



# MCGEE BRANCH WEST TRACT

STATE ROAD 24  
OTTER CREEK, FL 32626

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# Property Overview



Sale Price **\$16,380,900**

## OFFERING SUMMARY

Acreage: 6,067 Acres  
Price / Acre: \$2,700  
City: Otter Creek  
County: Levy  
Property Type: Timberland

## PROPERTY OVERVIEW

The McGee Branch West Tract, 6,067 acres of productive timberland located in Levy County, FL, is an exceptional timberland investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations established with seedlings from some of the South's premier tree nurseries using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress in the wetlands and along McGee Branch provide excellent wildlife habitat and deer, Osceola wild turkey, hogs and small game are plentiful. A well maintained road system and direct entry from SR-24 provides excellent access for timber management and recreational uses.

- 830 acres of merchantable planted pine
- 1,911 acres of premerchantable planted pine
- 631 acres of harvested areas ready for reforestation
- 2,694 acres of natural timber

Additional timberland/recreational tracts also available at this location.



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Timberland</li></ul>
Uplands / Wetlands:	59% uplands, 41% wetlands
Soil Types:	Primarily Smyrna Fine Sands in the uplands.
Taxes & Tax Year:	\$19,317.41 [\$3.18/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	1.8 miles of frontage on SR-24, a two-lane paved state highway.
Nearest Point of Interest:	Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Adjacent to the Devil's Hammock Wildlife Management area and the Upper Waccasassa Conservation Area and near the Lower Suwannee National Wildlife Refuge and the Goethe State Forest.
Potential Recreational / Alt Uses:	The property has been in commercial timber production for decades.
Game Population Information:	Plentiful deer, Osceola wild turkey, hogs and small game.
Timber Cruise:	GIS shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.

# Location



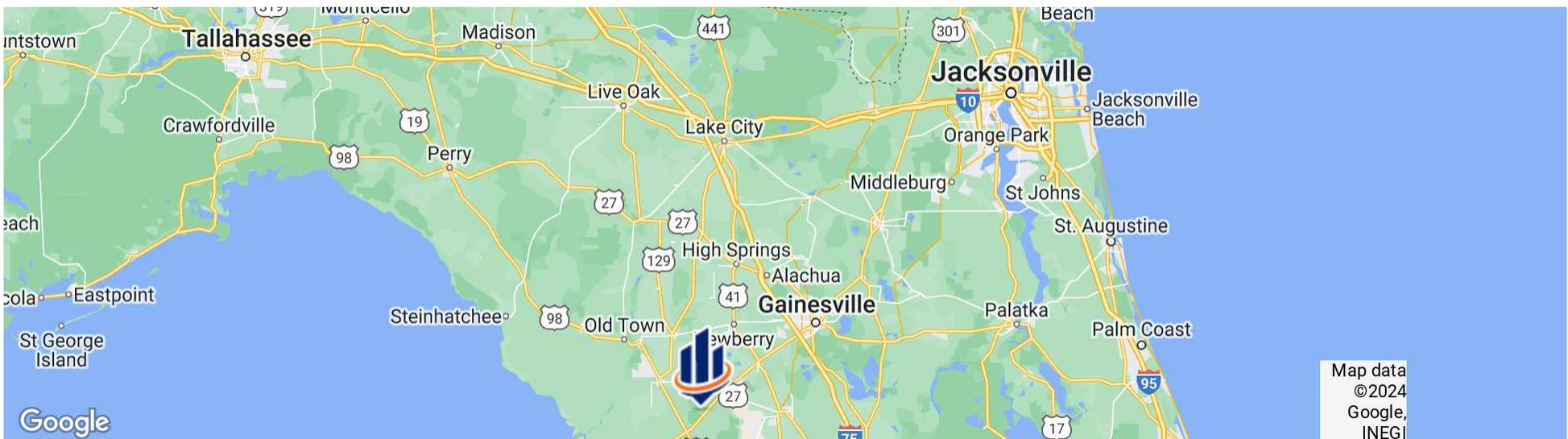
## LOCATION & DRIVING DIRECTIONS

Parcel: 250900000 251000100  
251100100 251900000  
252000000 252400000  
252500000 252600100  
253700100 253800100  
253900000 254300100

GPS: 29.3841107, -82.7079993

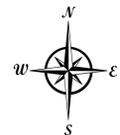
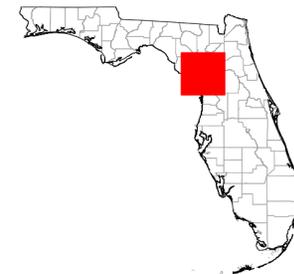
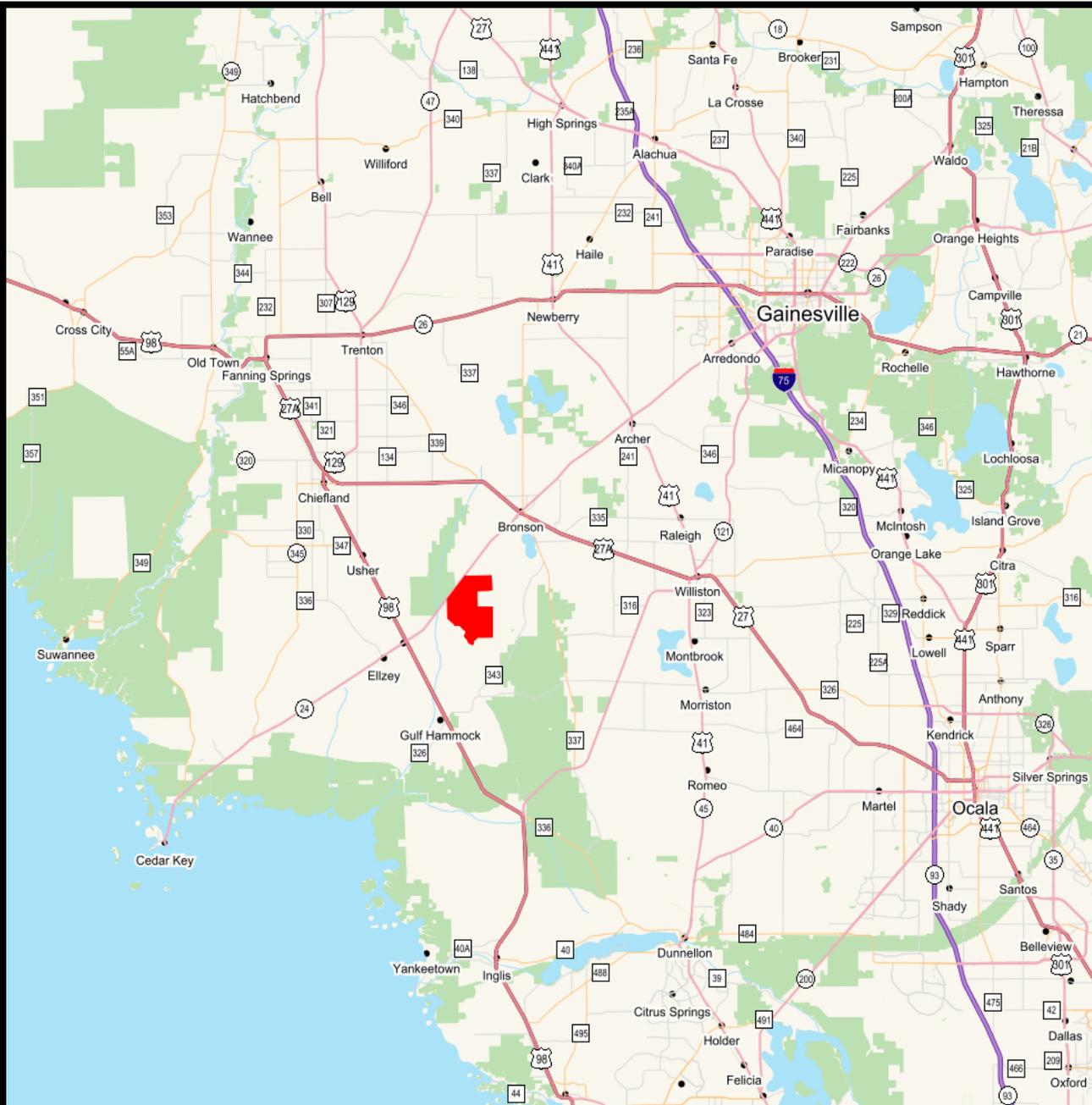
Driving Directions: At US-19 and SR-24 in Otter Creek, go west on SR-24 5.3 miles, entrance on the right.

Showing Instructions: Contact listing agent.



# McGee Branch West Tract - Location Map

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



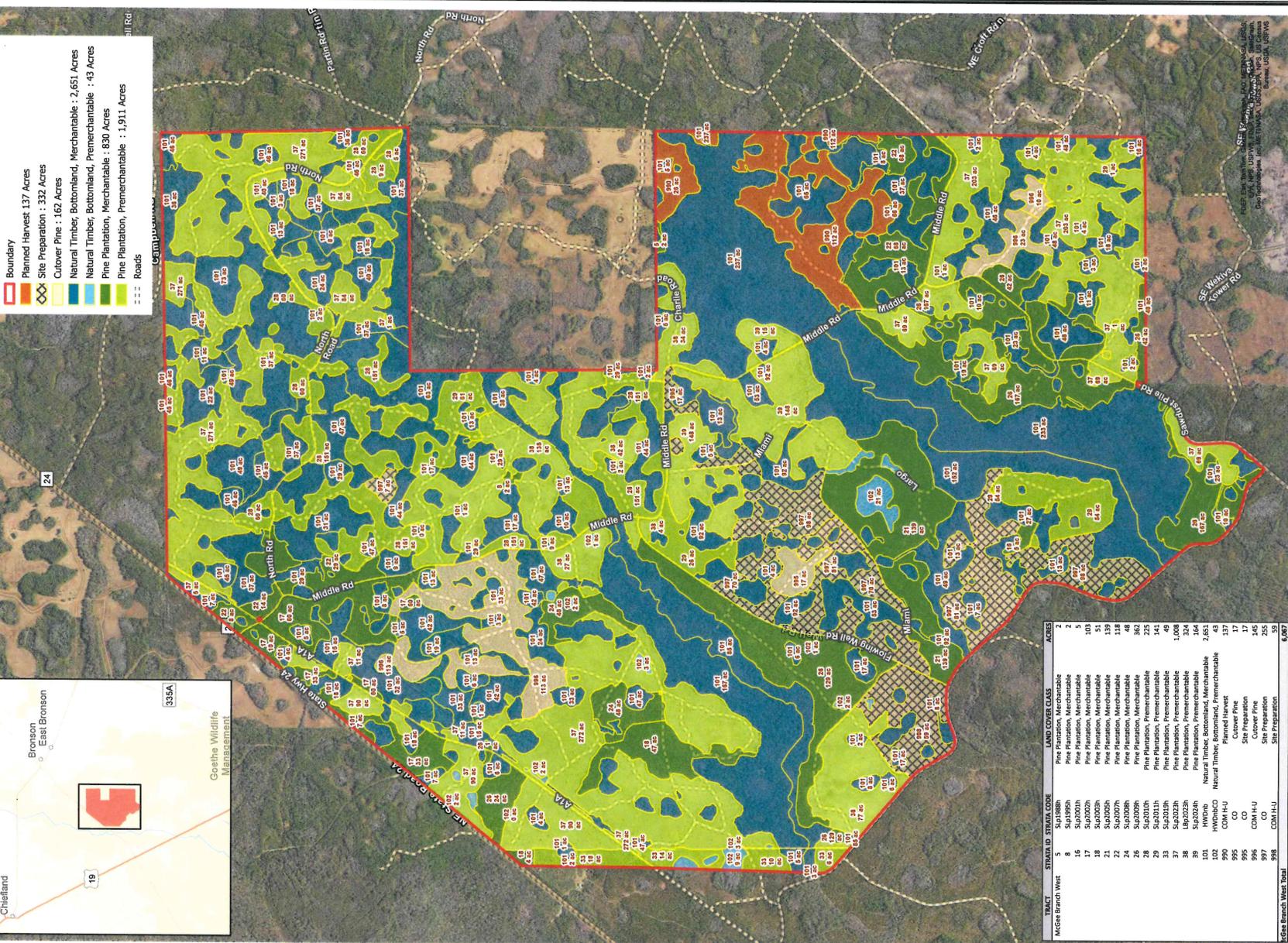
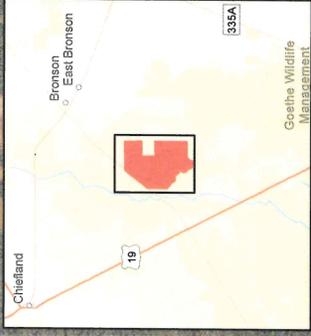
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# McGee Branch West Timberland Tract

Levy County, Florida

# Timber Stand Map

2023 NAIP Aerial Photo



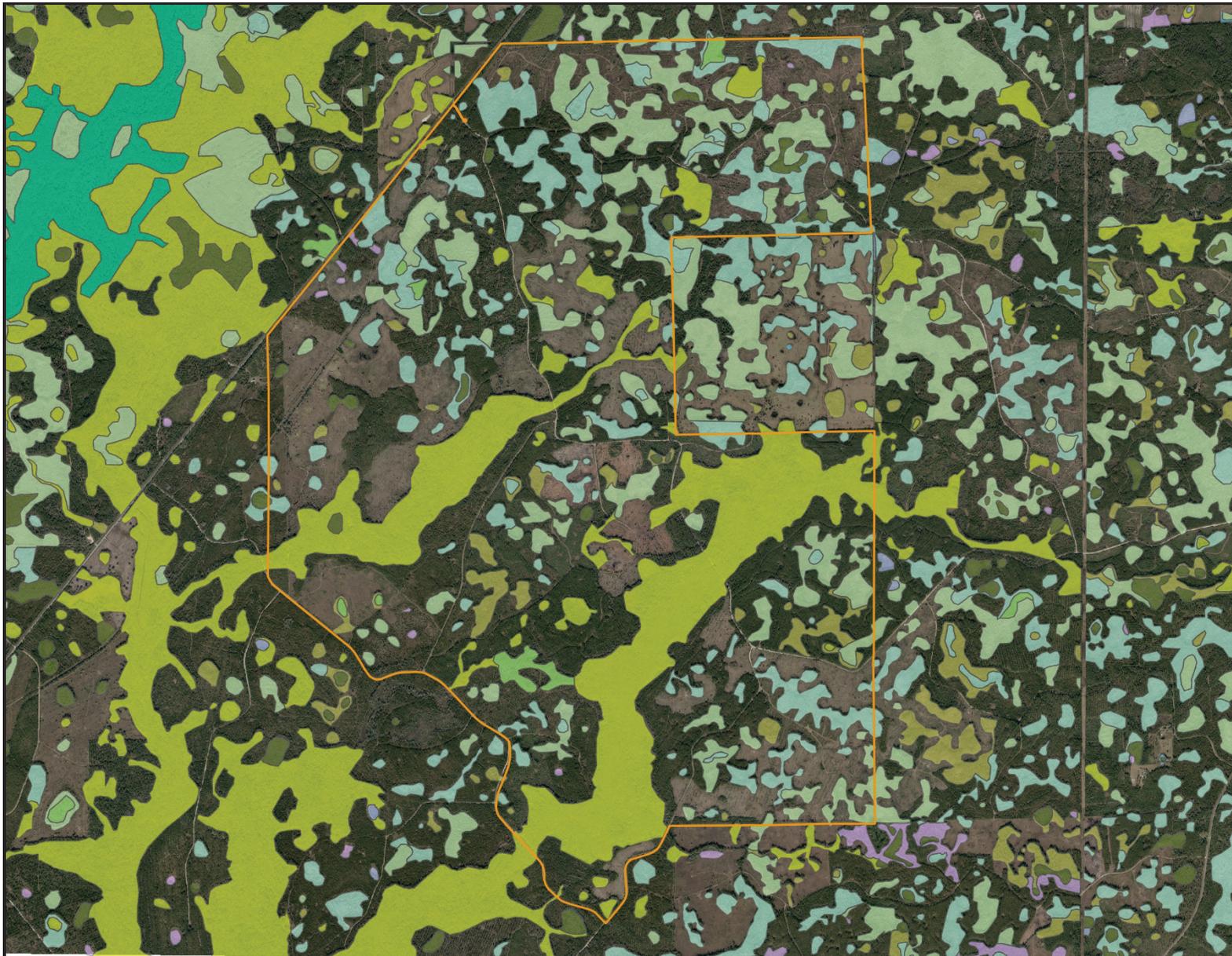
**Boundary**  
 Planned Harvest 137 Acres  
 Site Preparation : 332 Acres  
 Cutover Pine : 162 Acres  
 Natural Timber, Bottomland, Merchantable : 2,651 Acres  
 Natural Timber, Bottomland, Premerchantable : 43 Acres  
 Pine Plantation, Merchantable : 830 Acres  
 Pine Plantation, Premerchantable : 1,911 Acres  
**Roads**

TRACT	STRATA ID	STRATA CODE	LAND COVER CLASS	ACRES
McGee Branch West	5	SU4358Bh	Pine Plantation, Merchantable	2
	8	SU4359Bh	Pine Plantation, Merchantable	2
	17	SU4202Bh	Pine Plantation, Merchantable	103
	18	SU4203Bh	Pine Plantation, Merchantable	51
	21	SU4205Bh	Pine Plantation, Merchantable	139
	22	SU4207Bh	Pine Plantation, Merchantable	118
	23	SU4208Bh	Pine Plantation, Merchantable	118
	26	SU4209Bh	Pine Plantation, Merchantable	362
	28	SU4210Bh	Pine Plantation, Premerchantable	225
	29	SU4211Bh	Pine Plantation, Premerchantable	141
	33	SU4213Bh	Pine Plantation, Premerchantable	49
	34	SU4214Bh	Pine Plantation, Premerchantable	1,324
	38	LB62023Bh	Pine Plantation, Premerchantable	164
	39	SU42024h	Pine Plantation, Premerchantable	2,651
	101	HW04b	Natural Timber, Bottomland, Merchantable	43
	102	HW04c	Natural Timber, Bottomland, Premerchantable	43
	985	COH-HU	Cutover Pine	17
	995	CO	Site Preparation	17
	996	COM-HU	Cutover Pine	145
	997	CO	Site Preparation	255
998	COM-HU	Cutover Pine	255	
999	COH-HU	Site Preparation	6,097	



**NATURAL RESOURCE PLANNING SERVICES, INC.**  
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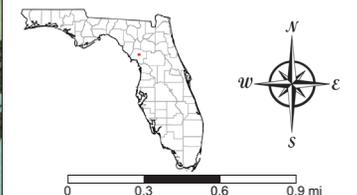
**NOTICE:**  
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 MAP CREATED ON : 04/19/2024



## McGee Branch West Tract - Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6170:	Mixed Wetland Hardwoods	1,023.8
6460:	Mixed Scrub-Shrub Wetland	627.0
6300:	Wetland Forested Mixed	598.5
6250:	Hydric Pine Flatwoods	117.9
6210:	Cypress	44.7
6130:	Gum Swamps	43.5
6430:	Wet Prairies	8.6
6410:	Freshwater Marshes	.1
5300:	Reservoirs	.0
<b>TOTAL WETLANDS</b>		<b>2,464.1</b>
<b>TOTAL UPLANDS</b>		<b>3,603.0</b>
<b>TOTAL ACRES</b>		<b>6,067.2</b>

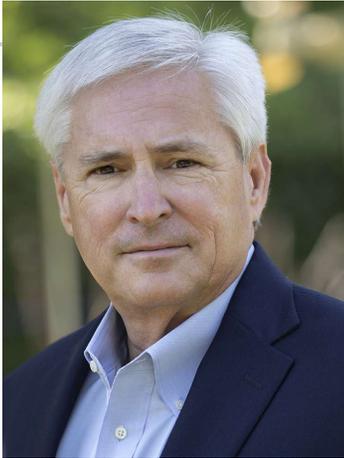


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# Additional Photos



# Meet The Team



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