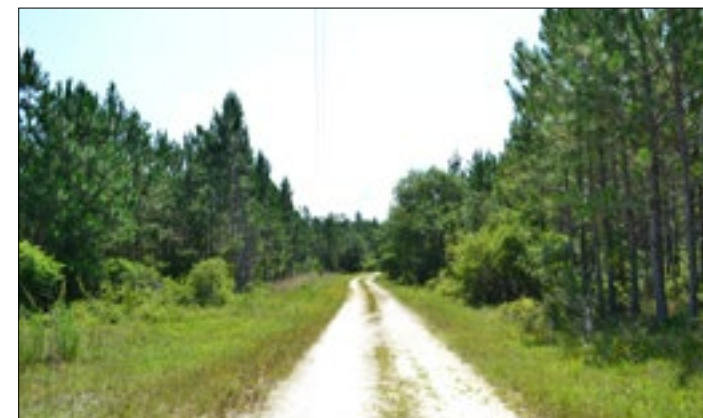
Potential Uses: Timber, agriculture, hunting, retreat, camping, ATVs

Income Potential: Timber, hunting leases

Game Populations: Loaded with deer, turkey, hogs

Surveys: Survey available

Taxes: \$1,613.05



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Great Hunting • Abundant Game Populations

Wooded Acreage, Planted Pine Ridges, Cypress Ponds, Rolling Elevations

Secluded, Private, Close to the Island Town of Cedar Key

Good Internal Road System!

SREland.com/CedarKey



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