

GILCHRIST WACCASASSA SE 91

SE 91 TR

TRENTON, FL 32693

Chad Johnson

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5275'

2575'

322.56 Acres

750'

486.16'

5.22 Acres

5303'

339.47'

2613'

368.48'

437.2'



Property Overview



Sale Price **\$1,600,000**

OFFERING SUMMARY

Acreage: 327.78 Acres
Price / Acre: \$4,881
City: Trenton
County: Gilchrist
Property Type: Timber & Recreation

PROPERTY OVERVIEW

This beautiful 327-acre property is located in east Gilchrist County, between Trenton and Newberry of Alachua County. The property features gently rolling topography with a mix of scattered hardwoods, planted pines and Cypress ponds. The location is convenient to Gainesville in the SR 26 corridor and has boundless opportunities. This current recreation property offers whitetail deer, Osceola Turkey various waterfowl and other wildlife. There is also the opportunity for future cash flow in the solid strand of 12 year old pines. The potential for several future homesites adorn this rolling topography, which affords all the peace and tranquility of rural life with the convenience of a short commute to local towns, shopping and medical care. This is a great opportunity to own you own piece of Heaven and ole' Florida with the future prospect to divide and develop.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Residential Development
- Timberland
- Transitional

Uplands / Wetlands:

50% Regenerated Forest, 21% Freshwater Marshes, Cypress, Wetland Prairie, 29% Mixed scrub-shrub wetland

Soil Types:

Leon Fine Sand; Ortega Fine Sand; Lynn Haven; Allanton Mucky Fine Sand; Water

Taxes & Tax Year:

\$1020.23 for 2021

Lake Frontage / Water Features:

Cypress Pond

Road Frontage:

330 feet on SE 85th Loop & 1100 feet on SE 91st Terr

Fencing:

Partial Perimeter fence

Current Use:

Planted Timber

Land Cover:

50% Regenerated Forest; 21% Freshwater Marshes; Cypress, Wetland Prairie; 29% Mixed Scrub-Shrub Wetland

Game Population Information:

Whitetail deer, Osceola Turkeys and feral hogs

Age of Stages of Timber:

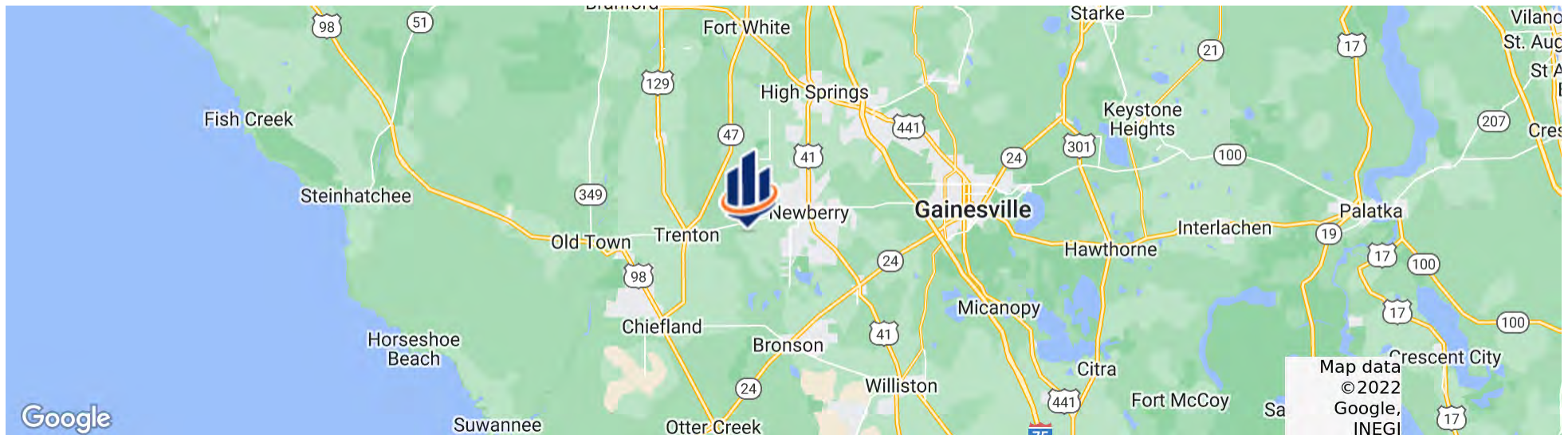
10 year planted Pines

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	16-10-16-0000-0001- 0000 5-10-16-0562- 0550-0000
GPS:	29.6114868, -82.7077327
Driving Directions:	Contact Listing Agent
Showing Instructions:	Contact Listing Agent



Additional Photos







CHAD JOHNSON

Senior Advisor

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PROFESSIONAL BACKGROUND

Chad Johnson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Chad is also an Auctioneer at Saunders Auctions.

He is 5th Generation Floridian from North Central Florida and comes from a farming and ranching background. Chad enjoys Florida history, agriculture, and the great outdoors.

Chad is a licensed Auctioneer in several states and member of National Auctioneers Association where he carries the CAI and BAS designations and a former Chuck Cumberlin Award Winner. He has served as Florida Auctioneers Association President, Secretary/Treasurer, and Director. Chad was the 2009 & 2018 Florida Auction Champion. In 2021, he received the Lewis C Dell Award and inducted to the Florida Auction Hall of Fame.

Chad is active in the Florida Cattleman's Association, Levy Farm Bureau and a Former Levy County Commissioner.

Chad is a graduate of the University of Florida with a degree in Food and Resource Economics. He was President of Alpha Gamma Rho and member of Florida Blue Key.

Chad specializes in:

- Auctions
- Ranch Land
- Agricultural Land Management
- Farmland
- Waterfront Specialist
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties
- Orange Groves
- Agricultural Land Management
- Family Trust & Estate Lands
- Conservation Easements
- Mitigation Banks
- Land Entitlement Processes

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