

LAND FOR SALE

# SUWANNEE RIVER HUNTING LODGE

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**625 NW CARTER RD**

White Springs, FL 32096

**LISTED BY:**

**BRYANT PEACE**

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**JOHN A. " TONY" WALLACE**

O: 352.538.7356 | C: 352.538.7356

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## SALE PRICE

**\$1,650,000**

## OFFERING SUMMARY

ACREAGE:	706 Acres
PRICE / ACRE:	\$2,337
CITY:	White Springs
COUNTY:	Columbia & Echols
PROPERTY TYPE:	Timber & Recreational

## PROPERTY OVERVIEW

The Suwannee River Hunting Lodge is a turn-key recreational property situated on the Florida and Georgia state line. The parcel features incredibly diverse habitats and an abundance of game species for the hunter, fisherman, and wildlife enthusiast. The lodge is situated on a high bluff overlooking the Suwannee River corridor and features a spacious floorplan and swimming pool for enjoyment by the entire family. The property even spans across the state line and features 86 +/- acres in Echols County, GA. Outstanding recreational opportunities and beautiful lodging make this property an elite investment opportunity.

The property features a conservation easement held by the Suwannee River Water Management District. This easement protects the beautiful hardwood river bottoms and forested wetland corridors from timber harvesting, but allows for timber management and harvesting on a significant portion of the upland acreage. There are approximately 360 acres of pine plantation consisting of multiple age classes. The pine plantation is leased and professionally managed by a timber company. There are annual lease payments made to the landowner and the timber company also pays the annual property taxes on the acreage under lease.

The Suwannee River Hunting Lodge is a true legacy property featuring both conservation and income producing components. The miles of river frontage provide excellent hunting, fishing, kayaking, and wildlife viewing for an eco tourism business, outfitter, or private user. This property has all of the key components necessary to be enjoyed in many different ways and serves as a true recreational masterpiece.





## SPECIFICATIONS & FEATURES

LAND TYPES:	Timberland
UPLANDS / WETLANDS:	52% Upland Pine, 48% Forested Bottomland
SOIL TYPES:	<ul style="list-style-type: none"> <li>• Albany fine sand</li> <li>• Surrency fine sand</li> <li>• Plummer fine sand</li> <li>• Chipley fine sand</li> </ul>
ZONING / FLU:	Ag
LAKE FRONTAGE / WATER FEATURES:	Over 2 miles of Suwannee River Frontage
WATER SOURCE & UTILITIES:	Well and power located at homesite. Backup generator included.
ROAD FRONTAGE:	Over 1 mile of frontage along Hwy 441
NEAREST POINT OF INTEREST:	60 ± miles from Jacksonville, FL 28 ± miles from Lake City, FL 94 ± miles from Tallahassee, FL 38 ± miles from Valdosta, GA
FENCING:	Gated entrances and some perimeter fencing
CURRENT USE:	Hunting and timber production
STRUCTURES & YEAR BUILT:	5 Bed/4.5 Bath Lodge [2008] Shop [2008]
GAME POPULATION INFORMATION:	Deer, Turkey, Duck, Hog, Bear





## LOCATION & DRIVING DIRECTIONS

### PARCEL:

00-2N-16-01441-002  
00-2N-16-01442-998  
00-2N-16-01442-999  
00-2N-16-01443-000  
00-2N-16-01444-001  
096 002A 096 003B

### GPS:

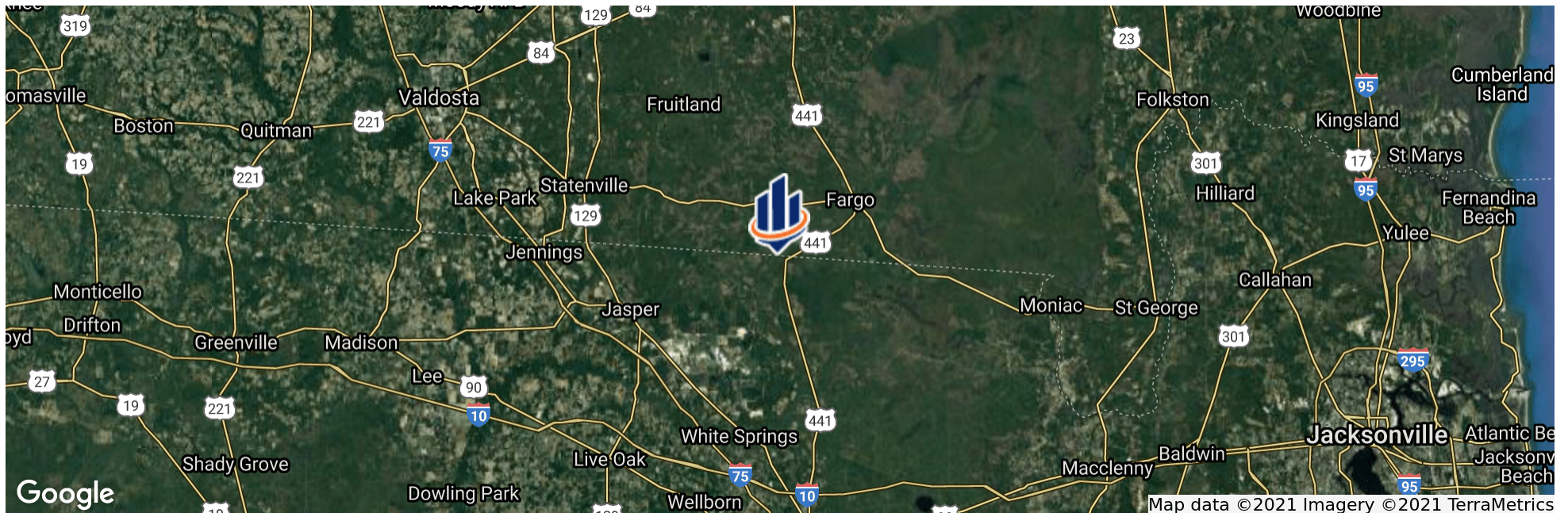
30.5902433, -82.688807

### DRIVING DIRECTIONS:

- From Lake City drive north on Hwy 441
- Property is located on the left just before the state line

### SHOWING INSTRUCTIONS:

Contact Bryant Peace or Tony Wallace.



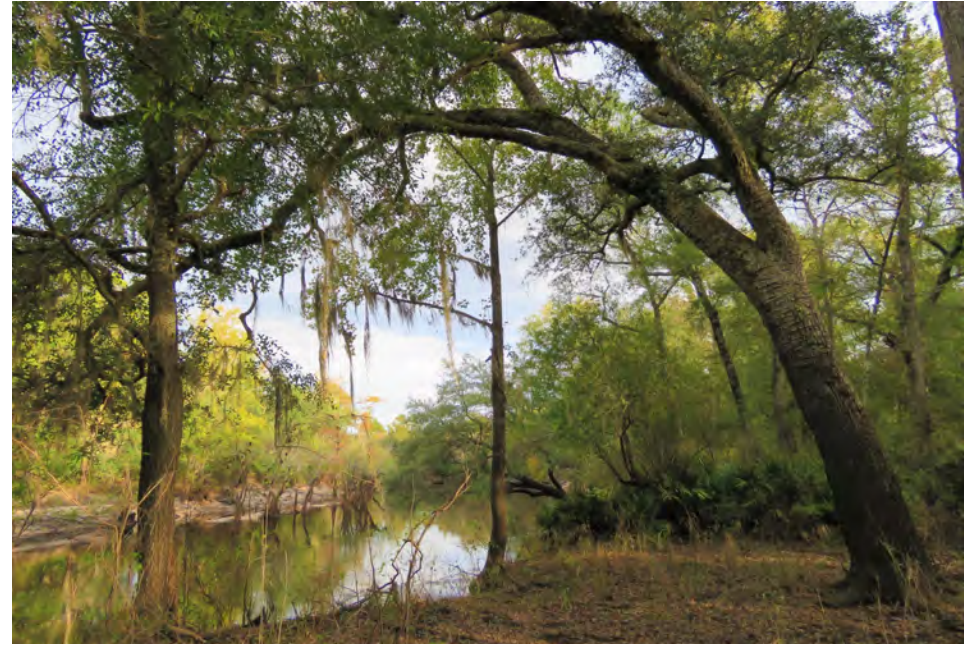










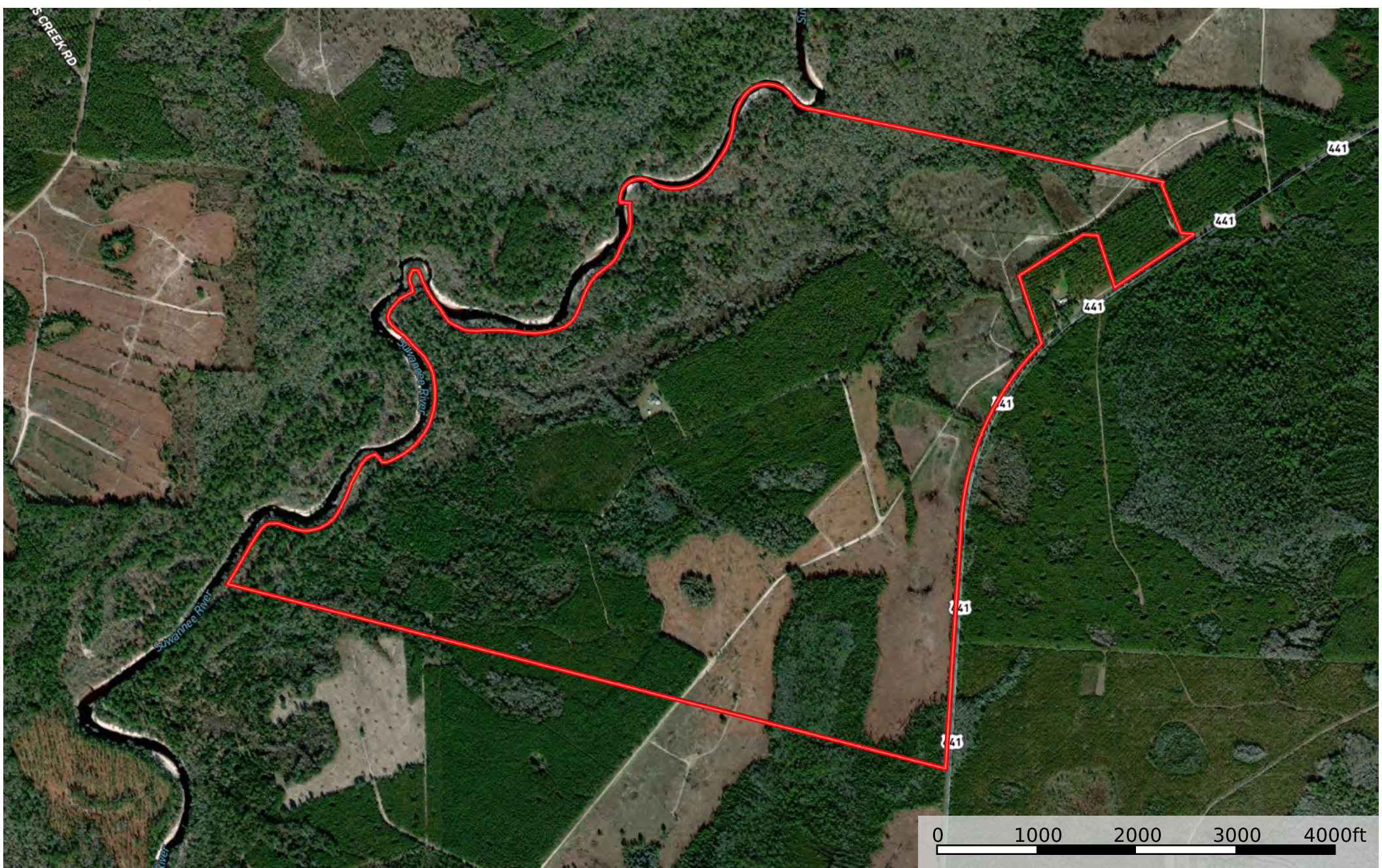








**Suwannee River Hunting Lodge**  
Columbia County, Florida, 706 AC +/-







## BRYANT PEACE

Senior Advisor

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**Direct:** 863.648.1528 | **Cell:** 229.792.8559

## PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He operates out of our branch office in Thomasville, GA, and specializes in recreational, timberland, & agricultural properties. Bryant serves as a managing director for our team of advisors in the North Florida and South Georgia markets and is spearheading our expansion into new markets.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing habitats based on client objectives. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary, and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific habitats and land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

## EDUCATION

Timberland  
Recreational Land  
Agricultural Properties

**SVN | Saunders Ralston Dantzler**

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## JOHN A. " TONY" WALLACE

Senior Advisor

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**Direct:** 352.538.7356 | **Cell:** 352.538.7356

### PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at [NRPSforesters.com](http://NRPSforesters.com).

He is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, and a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters.

He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

He is a member of the Society of American Foresters, a past member of the board of directors and has held past offices for the Florida Forestry Association, and served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

### EDUCATION

Bachelor of Science in Forestry, Mississippi State University; Starkville, Mississippi

**SVN | Saunders Ralston Dantzler**

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