



SUWANNEE COUNTY FARM

Suwannee County Farm, TBD 180th Street, McAlpin, FL 32062

Jeff Bewsher

352.317.0586

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John A. "Tony" Wallace, CF

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PROPERTY OVERVIEW



Sale Price	\$585,000
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OFFERING SUMMARY

Acreage:	78± Acres
Price / Acre:	\$7,500
City:	McAlpin
County:	Suwannee
Property Type:	Equestrian, Land Investment, Ranch

PROPERTY OVERVIEW

The property is a beautiful rolling hay field. The eastern boundary is lined with mature hardwoods. The site has potential income from hay production or it could be converted to pasture. The location is excellent for developing a country residential estate with paved road frontage. It is convenient to Lake City and also close to the springs and rivers for recreation. The quiet country setting makes it an excellent investment opportunity.

*Mineral Rights Not Included In Sale

SPECIFICATIONS & FEATURES



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Land Types:	<ul style="list-style-type: none">• Equestrian• Land Investment• Ranch
Uplands / Wetlands:	99% uplands
Soil Types:	Blanton Complex
Taxes & Tax Year:	\$434 in 2023
Zoning / FLU:	Agriculture 1 (1 d.u. per 5 acres)
Road Frontage:	Paved Road Frontage on 180th Street
Nearest Point of Interest:	12 miles from Lake City, Florida. 12 miles to Ichetucknee Springs and the Santa Fe River.
Fencing:	None
Current Use:	The property is currently used as a hay field.
Grass Types:	Bahia Grass Mix
Land Cover:	Hay Field, Potential Pasture
Structures & Year Built:	No Structures

LOCATION

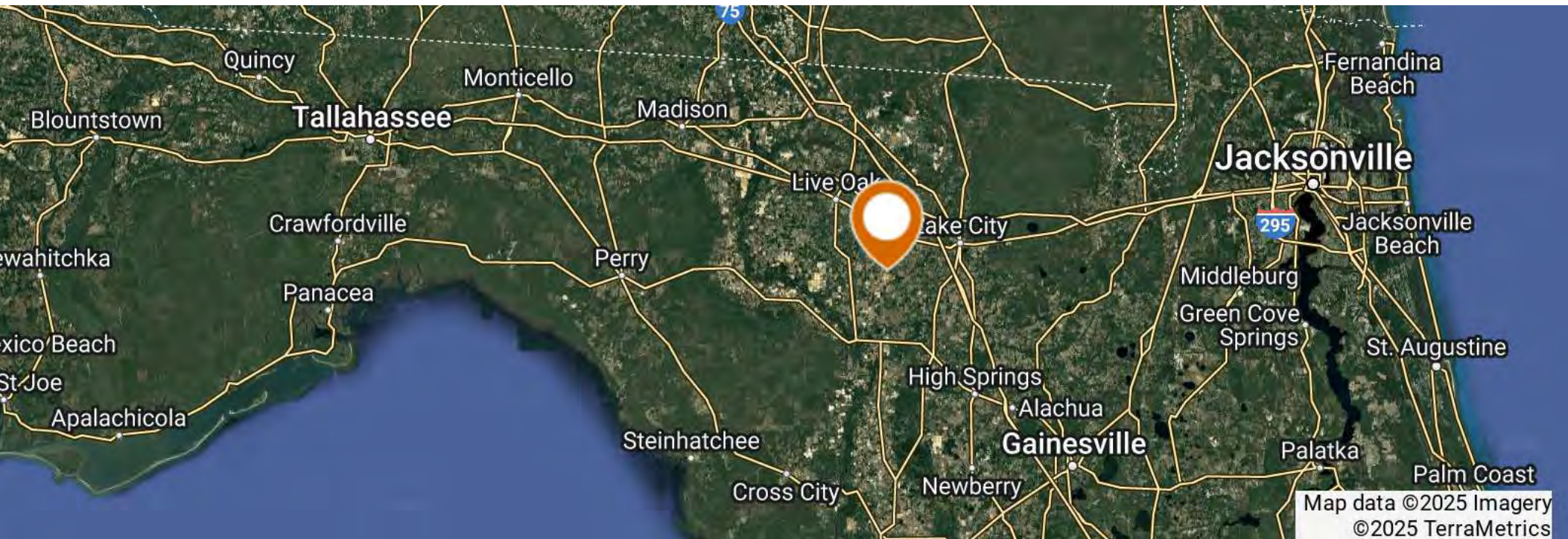


LOCATION & DRIVING DIRECTIONS







Parcel:

GPS: 30.1238494, -82.8399464

- The property is located seven miles south of Wellborn, FL on County Road 137 then 0.7 miles west on 180th Street



Aerial Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



JEFF BEWSHER

Senior Advisor

jeffb@saundersrealestate.com

Direct: **877.518.5263 x357** | Cell: **352.317.0586**

PROFESSIONAL BACKGROUND

Jeff Bewsher is a Senior Advisor & Certified Wildlife Biologist at Saunders Real Estate.

Jeff is a Certified Wildlife Biologist with 20 years of experience in big game management and consulting. He started his career researching white-tailed deer and black bears with the Georgia Department of Natural Resources. Currently, he serves as the Legacy Wildlife Services division manager for Natural Resource Planning Service, Inc. As division manager, Jeff oversees the development of a hunting lease management program on over 600,000 acres throughout 5 states in the Southeast, including over 1,000 individual hunting clubs.

Jeff concentrates on hunting and timberland recreational properties. His background as a wildlife professional gives him extensive knowledge of deer management and recreational property development. He works with landowners and hunting clubs to improve the quality and quantity of game species on their property. Jeff knows that every recreational property is different and must be managed accordingly to meet the objectives of the landowner. Understanding the wildlife resources and the value they provide helps Jeff serve our landowner clients and customers looking for the right recreational property.

Jeff is a member of The Wildlife Society, the Quality Deer Management Association, and the National Wildlife Turkey Federation. Jeff is also a lifelong sportsman. When not in the woods working, he spends his free time hunting, fishing, and horseback riding. Jeff and his wife of 14 years have one daughter.

Jeff specializes in:

- Hunting and Recreational Tracts
- Conservation Properties
- Timberland

Saunders Real Estate
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ADVISOR BIOGRAPHY



JOHN A. "TONY" WALLACE, CF

Senior Advisor

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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