

GILCHRIST PINE RIDGE PLANTATION

HIGH SPRINGS, FL | GILCHRIST COUNTY

200 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 200 ± acres

Sale Price: \$790,000

Price per Acre: \$3,950

Site Address: NE SR47, High Springs, FL 32643

County: Gilchrist

Permitted Lots: 32 ± based on current zoning

Price Per Lot: \$24,700

Average Lot Size: 5 ± Acres

Road Frontage: 1,320 FT along SR 47 and 660 FT along NE 57th Place

Uplands/Wetlands: 97% uplands

Zoning/FLU: Majority A-2 (1 dwelling per 5 ac) with portion A-5 (1 per 40)

Irrigation/Wells: Private wells needed; Central Florida Electric Co-op provides power

Infrastructure: Approximately 2,800 FT of paved road extending from NE 57th Place provides access to the interior of the tract. Road is complete with 2 roundabouts, ditching, storm water basins, broad shoulders, and concreted, mitred culverts.

Nearest Intersection: SR 47 & CR 340

Points of Interest: Ginnie Springs, Gilchrist Blue Springs, Poe Springs Park, Santa Fe River, River Rise State Park, Suwannee River, O'Leno State Park, and downtown High Springs are all within 10 miles

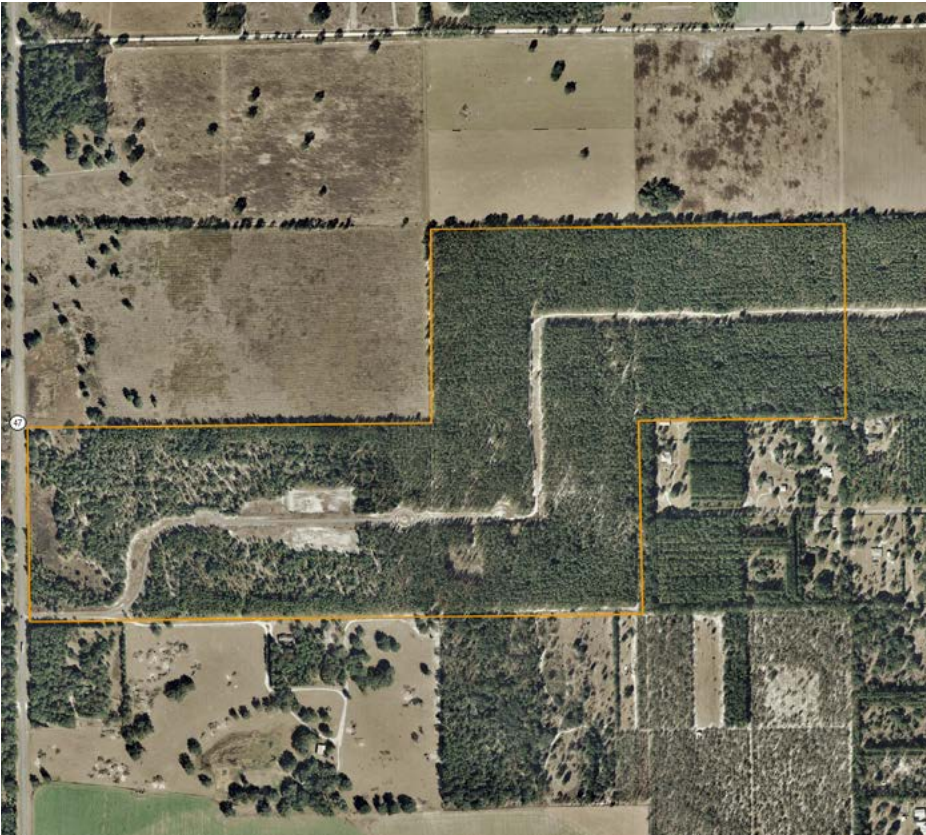
Taxes: \$1,154 for 2018



Gilchrist Pine Ridge Plantation stretches over 200 acres of beautiful rolling land, the majority of which is a 170-acre, recently thinned, merchantable longleaf pine plantation.

Approximately 2,800 feet of paved private road provides access to the interior of the tract. This road is subdivision-ready, complete with 2 roundabouts, ditching, storm water basins, wide shoulders, and concreted, mitred culverts. Current zoning allows up to 32 lots.

Recreation and relaxation abound – Ginnie Springs, Gilchrist Blue Springs, Poe Springs Park, the Santa Fe River, River Rise State Park, the Suwannee River, O'Leno State Park, and downtown High Springs are all within 10 miles of the property.



LOCATION & DRIVING DIRECTIONS

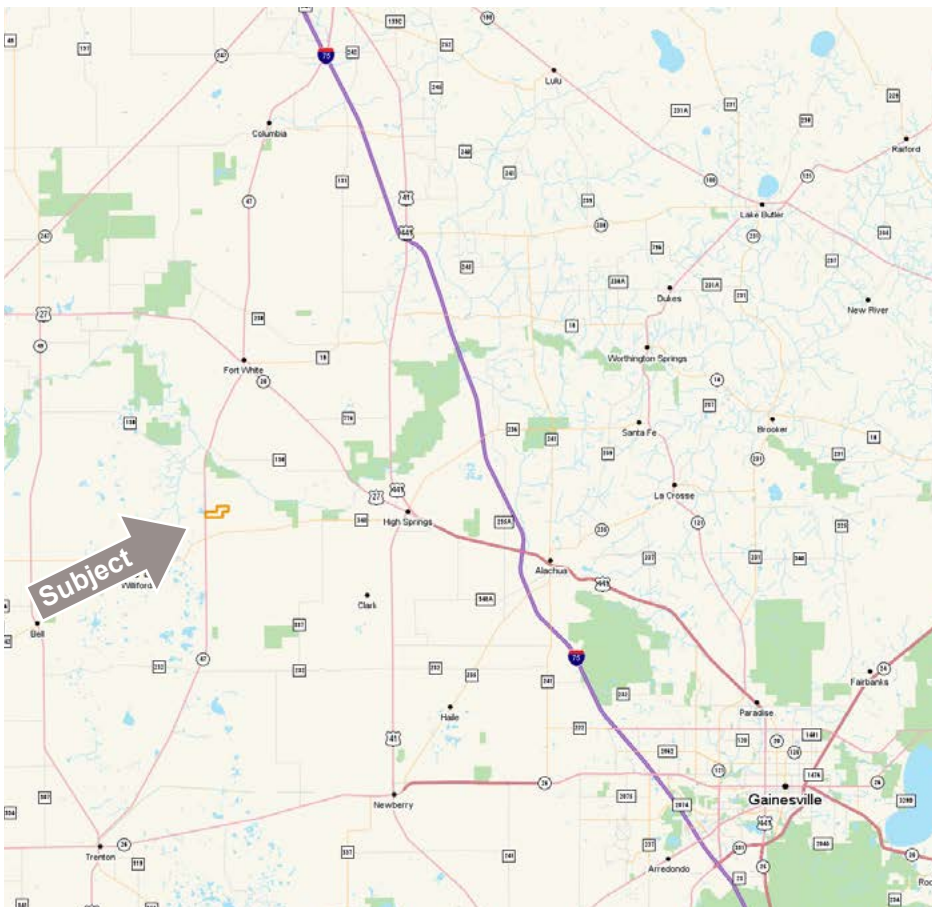
Parcel IDs: 05-08-16-0000-0002-0030; 32-07-16-0000-0008-0000

GPS Location: 29.823116, -82.741263 (entrance on SR47)

Driving Directions:

- From State Road 47 and County Road 340 intersection in Gilchrist County (southwest of High Springs) go north on SR 47 for 0.9 miles
- A paved entrance road (NE 57th PL) will be on the right side of highway facing east.

Showing Instructions: Contact the Listing agents



200 ± Acres • Merchantable Longleaf Pine Plantation and Other Development Features
Close to Ginnie Springs, Gilchrist Blue Springs, Santa Fe River, Suwannee River
and downtown High Springs are all within 10 miles

SREland.com/GilchristPine

Greg Driskell, 386.385.7304 | GDriskell@SREland.com
Tony Wallace, CF 352.505.9274 | TWallace@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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