



ORANGE LAKE HISTORICAL PENINSULA

4500 NW 219TH STREET RD
MICANOPY, FL 32667

Dusty Calderon
O: 407.329.4079 | C: 407.908.9525
dustyc@svn.com

Property Overview



Sale Price **\$15,000,000**

OFFERING SUMMARY

Acreage: 2,600 Acres
Price / Acre: \$5,769
City: Micanopy
County: Alachua and Marion
Property Type: Waterfront, Ranch & Rec
Video: [View Here](#)

PROPERTY OVERVIEW

Orange Lake Historical Peninsula is a one-of-a-kind waterfront property that is comprised of nearly two miles of shoreline, coupled with numerous homes, barns, and amenities that create a euphoric feeling of old Florida. This nearly 2,600 acres is comprised largely of water, to which the property lines extend to nearly the center of the lake in some locations. Due to this water feature, the property also consists of a small island known as Redbird Island - yet another unique benefit that comes from owning this land. Furthermore, the location of this property is second to none - Gainesville and the University of Florida are only 20 minutes away. Meanwhile, Ocala and the extremely popular World Equestrian Center are only 30 minutes away.

The history of this property dates back to the 1700s when some of the first orange trees were planted in Florida, and the remnants and lineage of those trees still exist today on the property. The story setting for the Pulitzer Prize-winning novel "The Yearling" originated just across the lake from the property - the Marjorie Kinnan Rawlings house, State Park, and cabins are all located on Orange Lake as well. The combination of history that this property contains, along with a breathtaking view of Orange Lake from the shore along with beautiful pastures and hardwood hammocks make the Orange Lake Historical Peninsula a once-in-a-lifetime opportunity to own a piece of award-winning Florida history.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Land Investment
- Land Other
- Ranch
- Transitional
- Waterfront

Uplands / Wetlands:

280 ± Upland Acres

Soil Types:

- Uplands are predominantly a mix of Blichton Sand and Adamsville Sand
- Wetlands consist of Shenks muck

Taxes & Tax Year:

\$17,192 for 2021

Zoning / FLU:

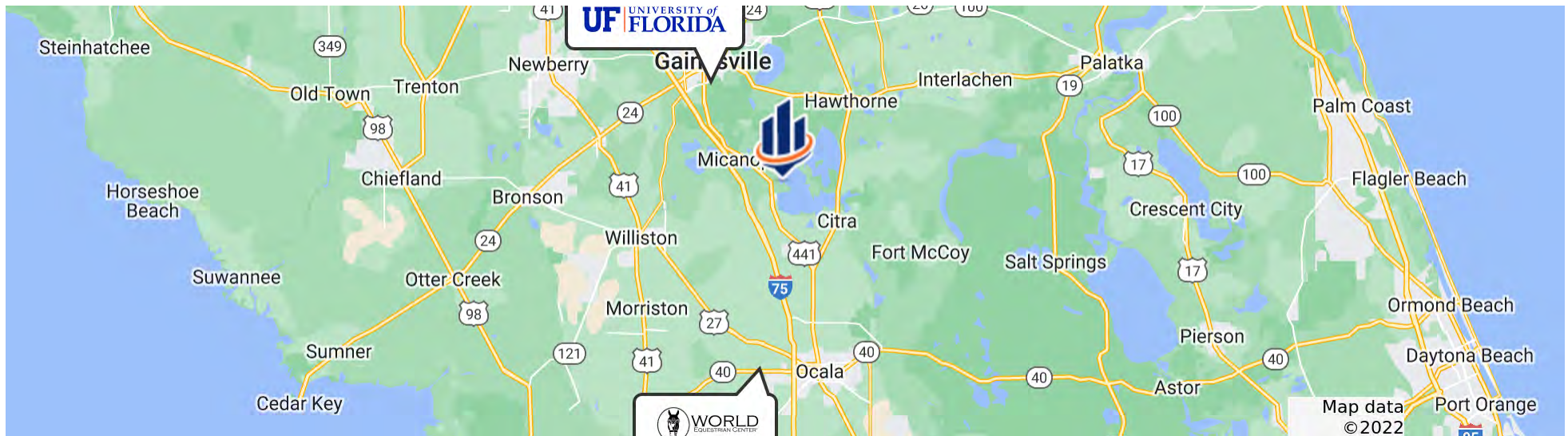
Zoning is predominantly Agricultural [A] and General Agriculture [A-1], with a small mix of single family [R-1], Residential Mixed Use [R-4], and Community Business [B-2]. The future land use [FLU] is all RL [rural land]

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple in Alachua and Marion Counties
GPS:	29.4663674, -82.1993992
Driving Directions:	Travel north on 441 through McIntosh; Turn east (right) onto NW 219th Street Road; In 1.5 miles the property will be on your right
Showing Instructions:	Contact Listing Agent



Parcel IDs

Parcel ID	County
02097-000-00	Marion
18354-065-000	Alachua
02372-000-00	Marion
02405-001-00	Marion
02400-001-00	Marion
02400-000-00	Marion
02370-000-00	Marion
02371-001-13	Marion
02371-002-01	Marion
02371-002-05	Marion
02371-002-07	Marion
02371-003-05	Marion
18354-066-000	Alachua
02370-001-00	Marion
18354-076-000	Alachua
18354-077-000	Alachua
18354-070-00	Alachua



Additional Photos



Additional Photos



Additional Photos



Additional Photos







Orange Lake



DUSTY CALDERON

Senior Advisor

dustyc@svn.com

Direct: 407.329.4079 | Cell: 407.908.9525

PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida. Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at Mc Neese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,006-acre ranch and recreational property in Taylor County, a 4,647-acre ranch and timberland tract in Chiefland as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and most recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, and South America, and continues to expand his client based beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family and friends sell or acquire every land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and buy and sell real estate here in America.

Dusty enjoys spending time with his family like his Cowboy ancestors. It's in his blood to be working cows & breaking colts, rodeoing, hunting, and fishing. Dusty and his wife, Lucrecia, have been married since 1994 and have three children and a granddaughter. They attend City of Life church in Kissimmee, Florida. He enjoys seeing new lands on horseback and helping people realize their dreams in real estate like he has been able to.



ONE OF AMERICA'S BEST BROKERAGES



**One of America's
Best Brokerages**



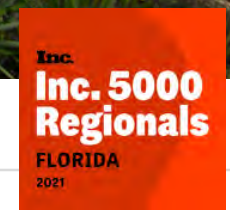
**APEX 2020 Top
National Producer**



**Most Influential
Business Leaders**



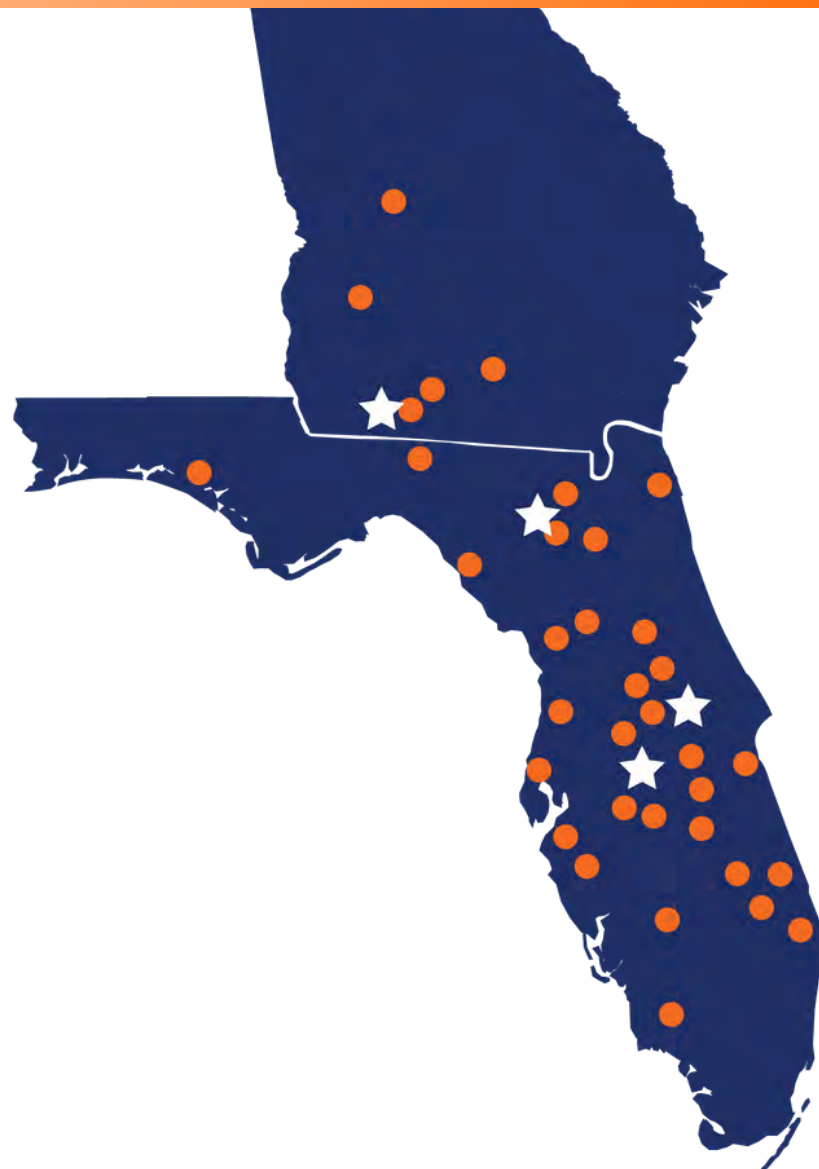
**Largest Commercial
Real Estate Brokers
in Tampa Bay**



**Ranked 210 on Inc.
5000 Regional List**

Advisor & Office **LOCATIONS**

Our company includes over 80 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 14 Certified Commercial Investment Member (CCIM) designees and 13 Accredited Land Consultants (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.





For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

©2023 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

