



DE LEON SPRINGS HUNTING AND TIMBER

HOUGH ROAD
DE LEON SPRINGS, FL 32130

Dusty Calderon
C: 407.908.9525
dustyc@svn.com

Property Overview



Sale Price

\$1,200,000

OFFERING SUMMARY

Acreage:	94 Acres
Price / Acre:	\$12,766
City:	De Leon Springs
County:	Volusia
Property Type:	Timber, Hunting, & Recreation

PROPERTY OVERVIEW

De Leon Springs Hunting and timber adjoins over 50,000 acres of untouched native forest and conservation lands - creating a true wildlife corridor that will be preserved in perpetuity. Some of these areas include Tiger Bay State Forest, Clark Bay Conservation Area, among many others. The land is currently unencumbered, creating the unique possibility of preserving the 94 total acres in a conservation easement.

The property has been managed for game as well as mild timber production, creating a true recreational retreat that is located only 40 minutes from Daytona Beach and the east coast. The property is being sold "as is" and has multiple hunting camps on site, which include a pole barn, several trailers, well, electricity, two RV hookups, along with some farm equipment. Orlando and Ocala are only 1 hour away and Jacksonville is 1 hour and 30 minutes. Reach out to the listing agent, Dusty Calderon, for more info.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Conservation Easement
- Hunt Leases
- Hunting & Recreation Properties
- Land Investment
- Ranch

Uplands / Wetlands:

48 ± Upland Acres / 46 ± Wetland Acres

Soil Types:

Primarily Wauchula Fine Sand; Pomona Fine Sand; Hontoon Mucky Peat

Taxes & Tax Year:

2022 Annual Tax Bill: \$171.72

Zoning / FLU:

The Future Land Use consists of both "Forestry Resource" and "Environmental Systems Corridor" and the Zoning consists of both "Forestry Resource" and "Resource Corridor"

Nearest Point of Interest:

De Leon Springs
Daytona Beach
Port Orange
Ormond Beach
De Land

Structures & Year Built:

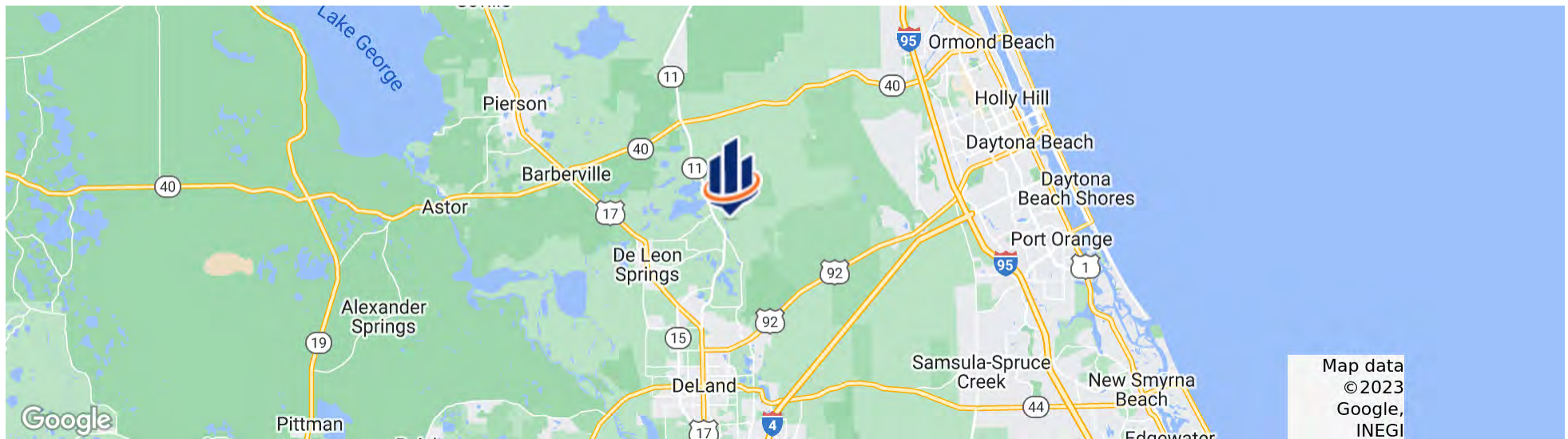
Hunting Cabins/trailers and storage shed & pole barn go with the property. There is power and a well on site along with an extra RV hookup. Some farm equipment will be included in the sale. Contact listing agent for more info.

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	603701000037
GPS:	29.1494943, -81.2779073
Driving Directions:	Contact Dusty Calderon
Showing Instructions:	Contact Dusty Calderon













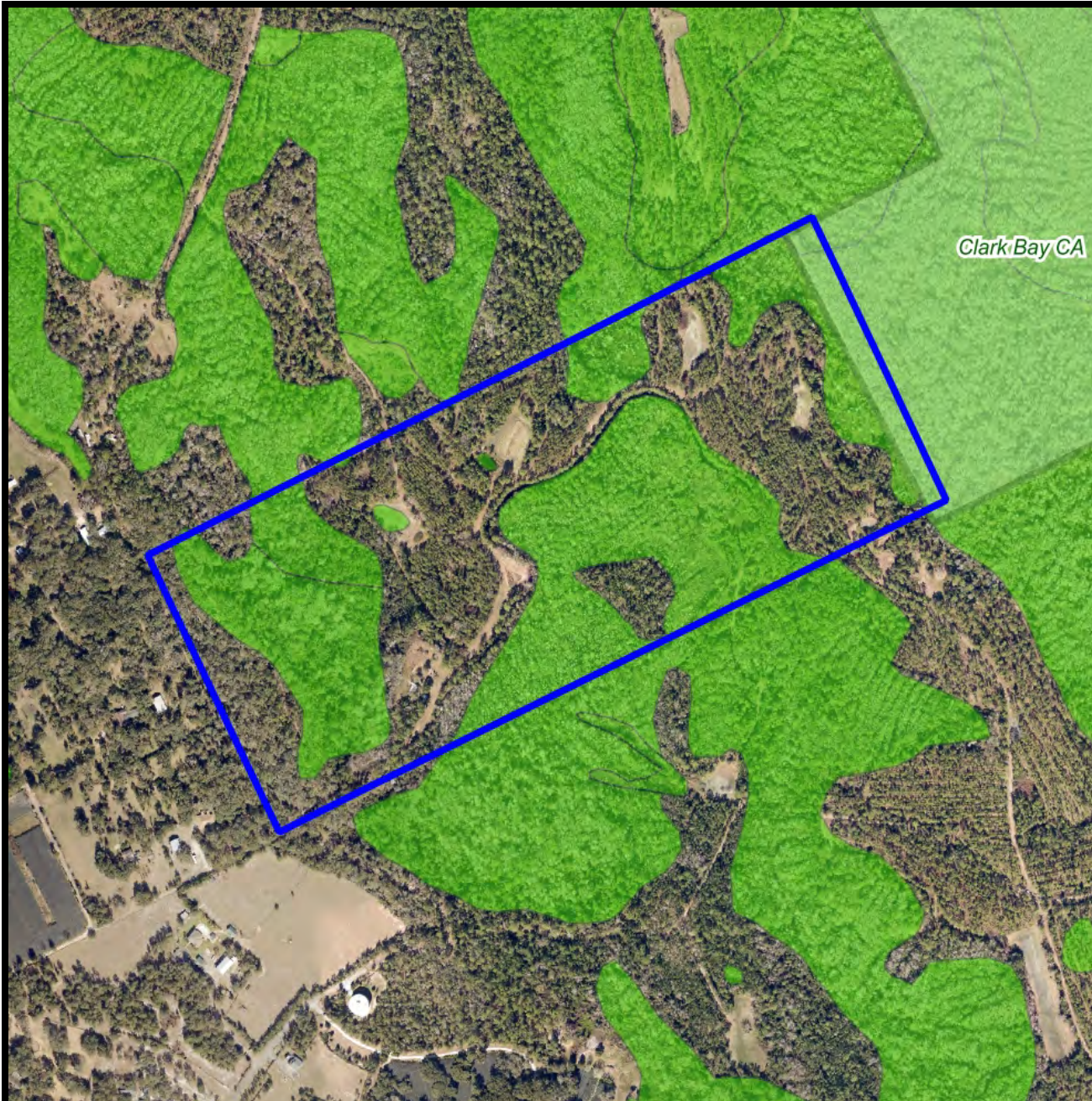
Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- ~ Toll Roads
- ~ Interstates
- ~ US Roads
- ~ State Roads
- ~ County Roads
- ~ Interstates
- ~ Toll Roads
- ~ US Roads
- ~ State Roads
- ~ County Roads
- Managed Lands FNAI



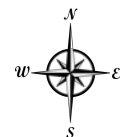
0 530 1060 1590 ft

©2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

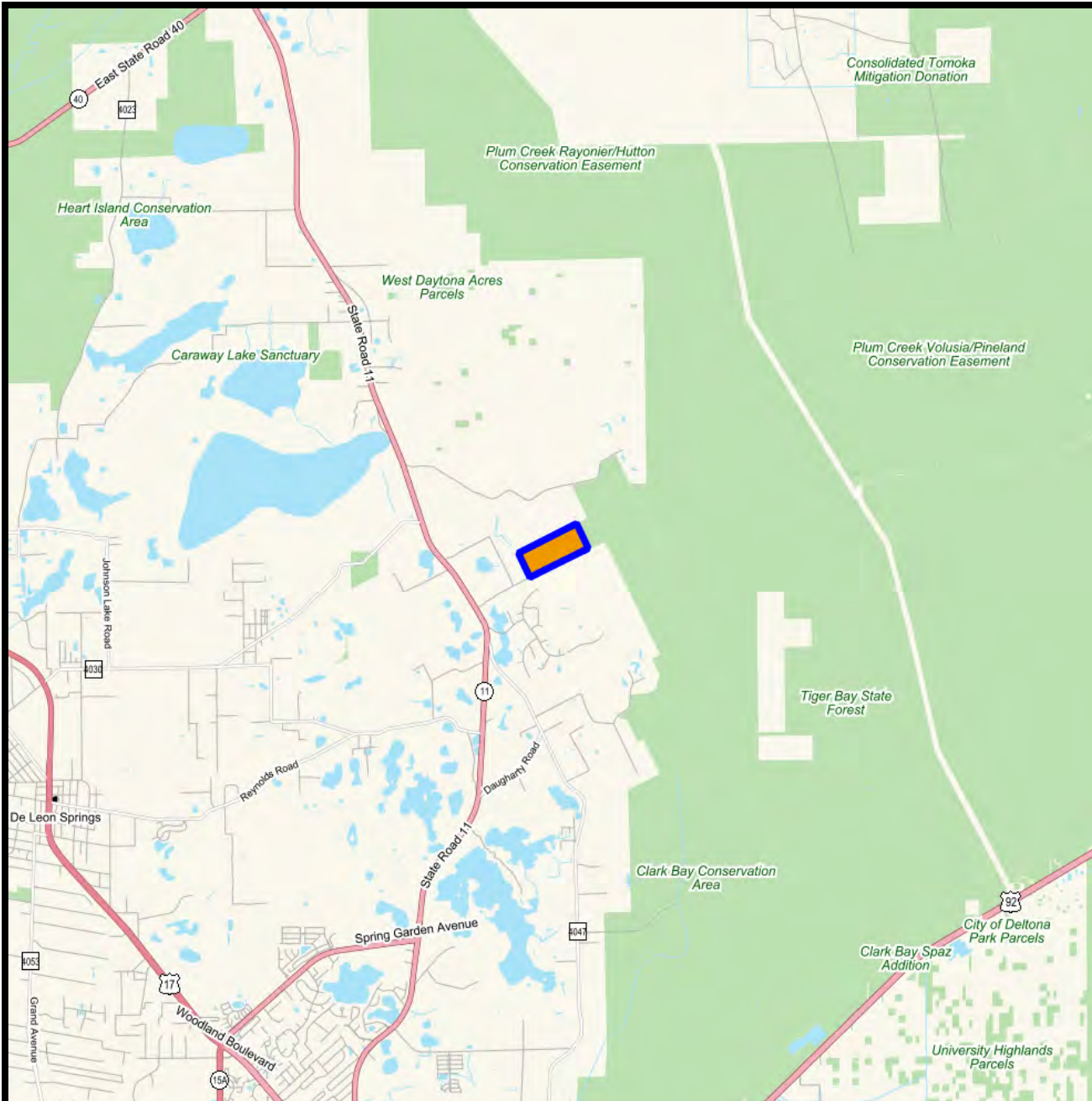


Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

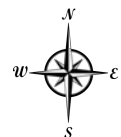


©2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



© 2021 SVNIC. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



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
386.438.5896

GEORGIA

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

©2022 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.

