

GOOSKI TIMBERLANDS

7,114 ± ACRES | MARION COUNTY, FLORIDA | TIMBER INVESTMENT & RECREATION TRACT

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CONTIGUOUS PARCEL AVAILABLE
12,712 ± TOTAL CONTIGUOUS ACRES



SALE PRICE

\$19,563,500

OFFERING SUMMARY

ACREAGE:	7,114 Acres
PRICE / ACRE:	\$2,750
CITY:	Burbank Road, Ft. McCoy
COUNTY:	Marion
PROPERTY TYPE:	Ranch & Recreation, Timberland

PROPERTY OVERVIEW

Gooski Timberlands, at 7,114 acres, features high-quality Marion County forest land, picturesque prairie lakes, and plenty of recreational opportunities. Whitetail deer, Osceola wild turkeys, and other wildlife abound on this tract, and the numerous woods roads and trails provide miles of ATV or horseback riding options. The Ocala National Forest, Silver Springs State Park, and other public lands in the area ensure that peace and quiet will always be abundant, yet Gooski Timberlands is still less than an hour from the modern conveniences of Ocala and Gainesville.

Boasting some of the most productive timber-growing soils in Florida, there are 873 acres of merchantable pine plantations on the tract, plus hundreds of acres of natural pine and hardwoods. The road infrastructure is more than adequate for timber harvesting needs, and with 1.9 miles of frontage along Burbank Road [NE 90th Street] and an additional 0.5 miles along NE 92nd Avenue, this tract is set up for easy access for the recreational user, too.



SPECIFICATIONS & FEATURES

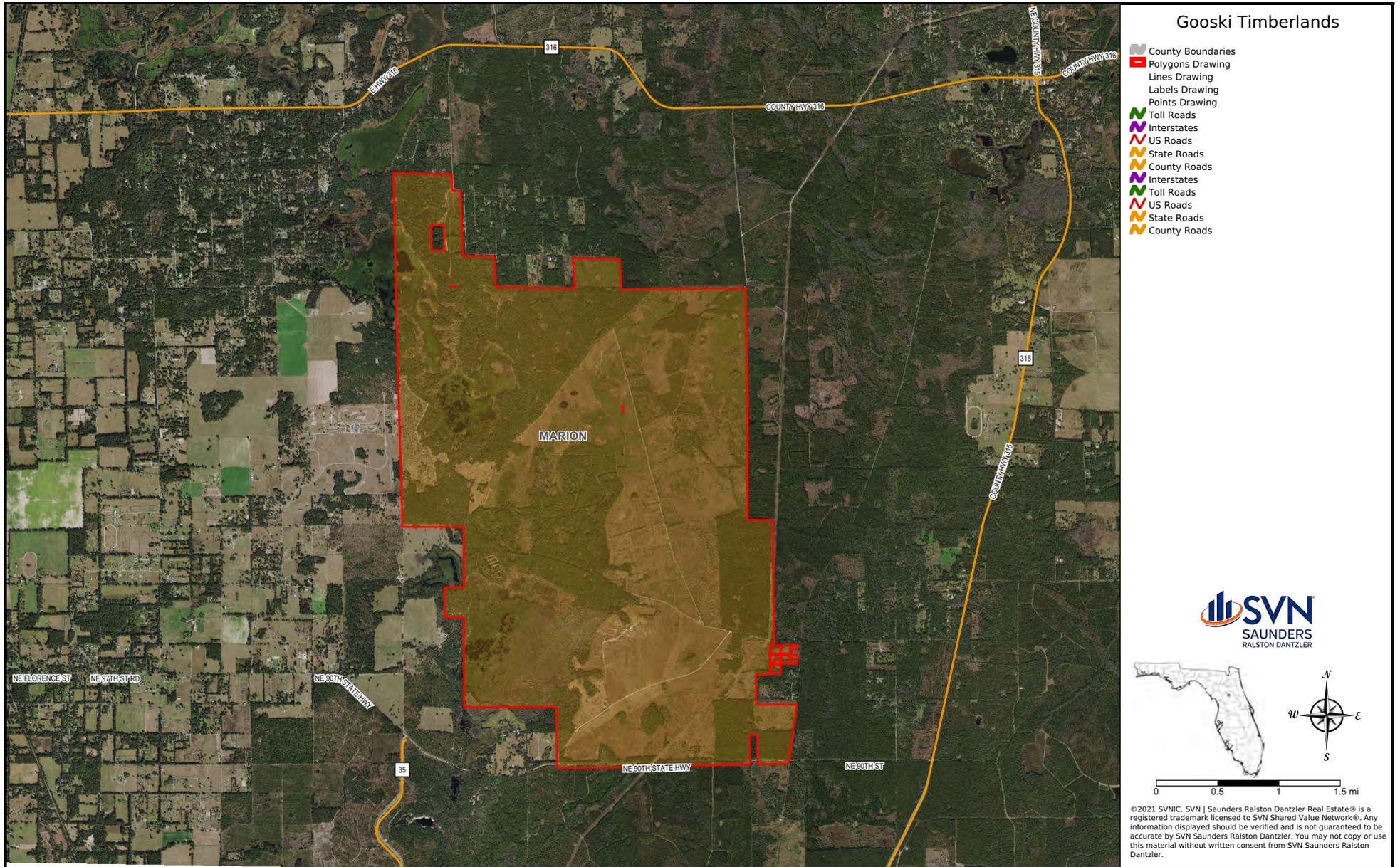
LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Hunting & Recreation Properties • Ranch • Timberland
UPLANDS / WETLANDS:	68% Uplands
SOIL TYPES:	Eureka Loamy Fine Sand and Lynne Pomona Candler Tavares Sands predominate
TAXES & TAX YEAR:	\$21,600 for 2021
ZONING / FLU:	Agriculture A-1
LAKE FRONTAGE / WATER FEATURES:	Several small lakes/ponds associated with Gooski Prairie and Indian Lake Prairie
ROAD FRONTAGE:	1.9 miles along Burbank Road [NE 90th Street], plus over 0.5 miles along NE 92nd Avenue
NEAREST POINT OF INTEREST:	Silver Springs State Park, Ocala National Forest, World Equestrian Center, and Indian Lake State Forest
CURRENT USE:	Timber production
GRASS TYPES:	Bahia
LAND COVER:	Planted pine timber, natural pine/hardwood hammocks, prairie lakes, cypress ponds
GAME POPULATION INFORMATION:	Whitetail deer and Osceola wild turkey abundant, plus small game and feral hogs
AGE OF STAGES OF TIMBER:	873 acres of merchantable pine plantation [ages mixed] plus over 1,250 acres of natural pines and hardwoods

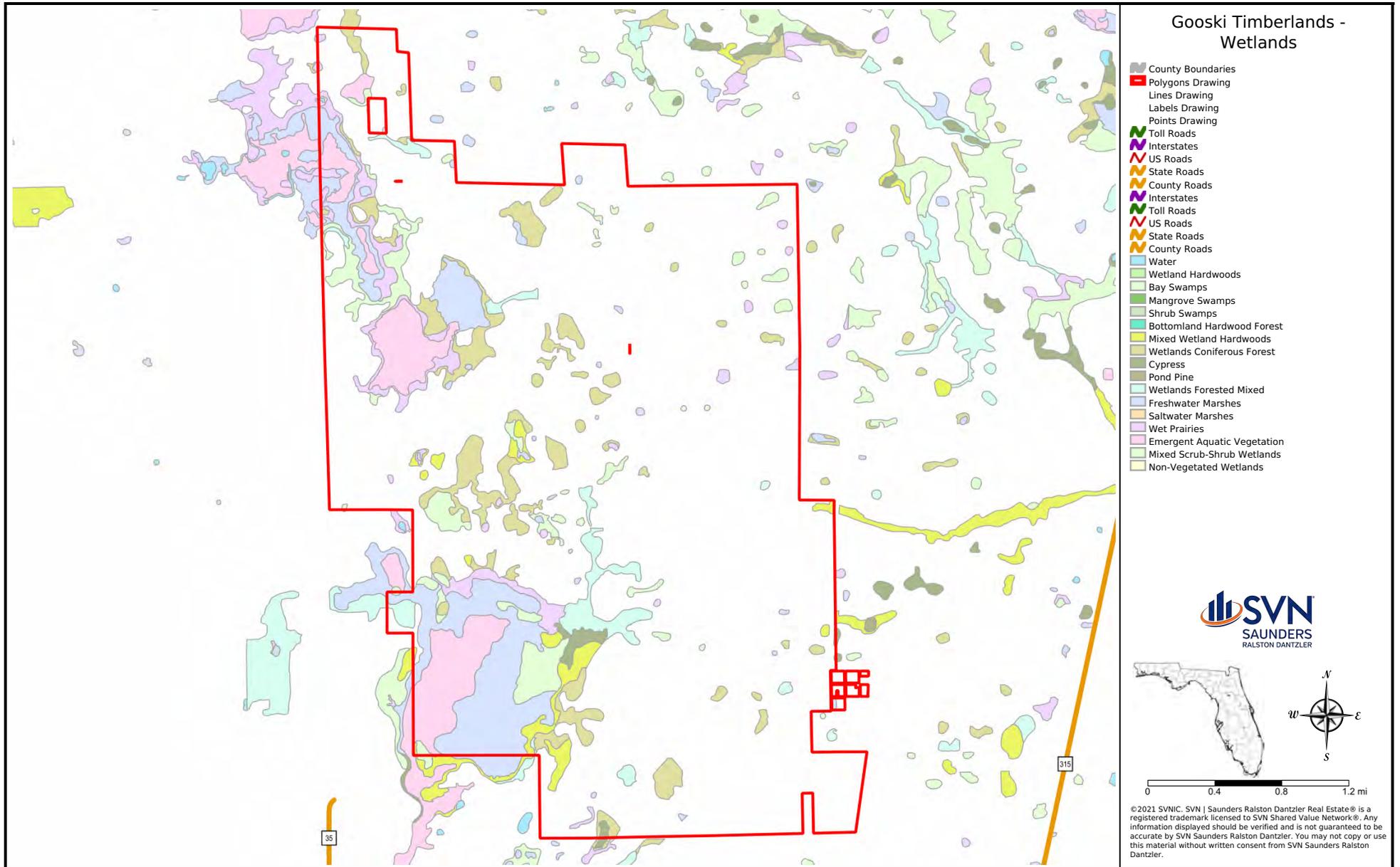


LOCATION & DRIVING DIRECTIONS

PARCEL:	44 tax parcels
GPS:	29.3187348, -82.0253971
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From SR 40 and CR 326 intersection in Silver Springs, go NW on CR 326 for 2.1 miles to Baseline Rd • In 3.1 miles, turn right onto Burbank Rd and go 1.4 miles • Main gate is immediate to the left.
SHOWING INSTRUCTIONS:	Contact the listing advisors

















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