

CALEDONIA & FL CRACKER RANCHES

1,920± total acres available
Alachua & Putnam Counties, FL

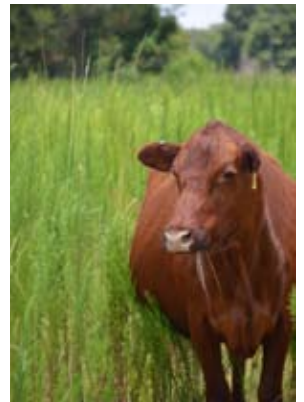


CENTRAL FLORIDA RANCHING & WILDLIFE

Enjoy the beauty of natural Florida on your own private ranch. Improved pastures and cross-fenced areas provide ideal grazing for cattle and horses.

Hay fields provide cattle with homegrown hay or could provide opportunities for other crops. Native Florida animal species, including deer, turkey and dove can be found throughout the oak hammocks, pine stands and cypress trees that are located on the property.

TOTAL ACREAGE:
1,920± acres
PRICE: \$7,296,000



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

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



CALEDONIA & FL CRACKER RANCHES

1,920± total acres available
Alachua & Putnam Counties, FL



STRUCTURES

- One large, brick main residence totaling 3,038SF with 4 bedrooms, 4 baths, fireplace, 20x40 pool with slide and diving board, dog kennel with separate septic
- 4,610SF metal shop concrete floor, with water and wired for 220 electric
- 12,000SF barns with metal roof, water, and wired for 220 electric will hold 3,500± round bails of hay
- One 24x56 2006 mobile home, 3 bedrooms, 2 baths, well and septic
- One 24x36 2000 mobile home 3 bedrooms, 2 baths, well and septic
- One 40x120 barn, with 20x40 "cowboy bunk house" area including full bathroom, water and AC
- Horse pens & cow pens with catwalk

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

FLORIDA CRACKER RANCH LOCATION

1205 NE County Road 219A, Hawthorne, FL 32640. 30 miles east of Gainesville in Alachua and Putnam counties (central FL).

SIZE

1,315± acres

PRICE

\$4,997,000 or \$3,800/acre

ZONING/FUTURE LAND USE

Agricultural. FLU: Putnam Ag 2 (1 du/20ac max), Alachua Rural/Ag (1 du/5ac)

ROAD FRONTAGE/ACCESS

2,735'± on CR 219A. Access on CR 219A, CR 1474 & Price Road (S&E sides of property)

UTILITIES

Ample power available on site; septic.
Wells: 6 - 4" wells.

DESCRIPTION

Located on site are 214± acres of hard wood and pine trees. This ranch is border fenced and cross-fenced with paddocks and a lane to assist with rotational grazing. Roads located throughout the ranch provide access to a Florida dreamland. Many native Florida species call this ranch home. Cattle pens with semi trailer loading capability give ranchers the ability to have a productive cattle business. Hay fields provide ample opportunity for homegrown hay for cattle or other crops. This land is mostly comprised of improved pasture land, ideal for cattle and other livestock.

LAND FOR SALE

— 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

CALEDONIA & FL CRACKER RANCHES

1,920± total acres available
Alachua & Putnam Counties, FL



LAND FOR SALE

CALEDONIA RANCH LOCATION

2471 NE County Road 219A, Melrose, FL 32666. 30 miles east of Gainesville, in Alachua County (central FL).

SIZE

605± acres

PRICE

\$2,299,000 or \$3,800/acre

ZONING/FUTURE LAND USE

Agricultural. FLU: Rural/Ag (1 du/5ac max)

ROAD FRONTAGE

2,890'± on CR 219A

UTILITIES

Ample power available on site; septic.
Wells: 2 - 4" wells, 1 - 8" well.

DESCRIPTION

Caledonia Ranch is the perfect setting to relax and enjoy the country life. Surrounded by 605± acres you can savor your morning coffee on the patio and watch the best of Florida wildlife stroll past - deer, turkey and other native species call this ranch home. This beautiful property is ideal for ranching, relaxation, recreation, equestrian enthusiasts and living.

STRUCTURES

- One main home built in 2005 with a total of 3,208SF with 3 bedrooms, 2 baths
- One 1999 mobile home with a total of 924SF with 3 bedrooms, 2 baths
- Hay Barn
- Tack Barn
- Cattle Pens

PARCEL IDs

18918-001-003, 18915-004-000,
18901-002-000, 18901-001-000,
19048-001-001, 18915-000-000,
19044-001-000, 19048-002-000

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

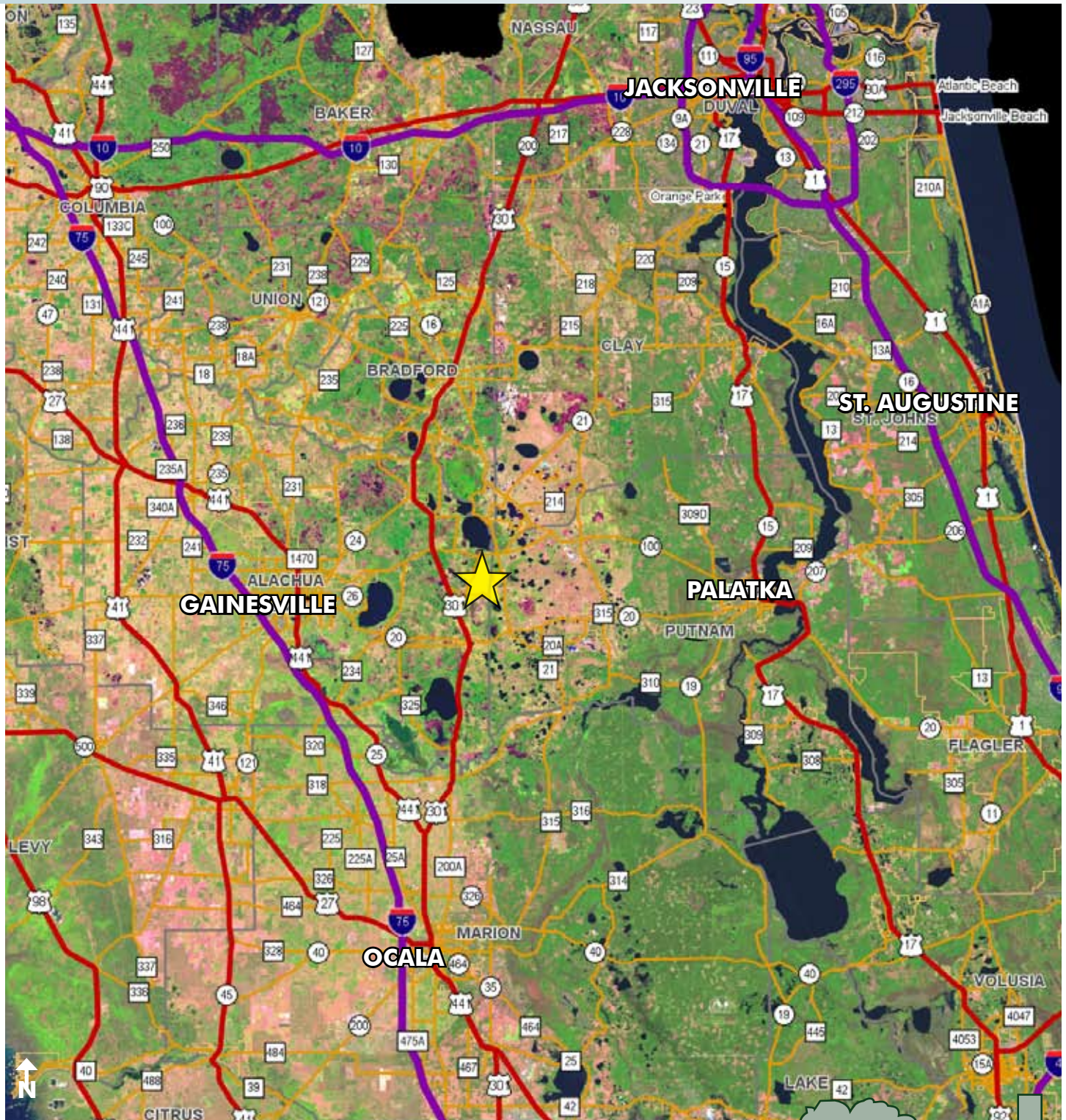
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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



CALEDONIA & FL CRACKER RANCHES

1,920± total acres available
Alachua & Putnam Counties, FL



LOCATION MAP

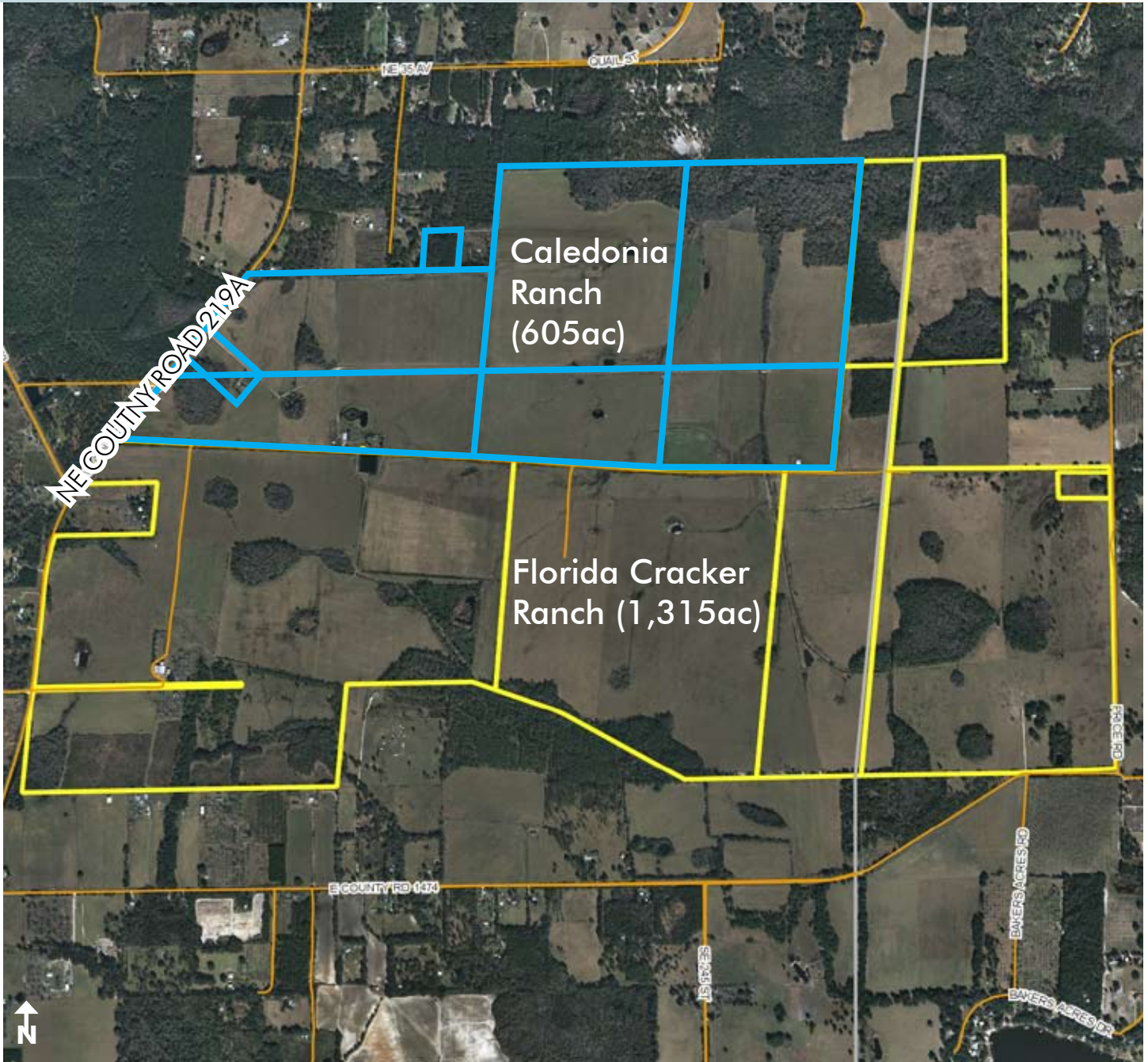
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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



CALEDONIA & FL CRACKER RANCHES

1,920± total acres available
Alachua & Putnam Counties, FL



PROPERTY MAP

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

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

