



# LOCHLOOSA PRESERVE AND HOMESTEAD

21115 SE 179TH PL  
HAWTHORNE, FL 32640

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# Property Overview



**Sale Price**

**\$2,395,000**

## OFFERING SUMMARY

**Acreage:** 76 Acres

**City:** Hawthorne

**County:** Alachua

**Property Type:** Land: Conservation Easement, Equestrian, Land Investment, Ranch, Timberland, Waterfront

## PROPERTY OVERVIEW

Surrounded by over 25,000 acres of conservation lands, Lochloosa Preserve and homestead is an easy 25-minute drive from Gainesville, home to the University of Florida, as well as Ocala, the horse capital of the world. The 2,400 square foot home on the premises is complemented by 76 acres of pristine native woods, which serve as home to an array of Florida wildlife such as deer and turkey that frequent the area on a daily basis. This one-of-a-kind 3 bed, 3 bath architect-designed home features vaulted ceilings, updated appliances, and oak floors throughout. Additional amenities include a 50X26 solar heated pool and a 926 sq ft screen porch and deck that create the ability to have just as much fun outside as you do inside. Furthermore, the property is complemented by a 5 acre pond that is stocked with fish. There is a second solar array set-up next to the pond.

A full guest cabin is also located on the premises, completing the overall retreat-inspired sense of living that can be felt by the serene nature of the surrounding lands. The paved driveway leading to the main house serves as an ease of access when coming and going, and you are continually reminded of the beauty of this land due to the well-maintained yard, large oak trees, as well as tall pines throughout the property. Alternatively, this compound could serve as an excellent location for a wedding venue or even a business retreat/Airbnb rental given its close proximity to major cities and thoroughfares in the north-central Florida region. Call today for more information!



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Conservation Easement</li><li>• Equestrian</li><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Ranch</li><li>• Timberland</li><li>• Waterfront</li></ul>	Current Use:	Homestead, Agriculture (small garden planted on site consisting of lemon, peach, plum, and fig trees). A wide array of beautiful landscaping is spread across the property. A large majority of the property has been meticulously maintained for years with massive live oak trees, planted pines, and a variety of native landscaping.
Uplands / Wetlands:	97% uplands	Potential Recreational / Alt Uses:	Wedding Venue Business Retreat Airbnb Homestead Equestrian Estate
Soil Types:	Predominantly Lochloosa Fine Sand		
Taxes & Tax Year:	2022 Annual Tax Bill: \$7,355.86		1) Main home: 2401 sq ft (heated) 3 bed/ 3 bath with an attached 926 sq ft screened porch and deck. Outdoor shower and sauna are also included. Total square footage: 3329
Zoning / FLU:	[A] Agricultural		
Lake Frontage / Water Features:	5+/- acre pond on site (visible from back porch of home)	Structures & Year Built:	2) Solar heated pool: 50X26
Water Source & Utilities:	5 inch and 2 inch well for water on site, septic on site, underground electricity, Two solar panel arrays.		3) Full guest cabin: 500 sq ft (heated) with open front porch and screened-in back porch
Road Frontage:	Access is off of county maintained SE 179th place.		4.) Enclosed Barn: 1152 sq ft
Nearest Point of Interest:	This parcel is 25 minutes from Gainesville (University of Florida, UF Health Shands Hospital, Whole Foods, Celebration Pointe, etc.), Ocala "Horse Capital of the world" (World Equestrian Center facilities located nearby) , and the soon-to-be-built world's largest "Buc-ees" Travel Center - approximately 85,000 sq ft with 120 fueling stations and a 750-spot parking lot. Coming in 2025.	Survey or Site Testing Reports:	Survey performed in 2023 can be provided upon request.

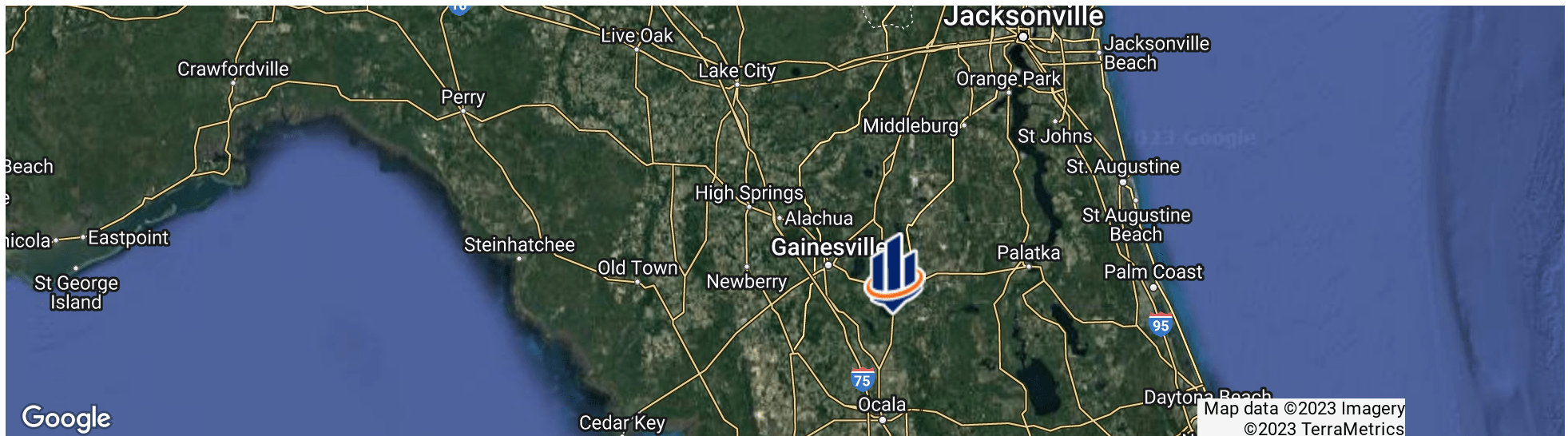


# Location



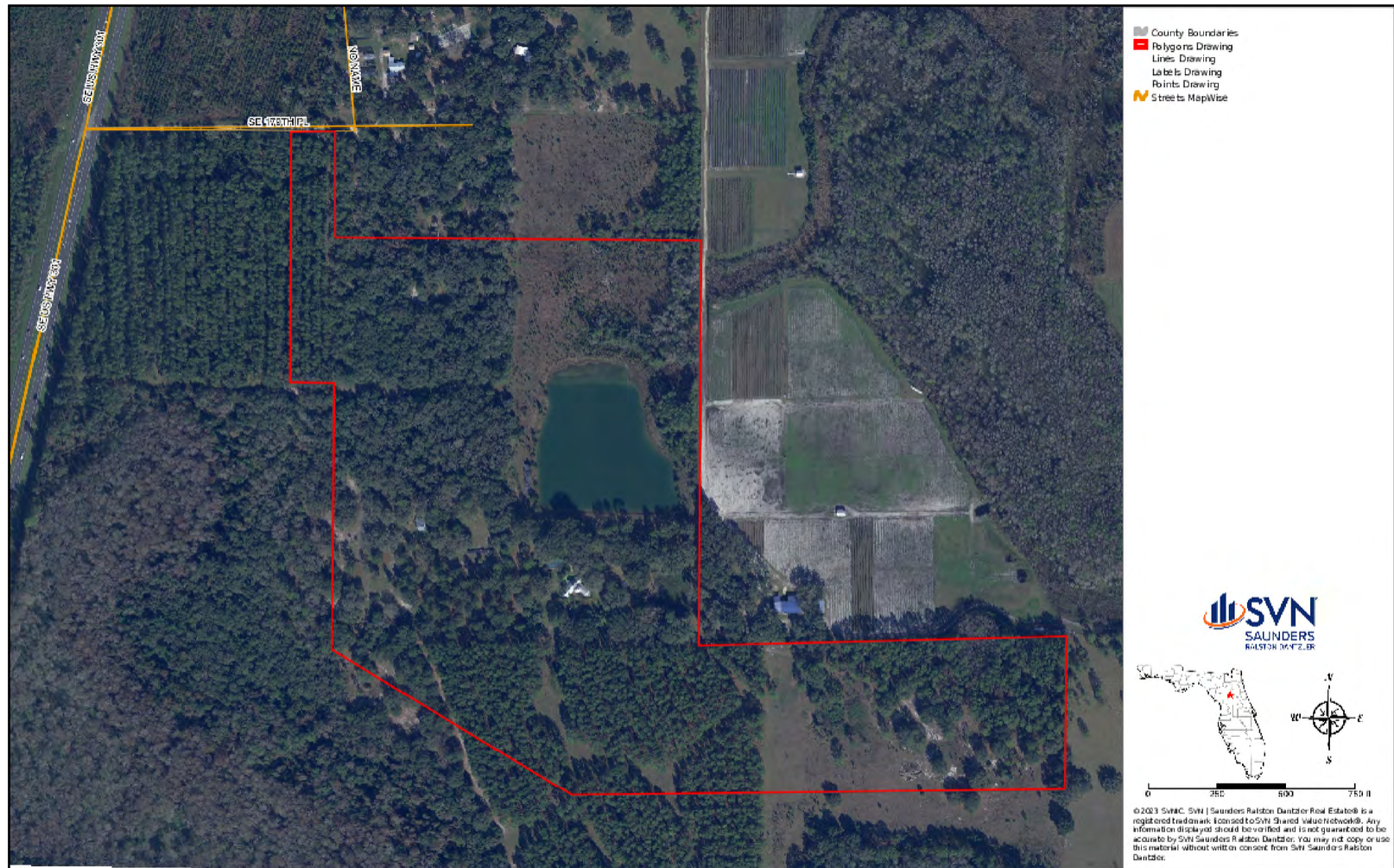
## LOCATION & DRIVING DIRECTIONS

Parcel:	20127-000-000 and 20167-002-000
GPS:	29.4891744, -82.0944569
Driving Directions:	Drive N on I-75, Take exit 358 to SR 326 E, In 2.6 miles turn N onto US-441, In 5.5 miles take right turn onto HWY 301 N toward Starke, 12 miles turn right onto SE 179th Pl, follow the driveway to property
Showing Instructions:	Contact Keat Waldron





# Aerial Map Overview













# Main Home













# Main Home - Living Room





# Main Home - Bedrooms





# Back Patio









# Guest Cabin









# Guest Cabin Interior & Front/Back Porch





# 5 Acre Pond Overview









# Acreage









# Enclosed Barn

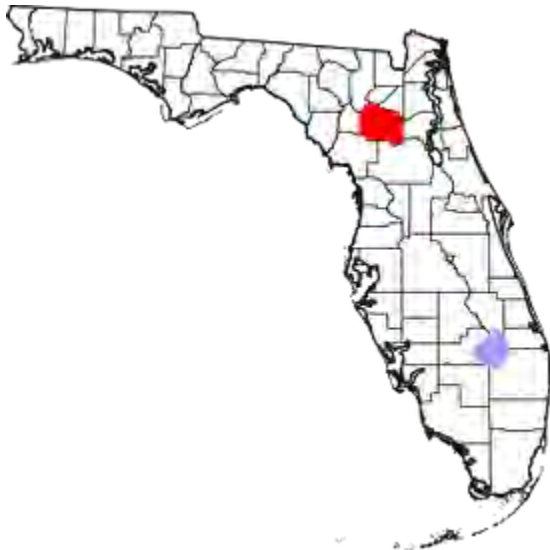








# Alachua County, Florida



## ALACHUA COUNTY

Experience the allure of Alachua County, FL—a vibrant real estate market thriving on diverse sectors like education, healthcare, and technology, centered around the prestigious University of Florida. This county offers not only career opportunities, but a lifestyle shaped by academic excellence and a burgeoning professional identity driven by students and residents alike. Discover historic homes and landmarks in Alachua's diverse ecosystem, exuding character. Expect steady real estate value growth fueled by a thriving population and diverse economy. Enjoy green initiatives, easy transit, and recreational havens, setting the perfect stage for your new chapter in this remarkable region of North Florida.





**KEAT WALDRON, ALC**

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## PROFESSIONAL BACKGROUND

Keat Waldron, ALC, is a Senior Advisor and certified Land Specialist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

In 2021, Keat was recognized as the youngest Accredited Land Consultant (ALC) in the state of Florida. He has transacted land sales in 12 different counties throughout the central Florida corridor and has experience in selling everything from transitional tracts slated for development to large ranches consisting of thousands of acres. His expanded case specific knowledge in various markets has made him a vital resource in the transactional process when it comes to buying or selling land, always ensuring that his client's interests are being met. Throughout his career, he has a 100% success rate in selling properties that he has listed.

Keat holds a Bachelor of Science in Food and Resource Economics with a specialization in Agribusiness and Marketing Management, along with a minor in Business Administration from the University of Florida (UF). Upon graduation, Keat worked as a licensed real estate associate and auctioneer for one of the most prominent real estate auction firms in the country. He is a 7th-generation Floridian from Sebring, FL (Highlands County) and grew up with a passion for hunting, fishing, and the outdoors. His family has long ties to Florida land and the agricultural industry, which helped develop his keen interest in the field of real estate over the years.

Keat specializes in:

- Large Acreage Ranch Land
- Income Producing Agricultural Land
- Recreational/Hunting Land
- Transitional Development Land



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