

DUNN'S CREEK HUNTING LAND

SATSUMA, FL | PUTNAM COUNTY

373.6 ± ACRES TOTAL





Beautiful timber/recreational tract located adjacent to the Dunn's Creek State Park and minutes from the St. Johns River. Wonderfully diverse with planted pines, natural upland hardwood hammocks, and open water for all types of hunting and other outdoor recreational activities. Extensive internal road system and firelines provide excellent access. Great abundance of game including deer, Osceola wild turkeys, feral hogs, small game and waterfowl.

SPECIFICATIONS & FEATURES

Acreage: 373.6 ± acres

Sale Price: \$1,116,000

Price per Acre: \$3,000

Site Address: 333 Hickory Nut Trail, Satsuma, FL 32189

County: Putnam

Road Frontage on Hickory Nut Trail

Roads: Paved road access, good internal woods roads and drivable firelines

Species: Sand Pine, Slash Pine, natural hardwoods

Uplands/Wetlands: Uplands 284 acres (76%), Wetlands 90 acres (24%)

Zoning: AG (mostly), R-2, R-1A; FLU: A1, A2, RR

Water Source: Well & septic

Game Populations: Good populations of deer, Osceola wild turkey, feral hogs, ducks

Taxes: \$1,245.14 (\$3.27/acre), 2018

Soil Types: Primarily Astatula Fine Sand, Tavares Fine Sand, Myaka Fine Sand, and Candler Fine Sand

Land Cover: Mixture of planted pine and natural hardwoods

Income Features: Timber, potential hunting lease

Potential Recreational Uses: Hunting, equestrian, conservation

General Points of Interest: Adjacent to the 6,200-acre Dunn's Creek State Park, only minutes from St. Johns River.



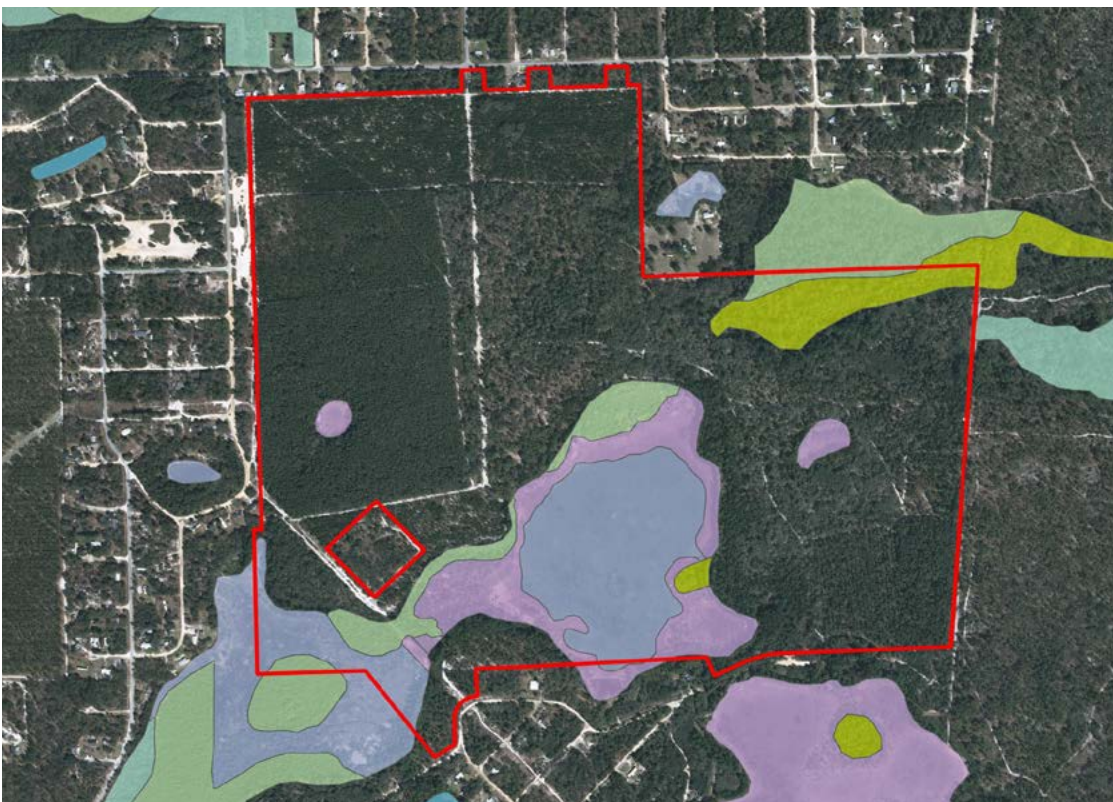




ELEVATION MAP



WETLANDS MAP



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 12-11-26-8240-0130-0310, 12-11-26-8240-0130-0240, 12-11-26-8240-0130-0180, 12-11-26-0000-0030-0000, 12-11-26-0000-0050-000

GPS Location: 29.559890°, -81.633824°

Driving Directions:

- From the intersection of CR-309 and US-17 in Satsuma, FL:
- Go north on US-17 2.3 miles to Hoot Owl Road
- Turn right on Hoot Owl Road
- Go .9 miles to entrance gate at intersection of Hoot Owl Road and Hickory Nut Trail

Showing Instructions: Gate is locked; contact listing agent to arrange showing.





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

373.6 ± Acres • Property backs up to Dunns Creek State Park with over 100,000 acres
Perfect for hunting and recreation!

SREland.com/DunnsCreek

Dean Saunders, ALC, CCIM 863.774.3522 | Dean@SREland.com
Tony Wallace, CG 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

©2019 SVN | Saunders Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Real Estate is regarded as an authority on all types of Florida land and conservation
easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Real Estate and the Saunders
Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in
Lake City, FL, and the South Georgia office in Thomasville, GA. We provide services to land and
commercial clients through both SRE and our commercial real estate brokerage, Saunders
Ralston Dantzler Realty.



062719-A