

LAND FOR SALE

# ALACHUA COUNTY HUNTING TRACT

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**EAST CR-225**

Waldo, FL 32694

**PRESENTED BY:**

**GREGORY DRISKELL**

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**SALE PRICE****\$475,000****OFFERING SUMMARY**

ACREAGE:	128.2 Acres
PRICE / ACRE:	\$3,705
CITY:	Waldo
COUNTY:	Alachua
PROPERTY TYPE:	Ranch & Recreational

**PROPERTY OVERVIEW**

Alachua County Hunting Tract is an excellent 128-acre hunting tract located in Alachua County, Florida, known for producing trophy bucks. The property features beautiful mature hardwood and cypress timber along 4,000 feet of frontage on both banks of the Santa Fe River. This hunting property has numerous UTV trails for good hunting access and established food plots. Less than half an hour from Gainesville and the University of Florida, this location is ideal for a hunting camp.



## SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
UPLANDS / WETLANDS:	55% uplands
SOIL TYPES:	<ul style="list-style-type: none"><li>• Uplands are primarily Pelham</li><li>• Pomona</li><li>• Wauchula</li><li>• and other Sands</li></ul>
TAXES & TAX YEAR:	\$5,540 for 2021
ZONING / FLU:	Rural Agricultural and Environmentally Sensitive
LAKE FRONTAGE / WATER FEATURES:	Includes approximately 4,000 FT of frontage on both banks of the Santa Fe River
ROAD FRONTAGE:	Approximately 4,500 FT along CR 225
NEAREST POINT OF INTEREST:	Gainesville and the University of Florida,
CURRENT USE:	Hunting, ATV's, and camping
LAND COVER:	Hardwood/Cypress/Pine hammocks, and bottomland
STRUCTURES & YEAR BUILT:	Old house and barn





## LOCATION & DRIVING DIRECTIONS

### PARCEL:

Alachua County: 16905-001-000 16905-002-001  
16901-001-000 16905-002-000; Bradford  
County: 01058-0-00000

### GPS:

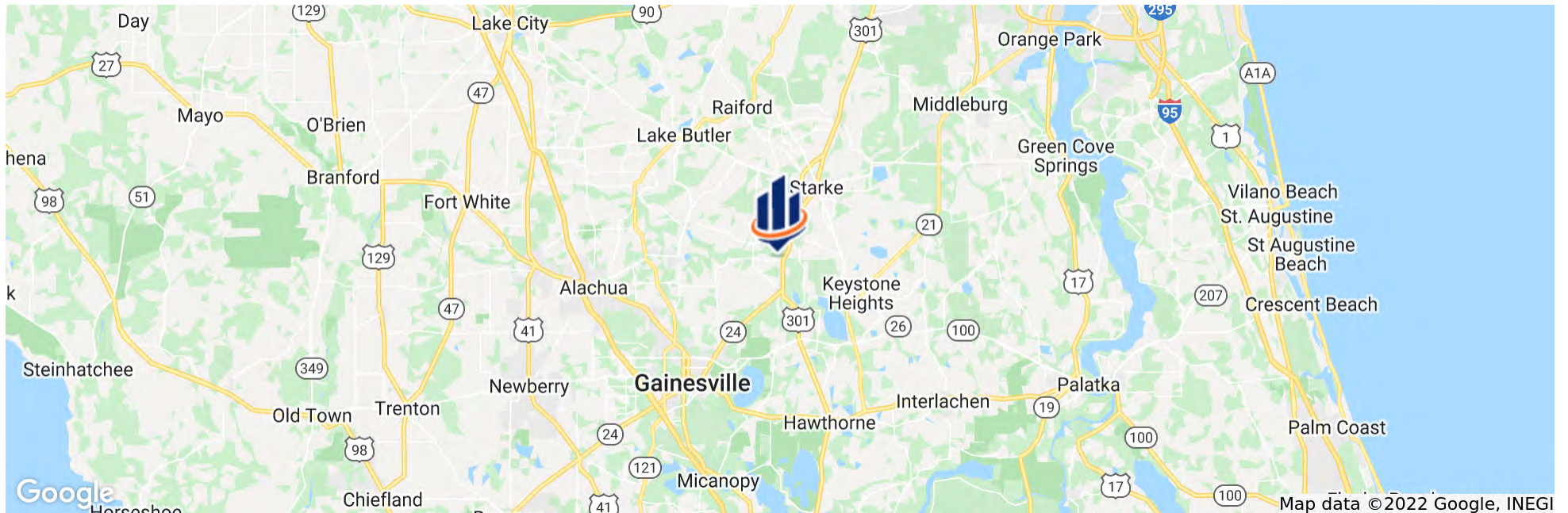
29.8364021, -82.1723588

### DRIVING DIRECTIONS:

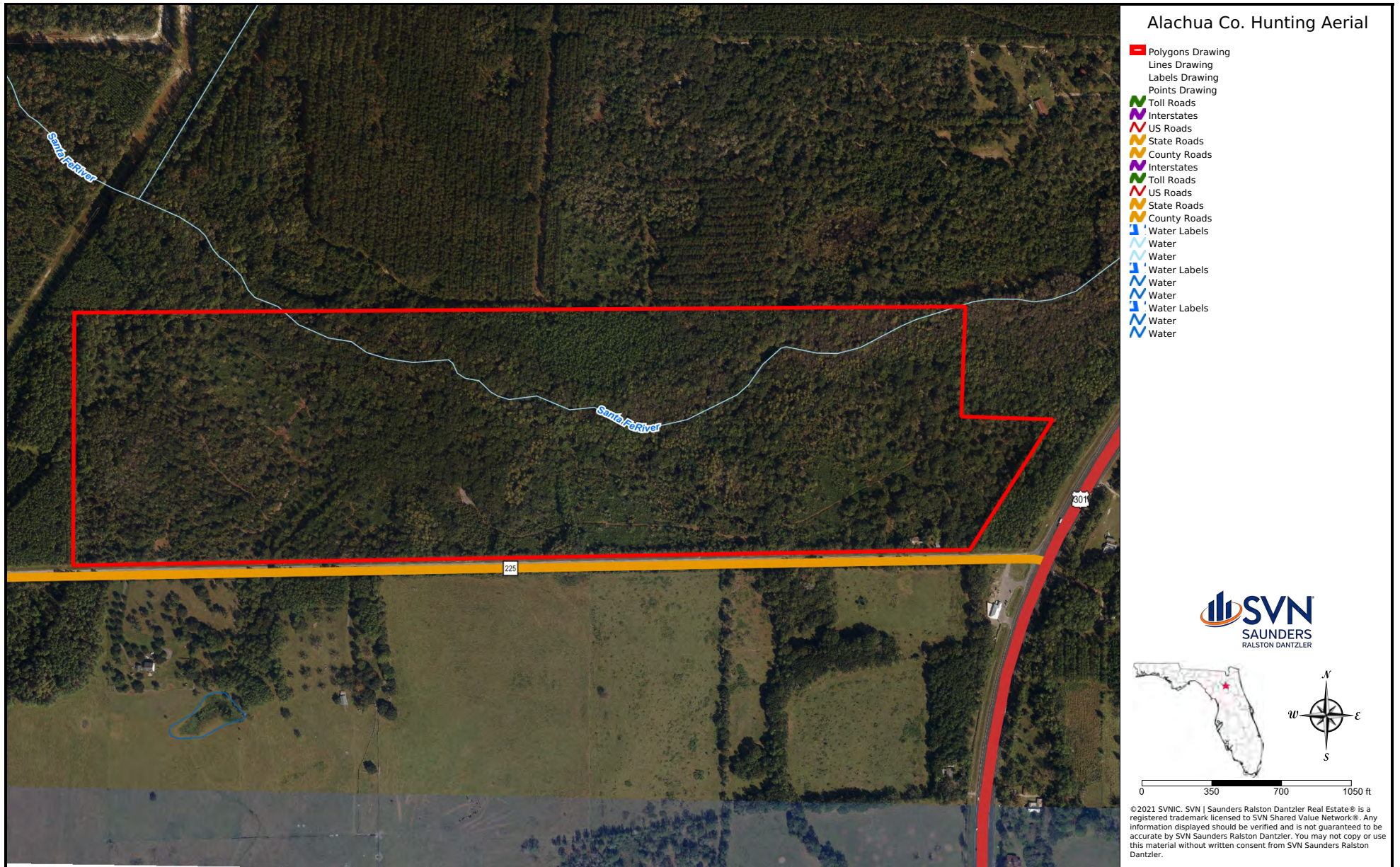
From the intersection of US Hwy 301 and CR-225 [north of Waldo], go 2/10 mile west on CR-225, property is on the right.

### SHOWING INSTRUCTIONS:

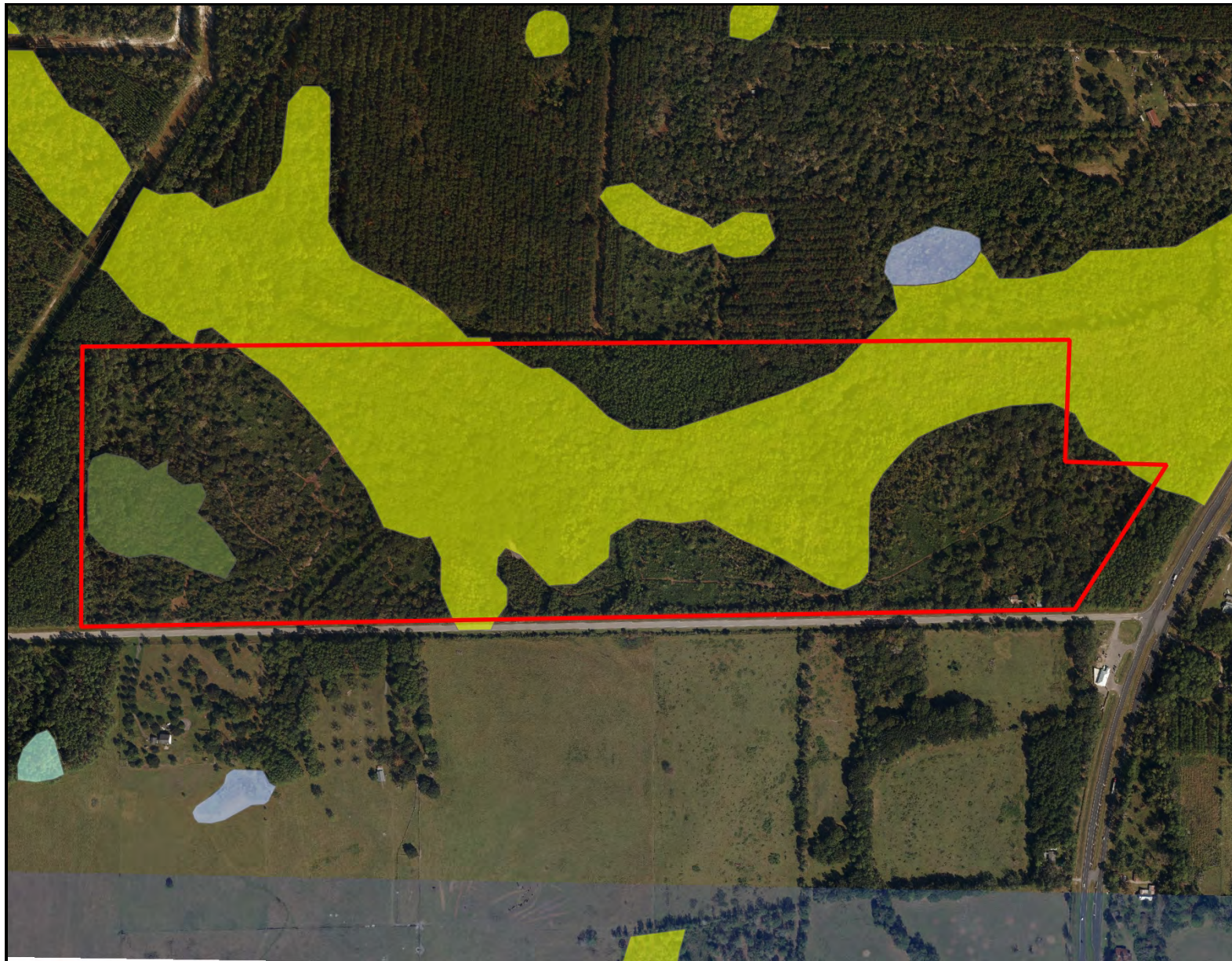
Call listing agents







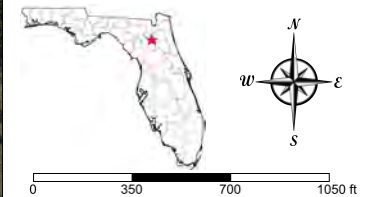




## Alachua Co. Hunting WETLANDS

- 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

CODE	DESC	ACRES
6170:	Mixed Wetland Hardwoods	54.6
6210:	Cypress	5.4
TOTAL WETLANDS		60.0
TOTAL UPLANDS		72.5
TOTAL ACRES		132.4



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## GREGORY DRISKELL

Advisor

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## PROFESSIONAL BACKGROUND

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.

## DISCIPLINES

Timberland  
Recreational Land  
Agricultural Land  
Conservation Easements





## JOHN A. " TONY" WALLACE

Senior Advisor

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### 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





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