

LAND FOR SALE

# WEST BRONSON TIMBERLANDS

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**SR-24**

Bronson, FL 32621

**PRESENTED BY:**

**GREGORY DRISKELL**

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## SALE PRICE

**\$2,792,000**

## OFFERING SUMMARY

ACREAGE:	797.55 Acres
PRICE / ACRE:	\$3,501
CITY:	Bronson
COUNTY:	Levy
PROPERTY TYPE:	Timberland, Ranch & Recreation

## PROPERTY OVERVIEW

The West Bronson Timberlands is approximately 800 acres and features well-managed merchantable pine plantations for the timber grower and an abundant game population for the sportsman. The property is easily accessible from SR 24 via a well-maintained system of logging roads.

West Bronson Timberlands is convenient to Gainesville and Ocala, and it is also less than 2.5 hours from Orlando, Tampa, and St. Petersburg. Contact Greg Driskell or Tony Wallace to schedule your showing of this productive timber and recreation property.





## SPECIFICATIONS & FEATURES

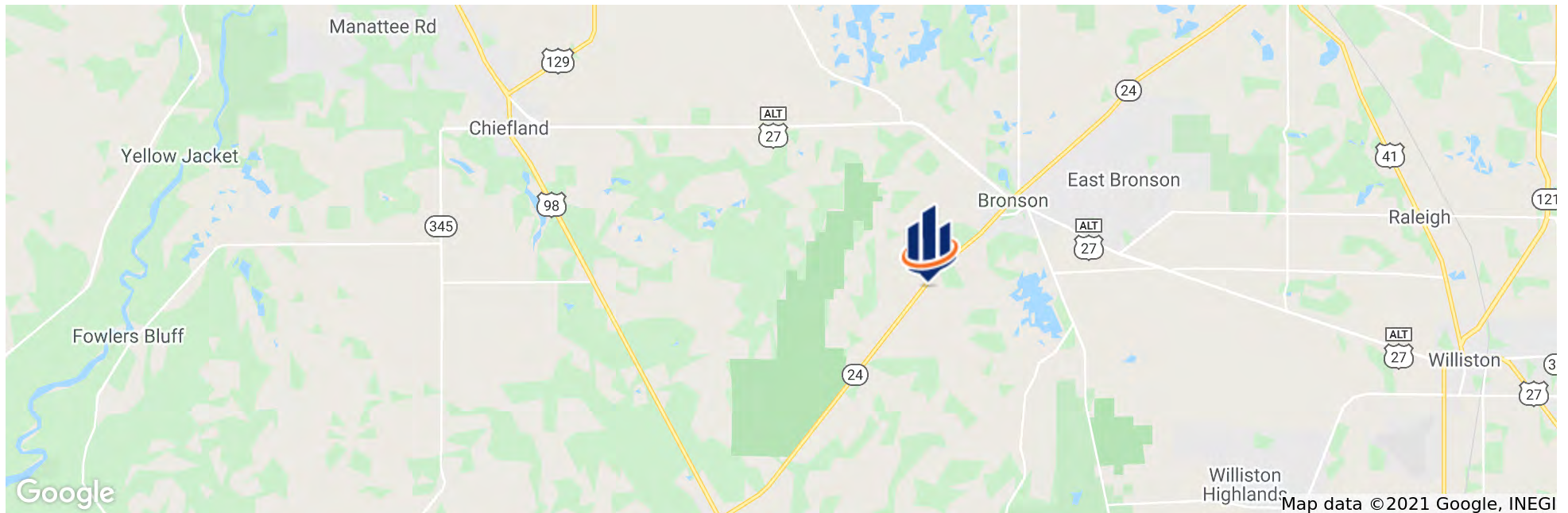
<b>LAND TYPES:</b>	Timberland
<b>UPLANDS / WETLANDS:</b>	60% Uplands
<b>SOIL TYPES:</b>	<ul style="list-style-type: none"> <li>• Uplands are primarily Smyrna &amp; Pomona Fine Sands</li> <li>• with Placid and Samsula Depressional soils in the wetlands</li> </ul>
<b>TAXES &amp; TAX YEAR:</b>	\$2630 for 2020
<b>ZONING / FLU:</b>	Forestry / Rural Residential
<b>ROAD FRONTAGE:</b>	1.3 miles along State Road 24
<b>NEAREST POINT OF INTEREST:</b>	Gainesville, Ocala, Cedar Key, and Crystal River are all less than an hour away
<b>FENCING:</b>	Some 8' FT fencing along eastern border
<b>CURRENT USE:</b>	Timber management and recreational hunting
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Equestrian, ATV, paintball
<b>LAND COVER:</b>	Planted Slash pine, approximately 20 years old, plus scattered oaks and cypress ponds
<b>GAME POPULATION INFORMATION:</b>	Good deer, hog, and Osceola wild turkey population
<b>AGE OF STAGES OF TIMBER:</b>	Planted pines established approximately 20 years ago. Most have been thinned.





## LOCATION & DRIVING DIRECTIONS

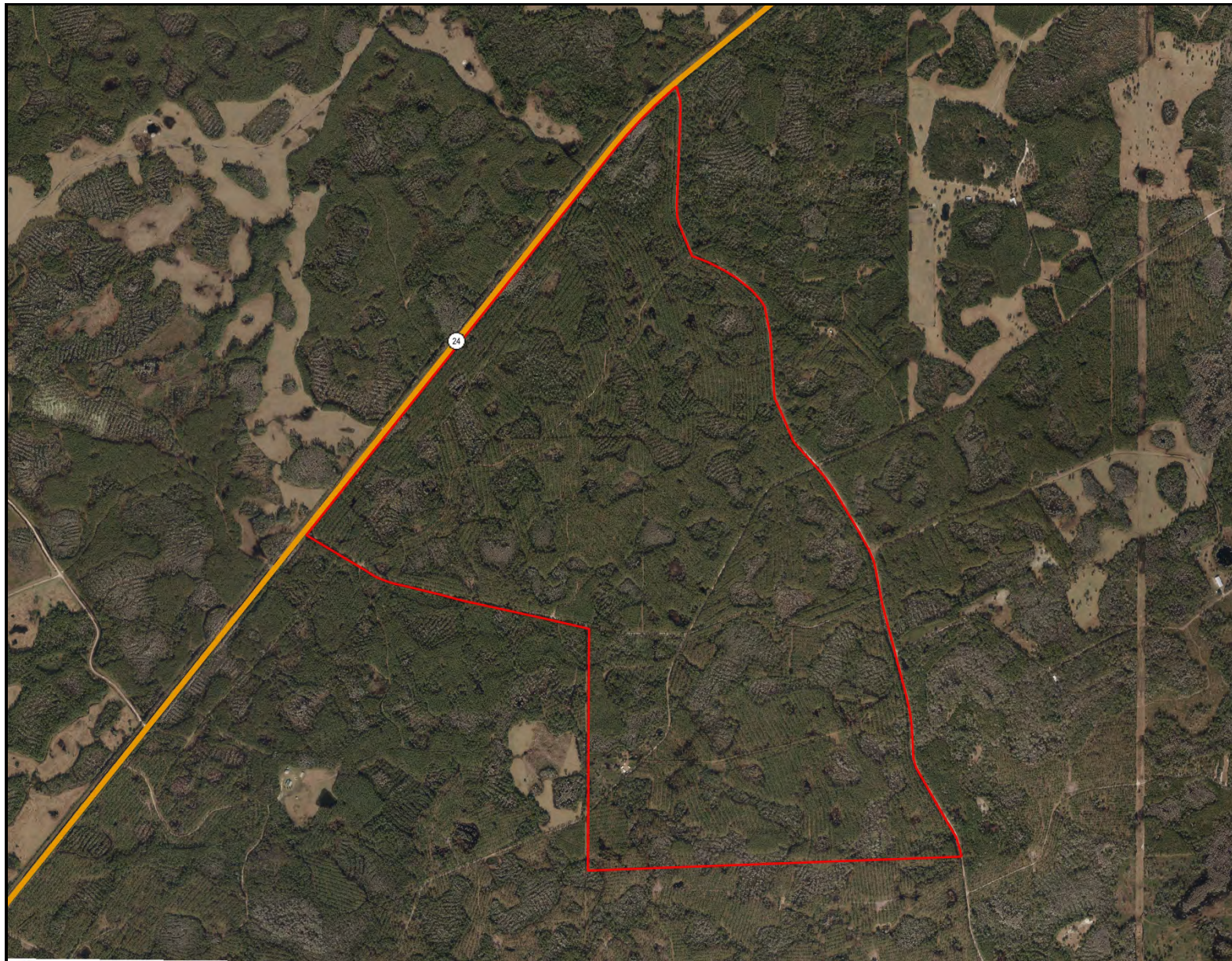
<b>PARCEL:</b>	Multiple [8] in Levy County
<b>GPS:</b>	29.4137647, -82.6775121
<b>DRIVING DIRECTIONS:</b>	From US 27 Alt and SR 24 in Bronson, Florida, proceed SW on SR 24 for 2.5 miles to Doc Smith Rd on your left [south]; Property begins at this point, 1.3 miles of frontage on SR 24; The interior is accessible via Doc Smith Rd or, by continuing on SR 24, via Hemingway Rd.





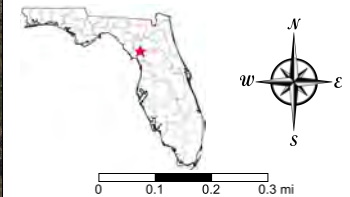






## West Bronson Timberlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads



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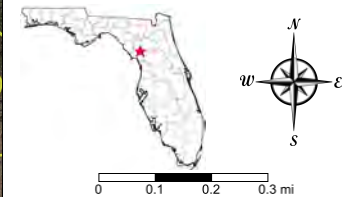




## West Bronson Timberlands - Soils

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Soils Boundaries

CODE	DESC	ACRES
8	Smyrna Fine Sand	339
11	Placid And Samsula Soils, Depressional	271
9	Pomona Fine Sand	180
TOTAL = 790.069987592095		acres



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## Gregory Driskell

Advisor  
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Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies, both in Florida and Louisiana. Learn more at [legacywildlife.com](http://legacywildlife.com).

Greg is a 6th-generation Floridian, and was born and grew up near St. Petersburg, FL. He holds a B.S. degree in Forest Resources and Conservation from the University of Florida. He is a member of the Society of American Foresters and the Florida Forestry Association and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.



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## John A. "Tony" Wallace

Senior Advisor  
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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





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