

MORAN'S PRAIRIE HUNTING & RECREATION TRACT

4610 NE CR 1469
ORANGE HEIGHTS, FL 32640

Greg Driskell

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Property Overview



Sale Price

\$450,000

PROPERTY OVERVIEW

Moran's Prairie Hunting & Recreation Tract features 141+ acres of beautiful Florida forestland. Pine and live oak hammocks, planted pine uplands, and pristine cypress stands comprise a recreational property that's easily accessible from Gainesville and Ocala, yet feels miles away from civilization. Alachua County is known for large bucks and some great racks are seen every year. Long-bearded gobblers love to roost in the tall trees on the property, too. Bring your RV and spend the season, as underground utilities feed not only the rustic pole barn/cook house and equipment shed, but also several campsites.

OFFERING SUMMARY

Acreage:	141± Acres
Price / Acre:	\$3,187
City:	Orange Heights
County:	Alachua
Property Type:	Land, Recreational Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	22% uplands
Soil Types:	<ul style="list-style-type: none">• Monteocha Loamy Sand• Lochloosa/Bonneau/Sparr Fine Sands
Taxes & Tax Year:	\$552.18 for 2023
Zoning / FLU:	Agriculture
Water Source & Utilities:	Private well. Underground power by Clay Electric Co-op
Nearest Point of Interest:	Lake Santa Fe and the town of Melrose within a few miles, while Gainesville and the University of Florida are less than 30 minutes away.
Game Population Information:	Good deer and turkey populations





LOCATION & DRIVING DIRECTIONS

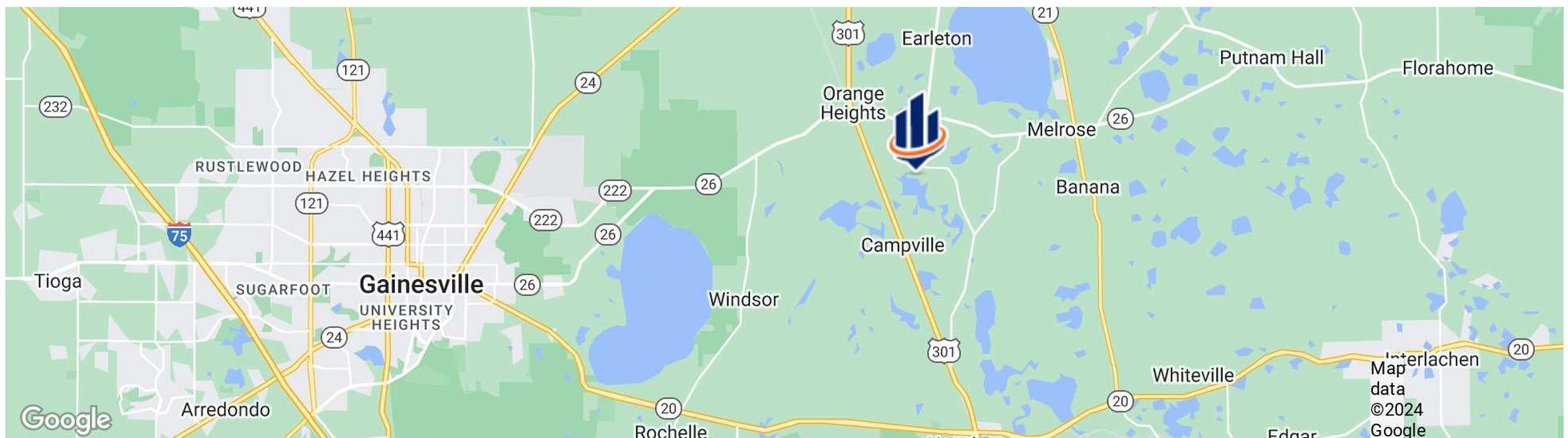
Parcel: 18849-001-000; 18847-000-000; 18939-001-000

GPS: 29.6918667, -82.111429

Driving Directions:

- From US 301 and SR 26 in Orange Heights: go 1.9 miles east on SR 26 to CR 1469 and turn right [south]

- Then 1.1 miles to gate on right
- Property is 3/10 mile south on driveway





Additional Photos



Additional Photos



Additional Photos





GREG DRISKELL

Senior Advisor

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PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. [NRPS], a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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JOHN A. "TONY" WALLACE, CF

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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