

BRONSON CATTLE & TIMBER

12,098 ± ACRES | LEVY COUNTY, FLORIDA | RANCH RECREATION & TIMBER

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SALE PRICE

\$30,245,000

OFFERING SUMMARY

ACREAGE:	12,098 Acres
PRICE / ACRE:	\$2,500
CITY:	US- 27 Alt, Bronson
COUNTY:	Levy
PROPERTY TYPE:	Ranch & Recreation, Timberland

PROPERTY OVERVIEW

Bronson Cattle and Timber features beautiful improved pastures, natural hardwood bottoms, mature pine plantations, all linked with an outstanding private road network; this property is a rare find. The cattle pasture and timber on the property are ready to work, featuring almost 3,200 acres of pasture and over 1,800 acres of mature planted pine timber. An additional 1,400 acres is also prepared for reforestation or conversion to pasture land. Bronson Cattle and Timber is located less than 10 minutes from the small town of Bronson and 15 minutes from Chiefland. Other cities, such as Gainesville, is an easy 40-minute drive and just under an hour to the Ocala metropolitan areas. Other nearby sites include Cedar Key, which is 40 minutes away, Manatee Springs is 30 minutes, and Fanning Springs State Park is 25 minutes away.

Most of the acreage is currently used for cattle and timber; however, hunting fishing opportunities on the Waccasassa River and the Little Waccasassa River provide fun recreational possibilities. Many trails on the property could be suitable for exploring on an ATV or Equestrian riding. Bronson Cattle and Timber is under an hour from the World Equestrian Center, which opened in late 2020 and is the largest equestrian complex in the United States. This large-acreage opportunity provides many possibilities for a buyer looking to own a timber, cattle, and recreational property in Florida.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Ranch • Timberland
UPLANDS / WETLANDS:	54% uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Smyrna • Wauchula • and Pomona Fine Sands predominate in the uplands • with Placid and Samsula Soils • Depressional dominating the wetlands
TAXES & TAX YEAR:	\$38,589 for 2021
ZONING / FLU:	Forestry/Rural Residential [1 d.u. per 20 ac]
LAKE FRONTAGE / WATER FEATURES:	Fishing opportunities on the Waccasassa River and the Little Waccasassa River
ROAD FRONTAGE:	Approximately 5 miles on both SR-24 and US-27 Alternate
NEAREST POINT OF INTEREST:	Cedar Key, Suwannee River NWR, Manatee Springs and Fanning Springs State Parks, World Equestrian Center, and the University of Florida are all close by
FENCING:	Perimeter fenced and cross-fenced for cattle, except portions adjacent to the Waccasassa River
CURRENT USE:	Cattle grazing, hay production, forestry, hunting, and fishing
GRASS TYPES:	Bahia, native grasses, and Hemarthria



POTENTIAL RECREATIONAL / ALT USES:

Hunting, fishing on the Waccasassa River, and the Little Waccasassa River, Equestrian, and ATV riding

LAND COVER:

Improved pasture, pine plantation, natural hardwood bottomland

STRUCTURES & YEAR BUILT:

Office and open-bay shop complex built in 1960

GAME POPULATIONS INFORMATION:

Whitetail deer, wild turkey [Osceola subspecies], feral hogs, small game

AGE OF STAGES OF TIMBER:

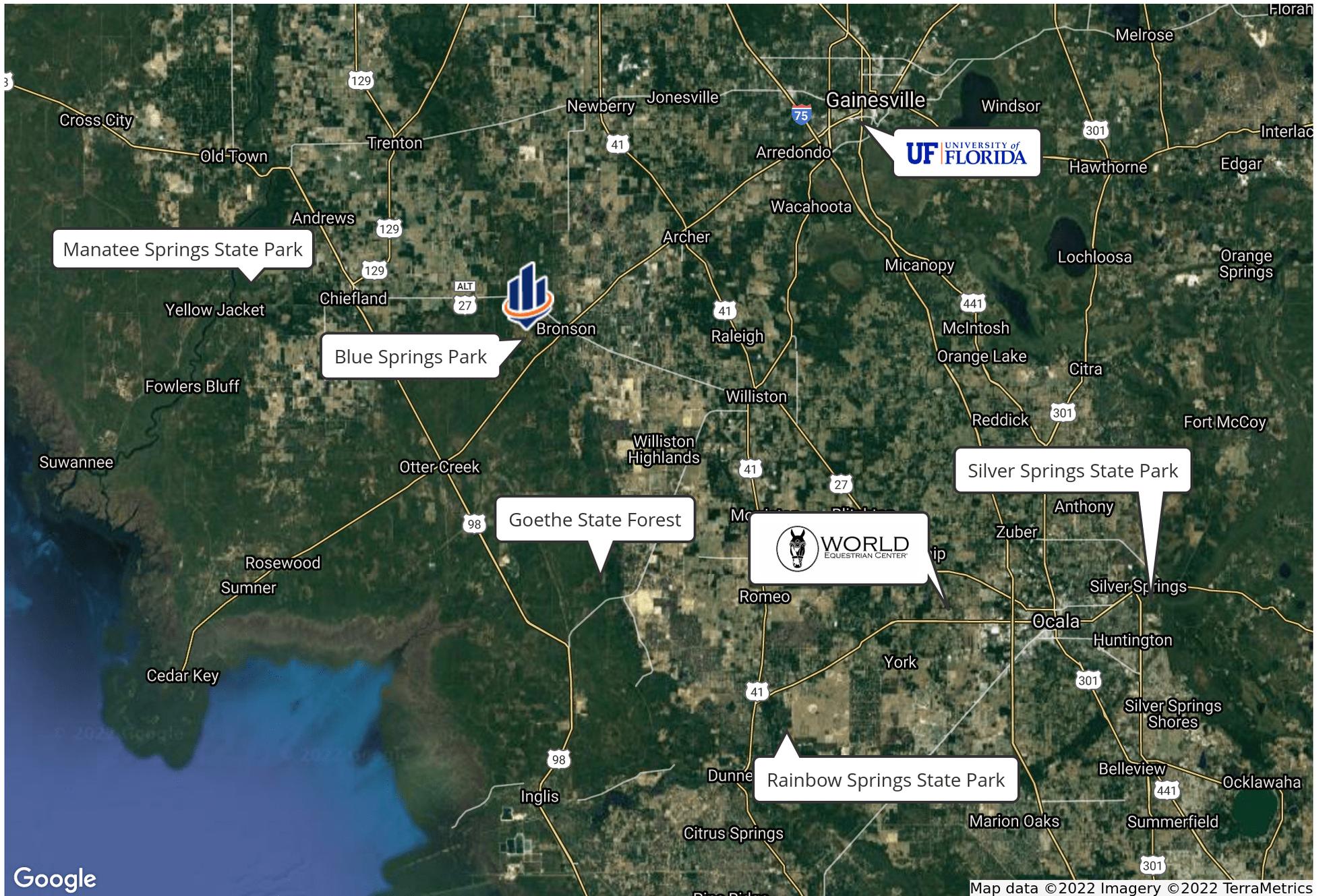
Pine plantations range from 13 to 33 years old, some Loblolly but mainly Slash pine. A timber type map is available on request.

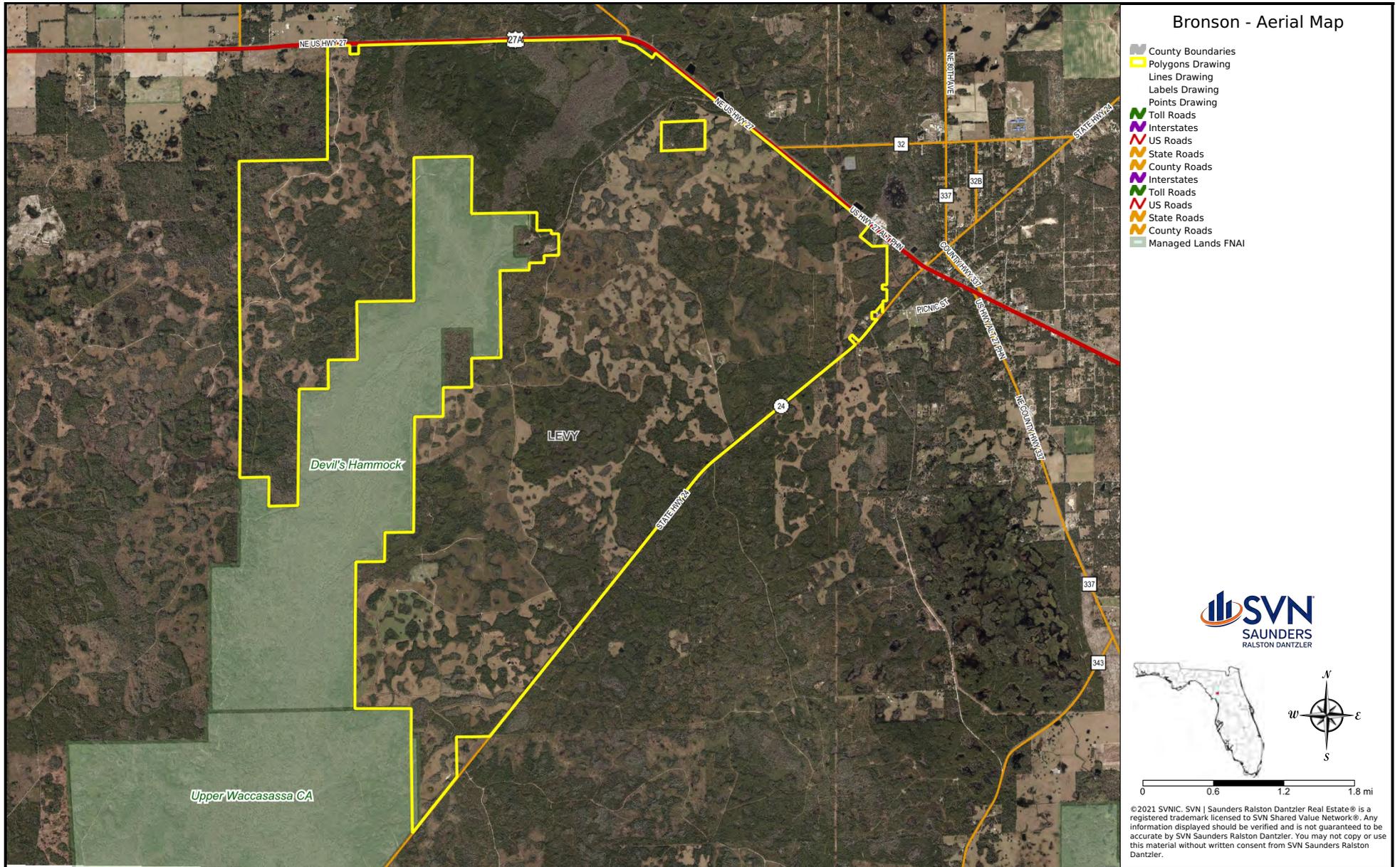


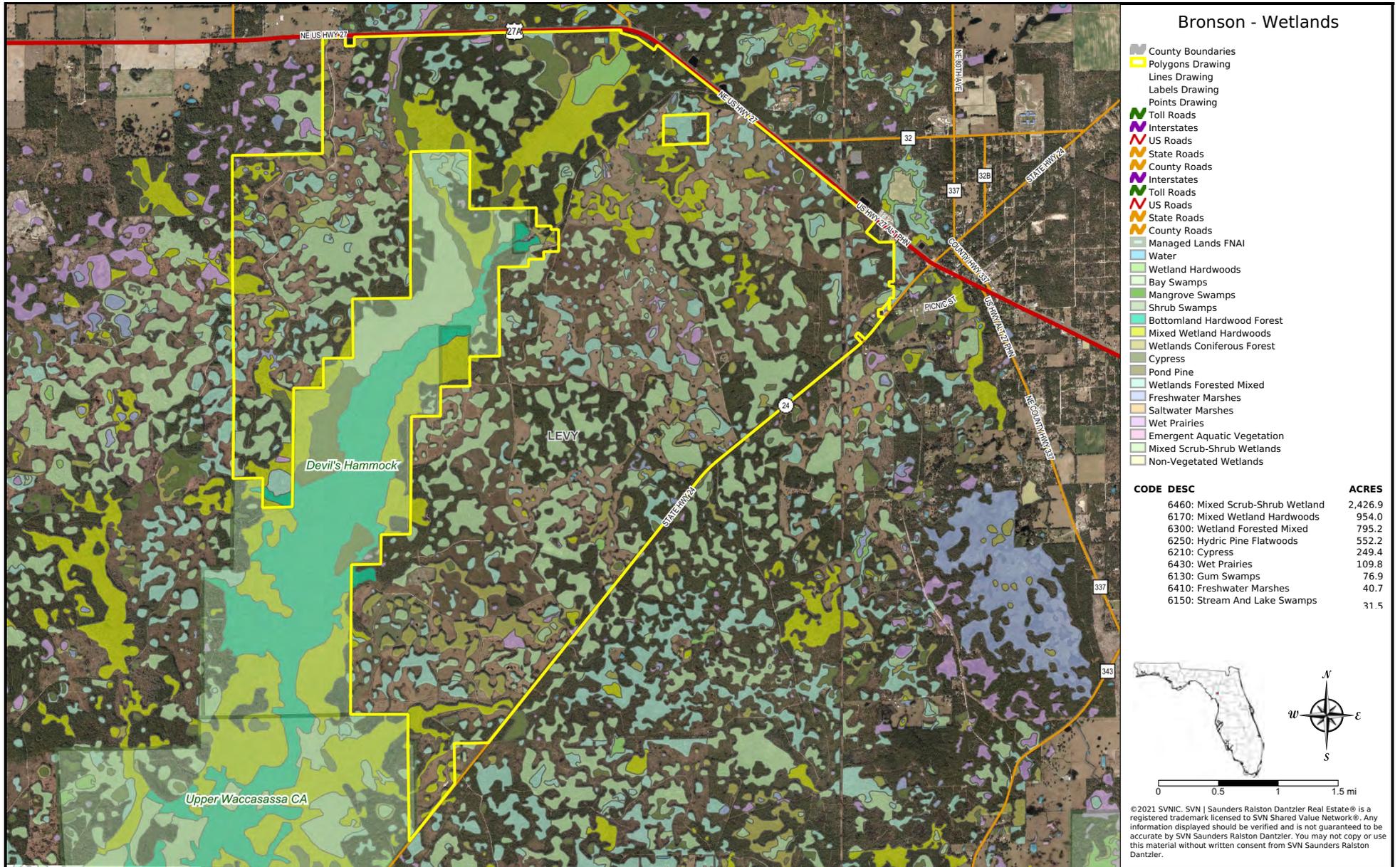
LOCATION & DRIVING DIRECTIONS

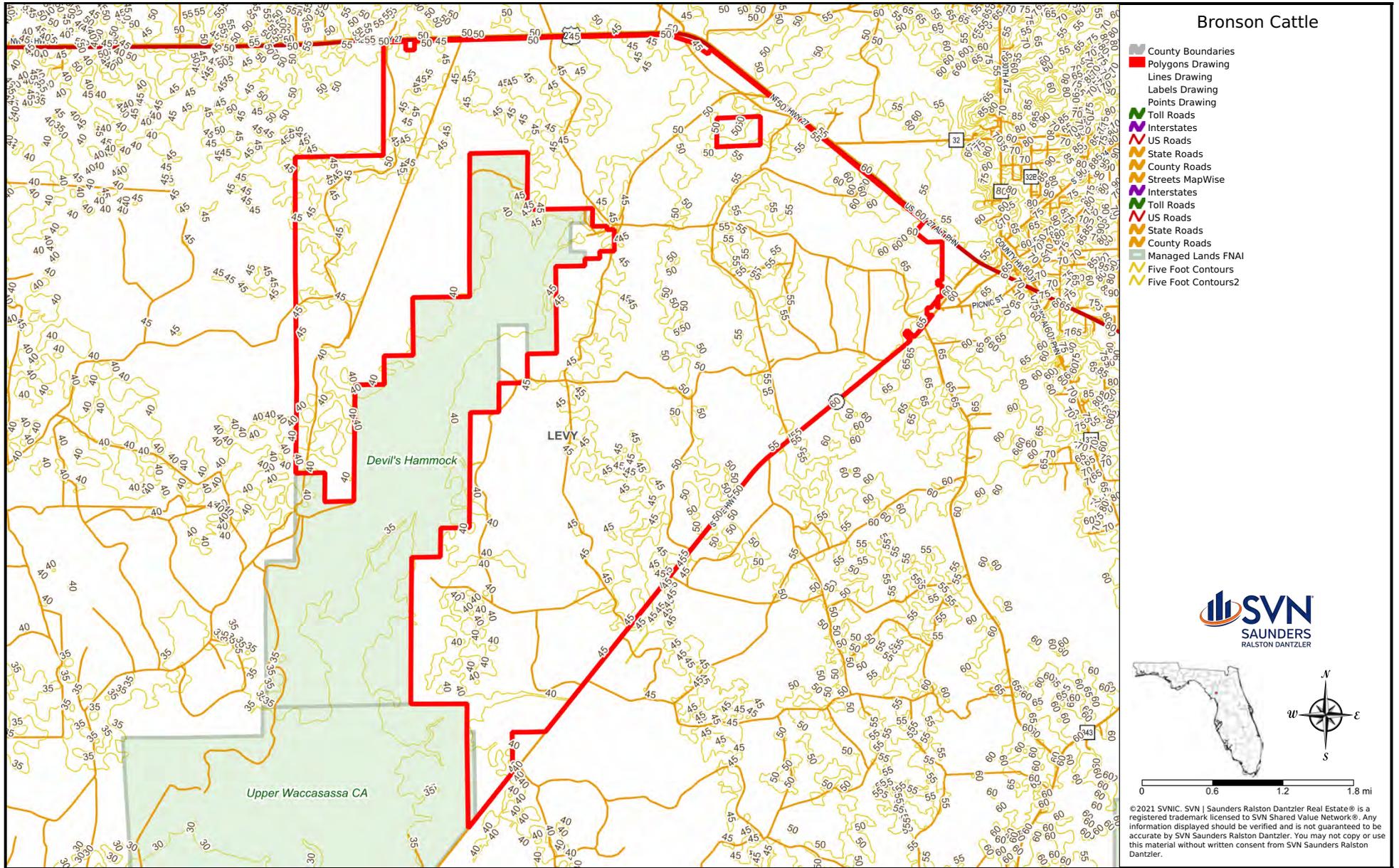
PARCEL:	0248400000 0248000000 0247800000 and 27 more
GPS:	29.4417392, -82.6808321
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • Easy access from I-75 and Gainesville via SR-24 [approximately 20 miles] and from I-75 and Ocala on US-27/US-27 Alt [approx 34 miles] • Tract fronts both SR-24 and US-27 Alt just to the west of Bronson.

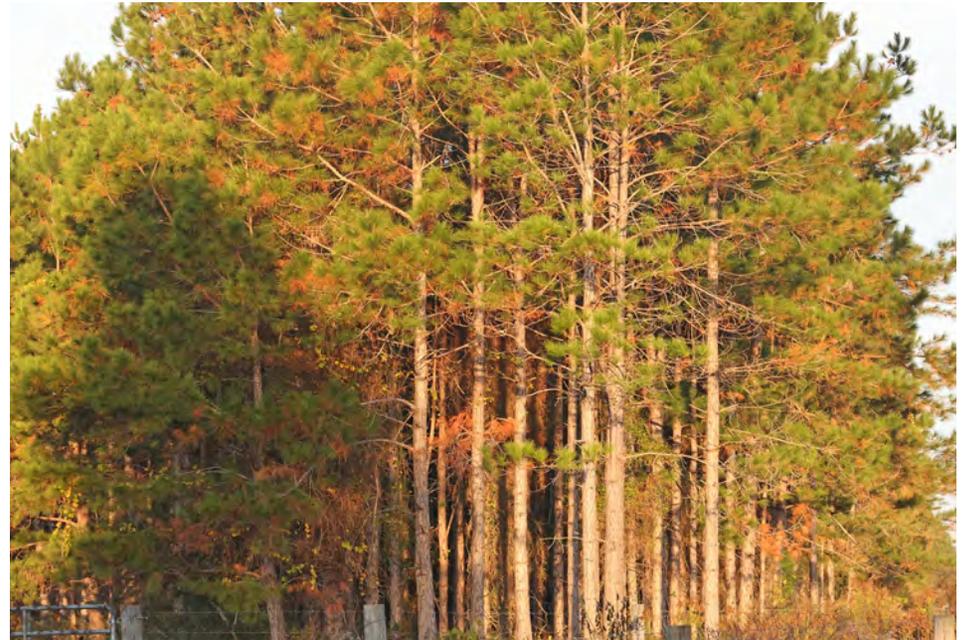
























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