



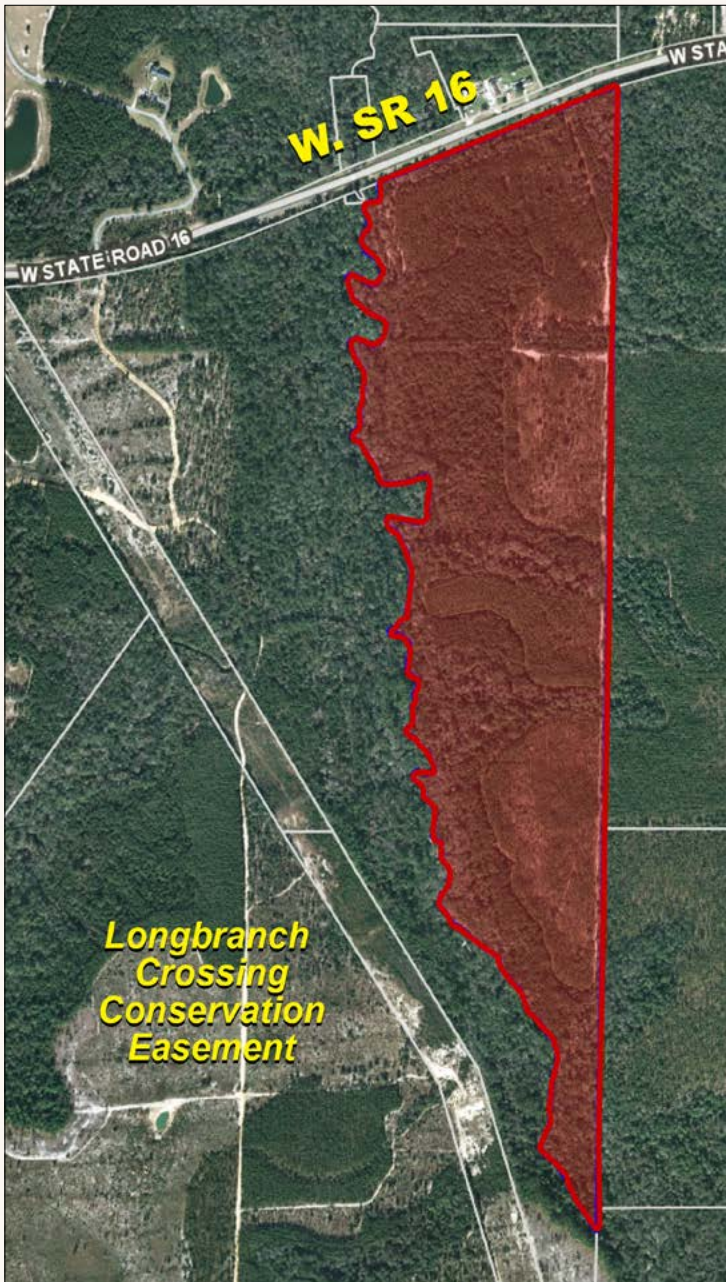
# TWIN CREEKS RETREAT

Penney Farms, FL • Clay County

**177 +/- Acres**

Estate Homesite • Excellent Hunting • Timber Production





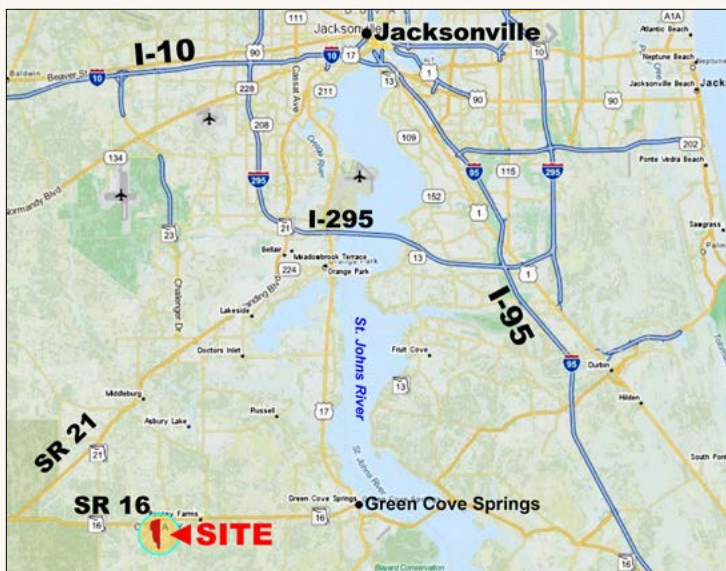
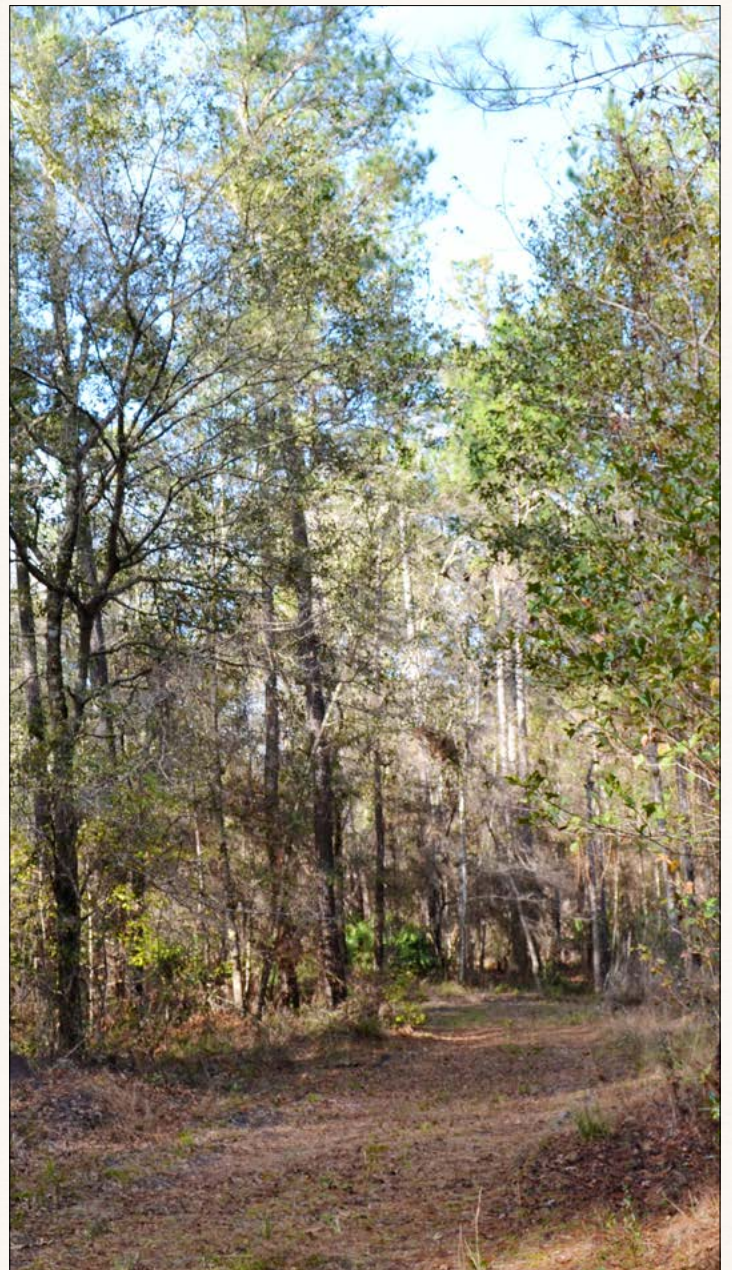
**Parcel ID:** 13-06-24-006826-002-08

**GPS:** 29°58'51.45"N, 81°50'52.97"W

**Driving Directions:**

- From intersection of US Hwy 17 and SR 16 in Green Cove Springs, take SR 16 West 10 miles
- Entrance to property will be on the left (south side of SR 16).

- *Within 1 hour to Jacksonville and Gainesville*
- *15 minutes to St. Johns River*
- *50 minutes to historic St. Augustine and Atlantic Beaches*



For additional details and maps, go to:  
***SREland.com/TwinCreeks***



# TWIN CREEKS RETREAT

Penney Farms, FL • Clay County

A wonderfully unique conservation property where the outdoor enthusiast can enjoy excellent outdoor adventures, including hunting, hiking, canoeing/kayaking, fishing, birding, or just relaxing in the natural setting. Located at the convergence of South Prong of Black Creek and Green's Creek and between the Longbranch Crossing Conservation Easement property to the west and Shadowlawn Farms to the east. This property is well protected from development, even though it is only minutes from Jacksonville. Deer and turkey populations are high (the adjacent CE land hasn't been hunted in over ten years and the Shadowlawn Farms property is carefully managed for wildlife). Either enjoy the property in its natural state as a getaway or build a house and call it home. The conservation easement allows the building of a home and associated outbuildings of up to a total of 10,000 SF under roof. The property also has 72 +/- acres of 17-18 year old planted slash pine stands that can be harvested for income!

## **Acreage:**

- 177 +/- acres total
- Includes 72 +/- acres of 17-18 year old planted pines

**Sale Price:** \$433,650

**Price per Acre:** \$2,450

**Address:** 3915 SR 16 West Green Cove Springs, FL 32043

**Nearest Intersection:** SR 16 and SR 21

**County:** Clay

**Road Frontage:** 1,775 +/- feet on SR 16

**Water Frontage:** 1.7 +/- miles on Greens Creek and the South Prong of Black Creek forming property's western boundary

**Fencing:** Along eastern boundary and highway frontage

**Land Cover:** Planted pine, natural hardwood/pine stands

**Water Source/Utilities:** Well water, Clay Electric

**Soil Types:** Predominately Ortega-Penney-Centenary, Hurricane-Leaon-Mandarin, and Albany-Blanton-Newnan

**Utilities:** Well and Clay electric

**Zoning:** Agriculture

**FLU:** Conservation easement

**Infrastructure:** Good internal woods road system

**Current Use:** Ranch, recreation, timber production, conservation

**Potential Uses:** Hunting, equestrian, fishing, birding, hiking, camping, etc.

**Game Populations:** Whitetail deer, Osceola turkeys, and bear

**Income Features:** Timber production, hunting lease

## **Conservation Easement:**

- Encumbered by conservation easement that allows continued timber management and harvesting on uplands, hunting, and cattle.
- Home and associated outbuildings allowed with up to 10,000 SF under roof.
- Development of up to 10 acres of pasture and 3 acres of ponds

**Taxes:** \$307.84 (2016)

***Planted Slash Pine Timber  
Estate Homesite • Excellent Hunting!  
Potential Income from Timber***







**Saunders**  
REAL ESTATE

**863.648.1528**

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

*177 +/- Acres • Timber • Estate Homesite • Conservation Easement • Hunting  
Great Hunting! Deer, Osceola Turkey, Bear • Potential Income from Timber*

## TWIN CREEKS RETREAT

Penney Farms, FL • Clay County

### 177 +/- Acres

For additional details and maps, go to: [SREland.com/TwinCreeks](http://SREland.com/TwinCreeks)

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