



Alachua Estate Preserve

NW 62nd Avenue and County Road 235, Newberry, Florida 32669

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Offering Summary

Sale Price:	\$1,744,000
Acreage:	109 Acres
Price / Acre:	\$16,000
State:	Florida
County:	Alachua
City:	Newberry
Property Type:	Timberland Acreage and Estates Hunting and Recreational Land

Property Overview

This recreation property offers a unique upland ecosystem with diverse habitats that support multiple game species, with young Longleaf Pine and Mature live oak throughout. It is especially notable for its mature bobwhite quail population, making it an exceptional hunting and outdoor destination. Seller would like the buyer to be able to build homesite/homesites while protecting the diversity of the property by creating a conservation easement on the property.

Property Highlights

- Recreation property opportunity
- Unique upland landscape diversity
- Multiple game species. Mature bobwhite quail population

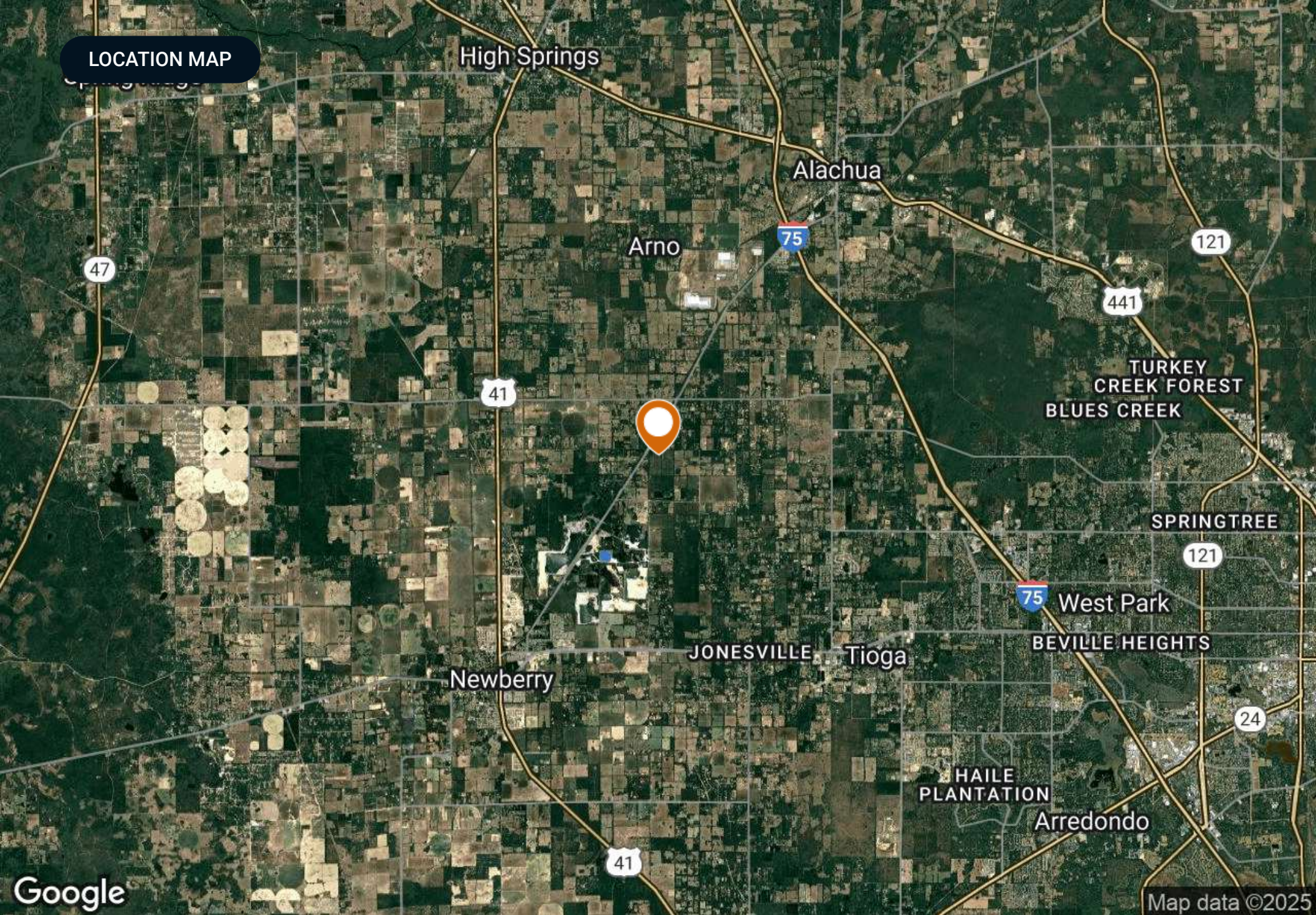


SPECIFICATIONS & FEATURES

Specifications & Features

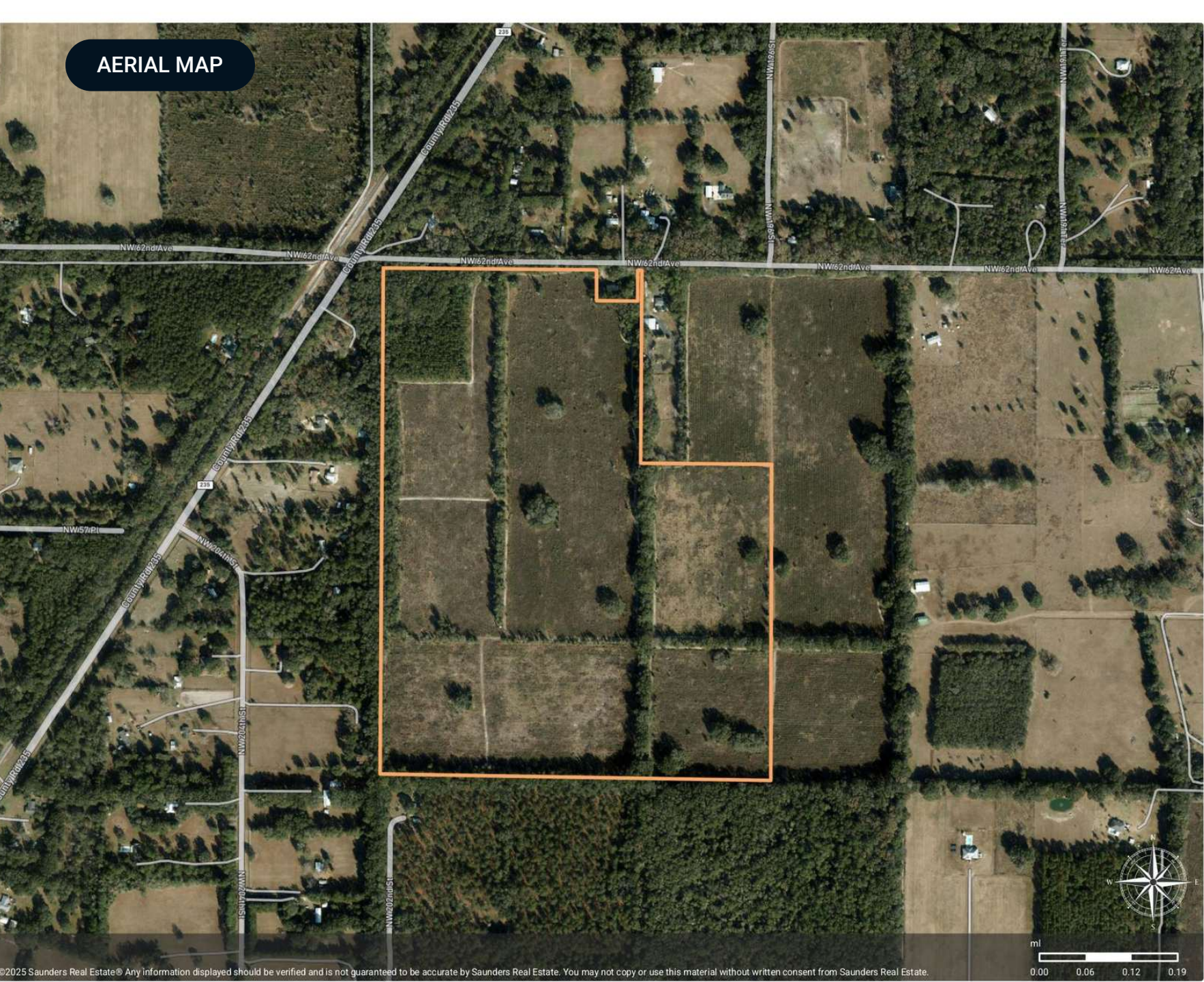
Uplands / Wetlands:	All uplands
Zoning / FLU:	Agriculture
Road Frontage:	NW 62nd Avenue
Nearest Point of Interest:	Newberry/Alachua/Gainesville
Current Use:	Agriculture and Recreation
Grass Types:	Native
Potential Recreational / Alt Uses:	Hunting, hiking, outdoor activities. Deer, turkey, bobwhite quail.
Land Cover:	Longleaf pine with massive live oaks throughout. Upper hardwood hammock.

LOCATION MAP



AERIAL MAP

Polygon



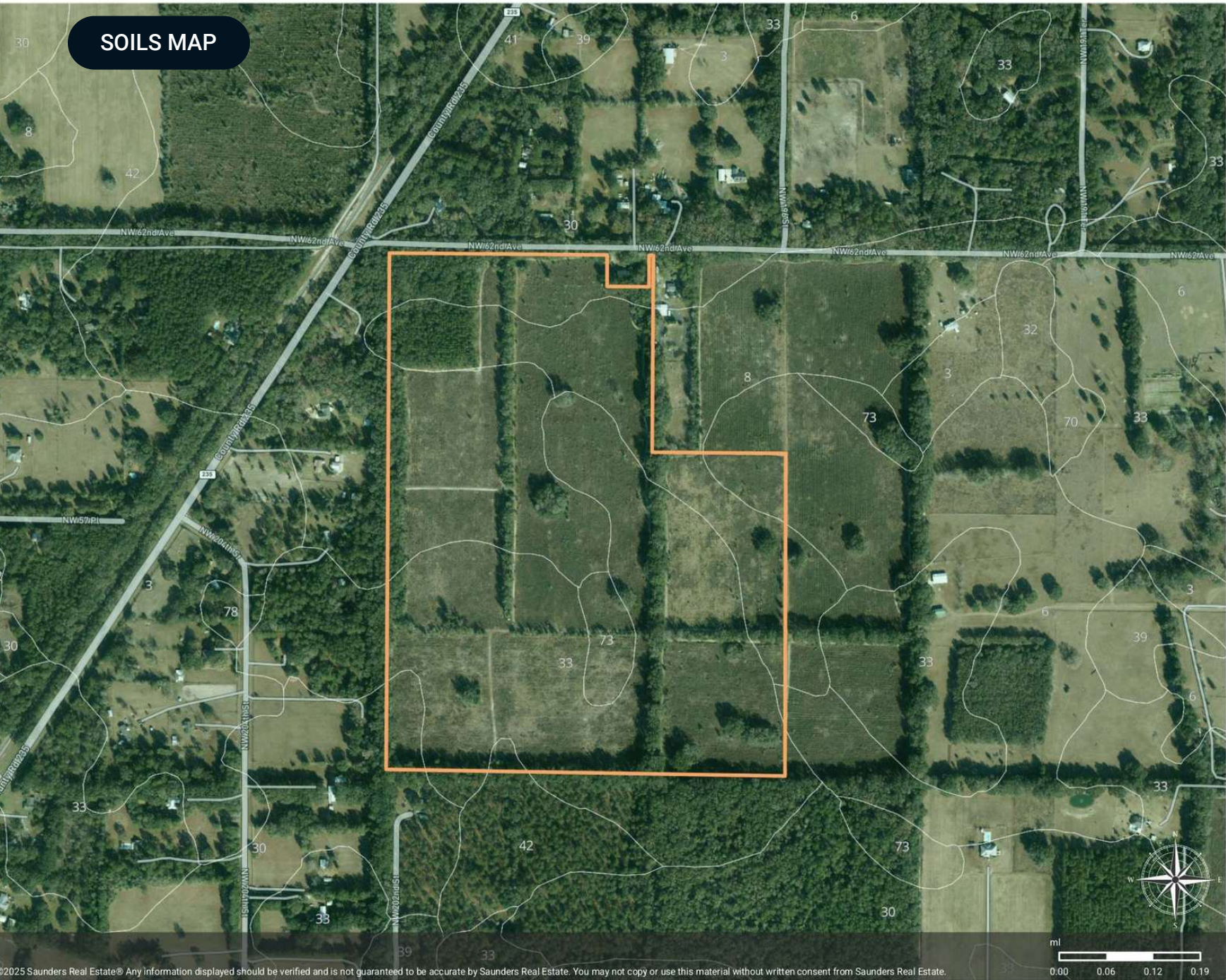
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SOILS MAP

Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
33	Norfolk	49.66
30	Kendrick	29.60
8	Millhopper	18.76
73	Kendrick	3.19
6	Apopka	2.38
42	Pedro	0.49
TOTAL		104.09

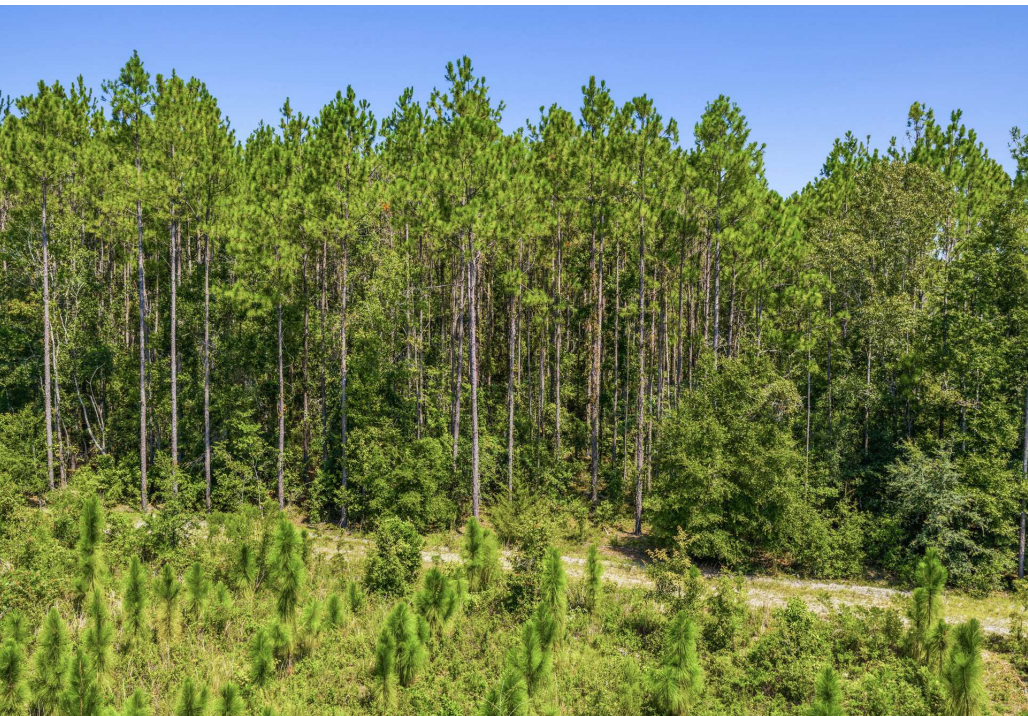


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ADDITIONAL PHOTOS



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