

CRESCENT GOLD

475± acres

Putnam County, FL

**PRICE
REDUCED**



AGRIBUSINESS/RECREATION VALUE & APPEAL

From an agricultural standpoint, this property offers 41 growing tunnels (in various sizes). These tunnels provide shade for growing beans, peppers, greens, tomatoes, squash, and cucumbers as well as other “truck or row crop” fruit and vegetable varieties. These tunnels help with plant growth by protecting the crop from the elements. Cattle ranching and other agricultural ventures are not far from being a reality. In addition to the growing tunnels, dozens of more acres have been, and can be, placed into production throughout the property.



Deer, turkey and other wildlife species call this property home. Hunters and fishermen take notice; this property offers opportunities for both hunting and fishing. Enjoy stunning sunrises and views that stretch over Lake Margaret (a spring-fed, sand bottom lake). Enjoy water skiing, boating, swimming and fishing on Lake Margaret. There is currently a “white sand beach” that is on the property that follows the shores of Lake Margaret. The land cover consists of scrub and live oak trees, pines, and other natural Florida vegetation. The St. Johns River is located one mile to the west (as the crow flies). Recreational enthusiasts can enjoy all that the river has to offer throughout the year.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



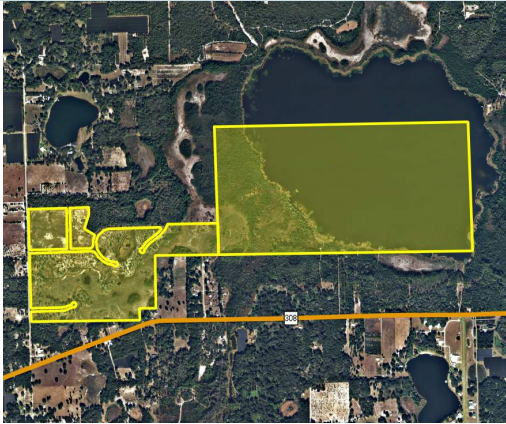
CRESCENT GOLD

475± acres

Putnam County, FL

**PRICE
REDUCED**

LAND FOR SALE



LOCATION

Beulah Church Road, Putnam County. 7 miles west of Crescent City, 1,000' north of CR 308

SIZE

475± acres - WILL DIVIDE (to be negotiated upon buyer's proposal)

PRICE

- Old Price ~~\$1,500,000 or \$3,158/acre~~
- New Price **\$1,150,000 or \$2,421/acre- BRING OFFERS!**

WILL DIVIDE:

- 25± acre farm = \$272,500
- 450± acre ranch and lakefront = \$877,500 or \$1,950/acre

ZONING/FLU

ZONED: AG; FLU: A2

FRONTAGE

ROAD: 2,350'± on Beulah Church Rd; LAKE: 5,000'± on Lake Margaret (frontage fluctuates; own majority of lake - 290 acres)

UTILITIES

Power and well available. Septic system needed to build residential structure

DESCRIPTION

Property offers both agribusiness opportunities as well as recreational value and appeal. Seller will divide based upon needs and wants of buyer. This must be an offering that keeps the remainder of the land marketable and is agreeable by both seller and buyer. Property is 10 minutes to Crescent City, 1.5 hours to Orlando, Jacksonville and Gainesville.

PARCEL IDs

24-12-26-0000-0150-0010, 24-12-26-0000-0150-0000
19-12-27-0000-0010-0010



Offering subject to errors, omission, prior sale or withdrawal without notice.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

CRESCENT GOLD

475± acres

Putnam County, FL

**PRICE
REDUCED**

DRIVE TIMES

1.5 hours from Orlando and Jacksonville

10 minutes from Welaka

10 minutes to Crescent City

30 minutes to Palatka

1 hour to the Florida East Coast

(beaches, fishing, dining, etc...)

45 minutes to I-95

1.5 hours to Gainesville, Ocala and I-75

AGRICULTURE OPERATION STRUCTURES

All located on 25± acre farm tract offered separately.

23 – 24' x 300' Haygrove High Tunnels

12 – 24' x 150' Haygrove High Tunnels

6 – 24' x 50' Haygrove High Tunnels

Information on Haygrove High Tunnels can be found here: www.haygrove.com

All tunnels are used for production ag operations. Owner is currently growing various varieties of (with potential to grow other crops as well): tomatoes, squash, beans, peppers, cucumbers, greens and other production "row or truck crop" fruits and vegetables.

All growing tunnels are fully irrigated (see irrigation information below). A small cabin and a few small sheds are currently on the property.

IRRIGATION

1 - 4" well at house site

1 - 8" well for tunnels (operated by 25HP electric pump, drip irrigated, fertigation system in place)



— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



CRESCENT GOLD

475± acres

Putnam County, FL

**PRICE
REDUCED**



PROPERTY MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

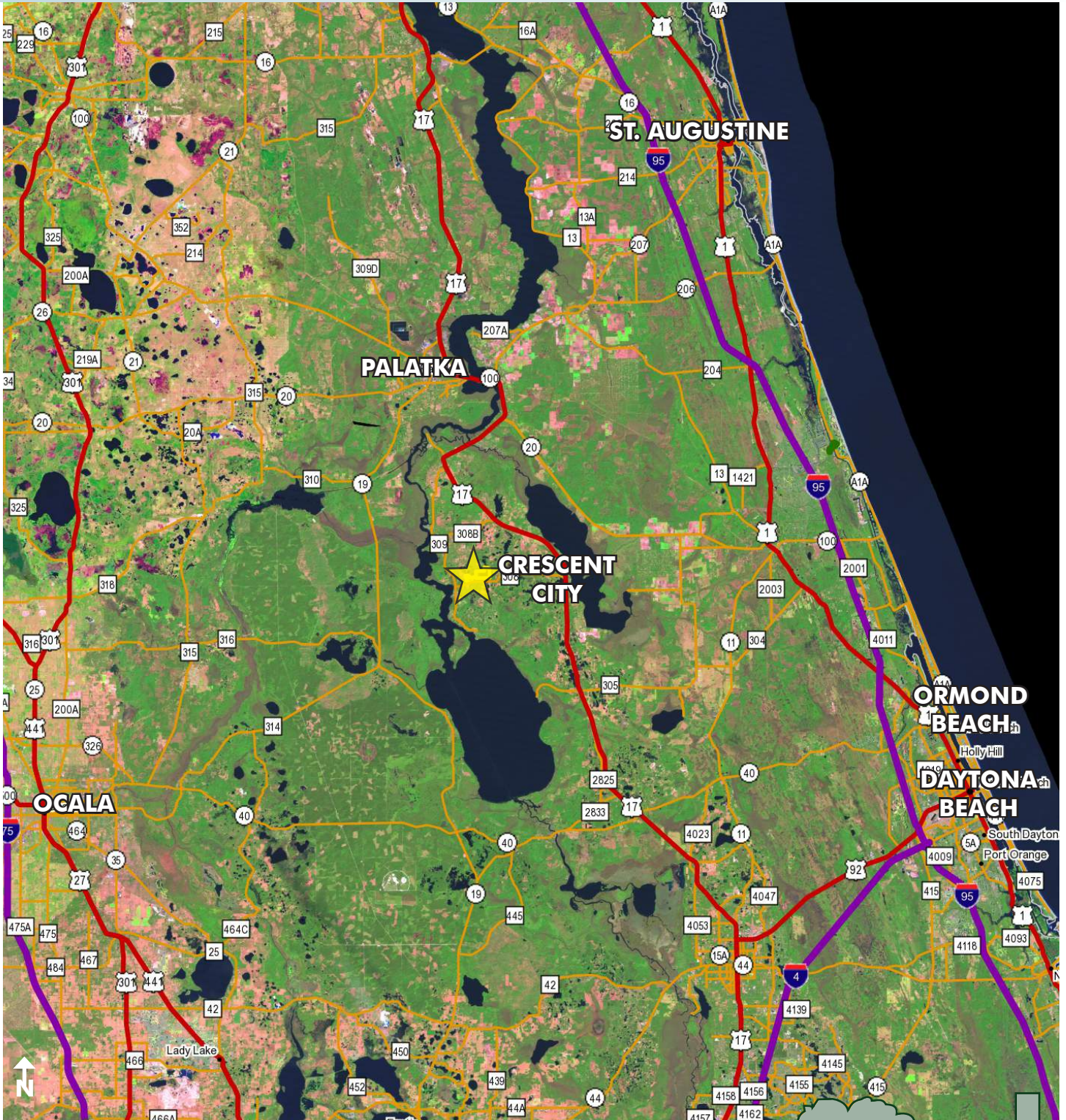


CRESCENT GOLD

475± acres

Putnam County, FL

**PRICE
REDUCED**



LOCATION MAP

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

