

# MCGEE BRANCH HUNTING

*BRONSON, FL | LEVY COUNTY*

264.5 ± ACRES





## SPECIFICATIONS & FEATURES

**Acreage:** 264.5 ± acres

**Sale Price:** \$634,800

**Price per Acre:** \$2,400

**Site Address:** NE SR 24, Bronson, FL 32621

**County:** Levy

**Species:** Slash pine, mixed hardwoods, and cypress

**Roads:** Access from SR 24 and OI Road #2, with an interior network of logging roads

**Road Frontage:** 3,000 FT ± along SR 24

**Predominant Soil Types:** Myakka, Smyrna, and Pomona sands

**Uplands/Wetlands:** 84% uplands

**Utilities:** None; electric available along SR 24

**Game Populations:** Good deer and turkey population with some hogs, and decent small game

**Zoning/FLU:** Forestry/Rural Residential (1 d.u./20 AC)

**Taxes:** Taxed as part of a larger parcel (613 acres) in 2019 at the rate of \$2.66 per acre.

Parcel 0252700000 was taxed as 548 AC and \$1,378 in 2019.

**Infrastructure:** Interior logging roads provide management access

**Land Cover:** Planted pine, natural hardwoods

**Age & Stages of Timber:** 2018 Slash - 20 ± AC; 2013 Slash - 132 ± AC; 2009 Slash - 39 ± AC; 2003 Slash - 13 ± AC

**Current Management Information:** Managed as part of a larger timberland investment

**Potential Use:** Hunting, horseback riding, ATV riding, hunting camp, weekend getaway, homesite(s), paintball, livestock grazing, or a game farm

**Income Features:** Some merchantable (2003) pine plantation acreage, with much more planted pine for future harvest.

McGee Branch Hunting features a variety of planted slash pine stands to provide current or future income from timber harvest and pine straw raking (with some stand cleanup required). Over 84% uplands, this property is an excellent hunting tract and could provide additional income from a hunting lease.

McGee Branch Hunting has significant paved road access and a network of interior management roads lending easy access to cities like Gainesville and Ocala. For additional hunting exposure, the Devil's Hammock/Upper Waccasassa Conservation Area is across SR 24. A portion of the old Jacksonville to Cedar Key Railroad traverses the property adding a unique feature for the history buff. Other recreational opportunities like boating and fishing have a short drive to Cedar Key and The Gulf of Mexico.





## LOCATION & DRIVING DIRECTIONS

**Parcel IDs:** All of 0251600000 and Portion of 0252700000 lying north and east of OI Road #2

**GPS Location:** 29.356247, -82.727456

### Driving Directions:

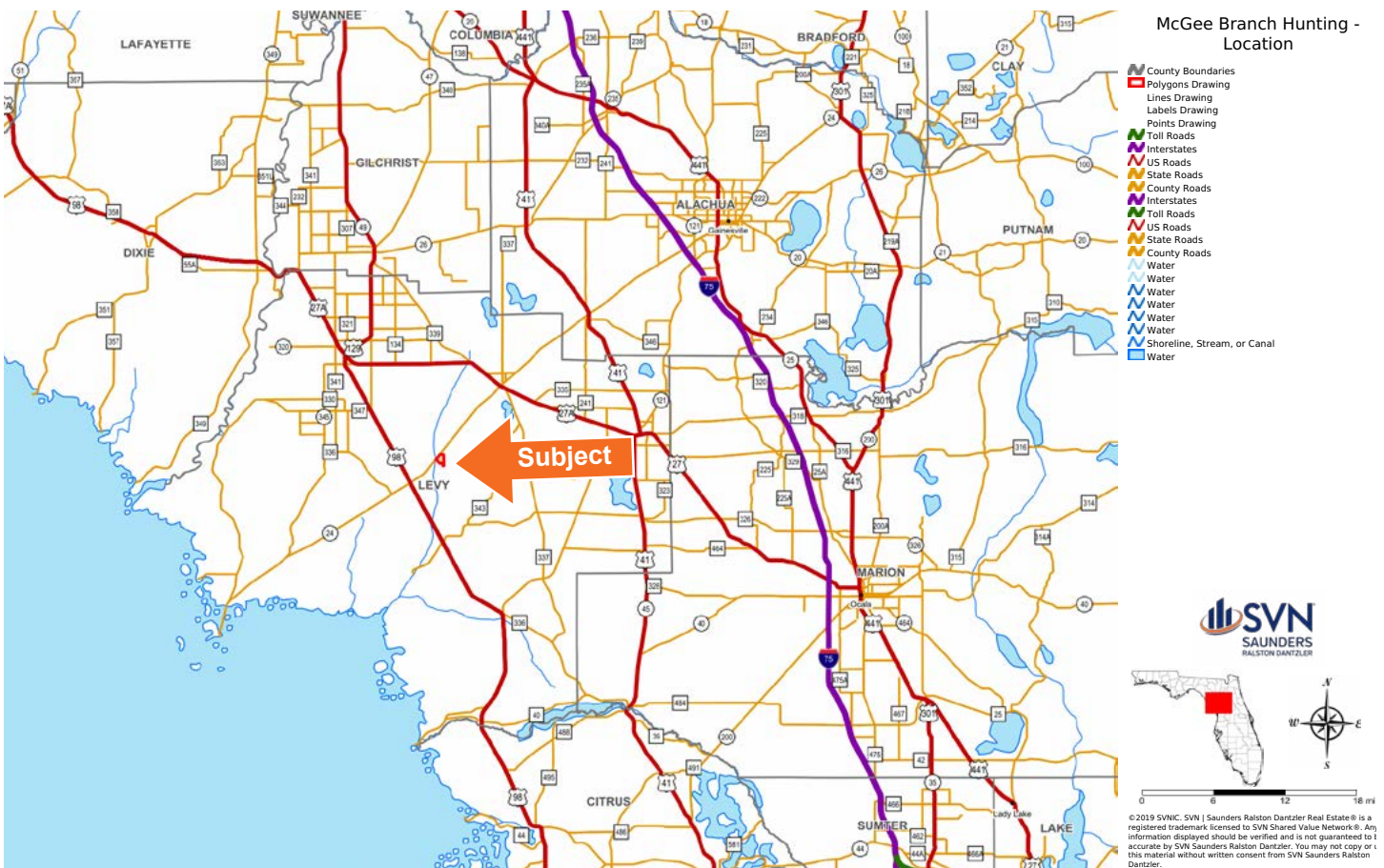
**From US 19/98 & SR 24 Intersection in Otter Creek, FL:**

- Proceed NE on SR 24 for 2.9 miles to OI Road #2 on the right (south).
- Tract lies on the south side of SR 24 and NE of OI Road #2.

**From US 27 Alt & SR 24 Intersection in Bronson, FL:**

- Go SW on SR 24 for 8.3 miles to OI Road #2.

**Showing Instructions:** Contact the listing advisor, Greg Driskell (386.867.2736), to learn more or schedule a showing time.





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

#### 264.5 ± Acres • Timberlands

Variety of planted slash pine stands • Great site for hunting area or rural estate  
Cedar Key and The Gulf of Mexico are only a short ride away

## Visit [SVNsaunders.com](http://SVNsaunders.com) & Search For: McGee Branch

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