

FLORIDA CRACKER RANCH

1,315± acres (1,920± total acres available)
Hawthorne, FL



PARCEL IDs

18901-000-000, 19048-001-000, 19048-000-000, 19044-001-001, 19044-000-000, 31-09-23-0000-0080-0010, 31-09-23-0000-0080-0000, 30-09-23-0000-0120-0000

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), AlachuaRural/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.

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

LAND FOR SALE

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Licensed Real Estate Broker

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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



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HUNTING OPPORTUNITIES

While this is a traditional working ranch it also provides ample opportunities for Florida wildlife. Deer, turkey, doves and other species native to Florida can be found among the pine trees and oaks. The old Florida oaks, pines and cypress trees provide the perfect cover for the avid hunter. Fishing opportunities also exist on the property - located in the ponds and creek areas.



PASTURE LAND

Large mostly improved pastures. Fully fenced and cross-fenced, set up for intense rotational grazing for cattle with ponds or water troughs throughout for cattle.



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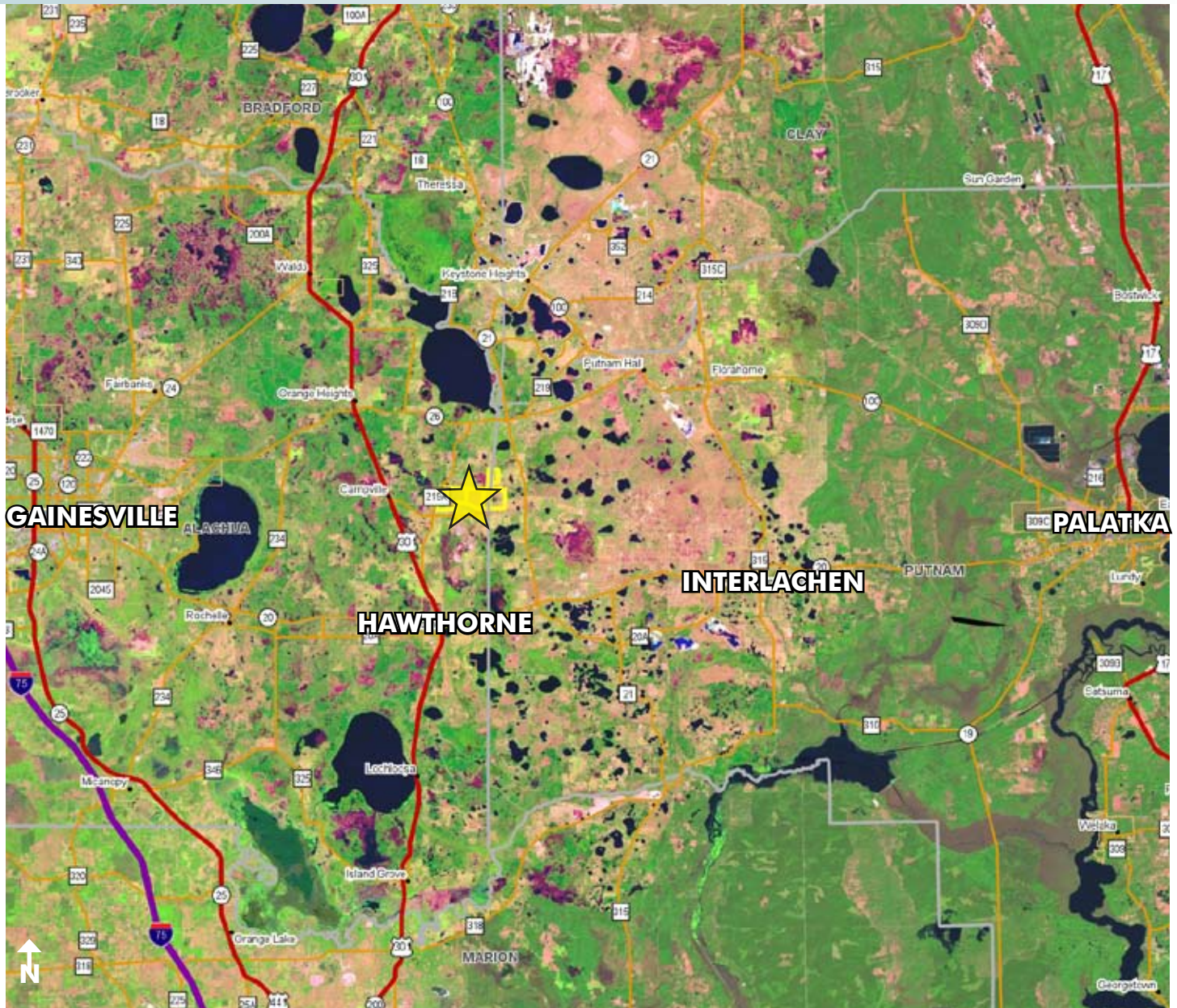
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LOCATION MAP

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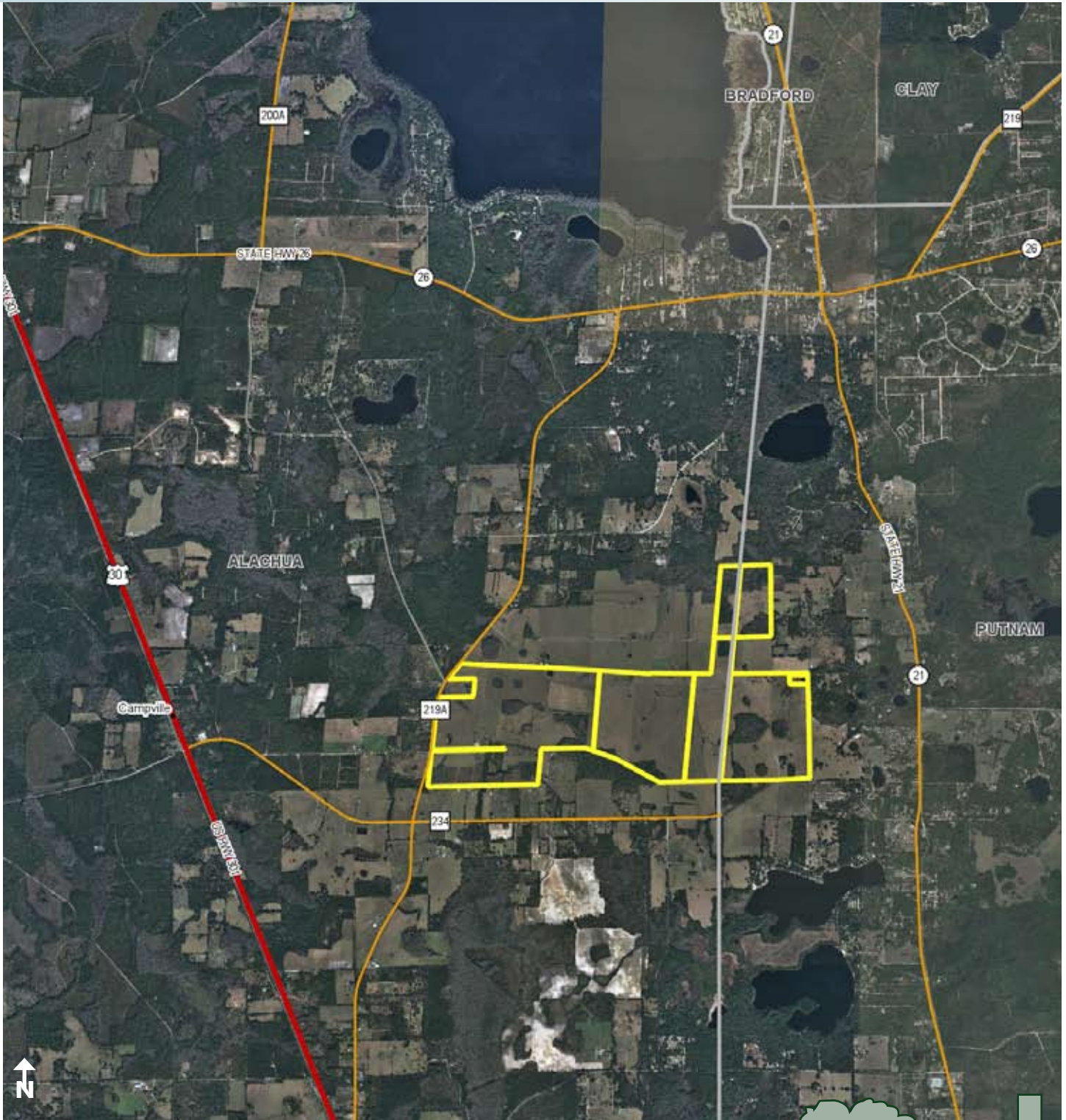
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REGIONAL MAP

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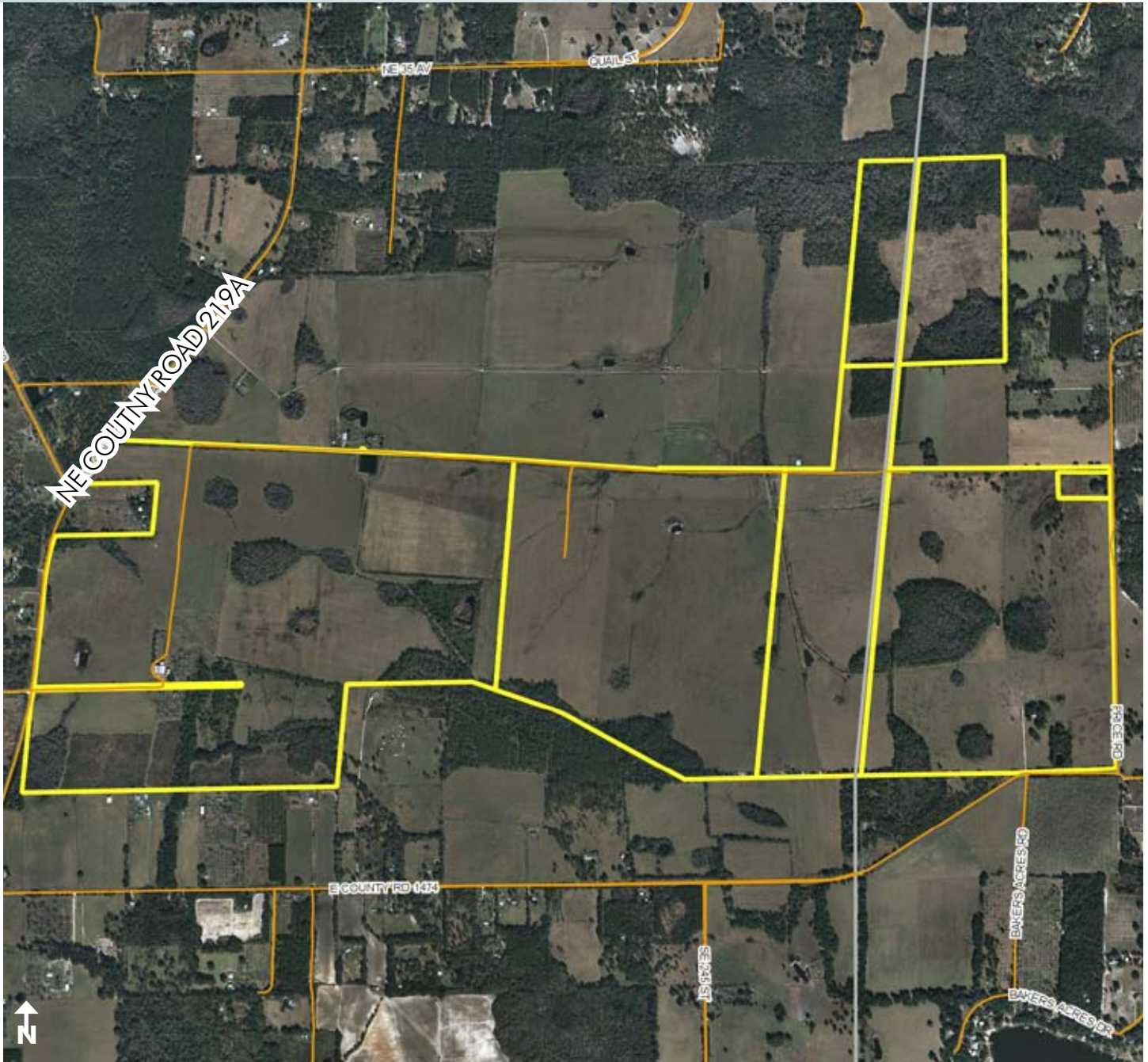
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PROPERTY MAP

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