



# SMITH ROAD TRACT

CR-343

BRONSON, FL 32621

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# Property Overview



Sale Price **\$2,612,200**

## OFFERING SUMMARY

Acreage: 706 Acres  
Price / Acre: \$3,700  
City: Bronson  
County: Levy  
Property Type: Timberland, Recreation

## PROPERTY OVERVIEW

The Smith Road Tract, 706 acres of productive forestland located in Levy County, FL, is an exceptional timberland, recreation, and investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations established with seedlings from some of the South's premier tree nurseries using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress in the wetlands provide excellent wildlife habitat and deer, Osceola wild turkey, hogs and small game are plentiful. A well maintained road system and direct entry points from CR-434 and NE-177 Ave provides excellent access for timber management and recreational uses.

- 232 acres of premerchantable planted pine
- 21 acres of merchantable planted pine
- 218 acres harvested and ready for reforestation
- 218 acres of natural timber

Additional timberland/recreational tracts also available at this location.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Timberland</li></ul>
Uplands / Wetlands:	75% uplands, 25% wetlands
Soil Types:	Primarily Smyrna and Placid Fine Sands in the uplands.
Taxes & Tax Year:	\$1,954.36 [\$2.77/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	1,700' of frontage on CR-343, a 2-lane paved County Highway, and 3,100' on NE 177th Ave, a county graded road.
Nearest Point of Interest:	Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Near Devil's Hammock Wildlife Management area, the Upper Waccasassa Conservation Area, Goethe State Forest. within 1/2 hour drive to the Lower Suwannee National Wildlife Refuge.
Current Use:	Commercial timber production.
Potential Recreational / Alt Uses:	There is an active hunting and recreation program on the property and is licensed to a hunting club at top market rate.
Game Population Information:	Plentiful deer, Osceola wild turkeys, hogs, and small game.
Timber Cruise:	GIS shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.

# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 361800100 362100000  
362200000

GPS: 29.3818663, -82.63227

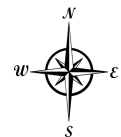
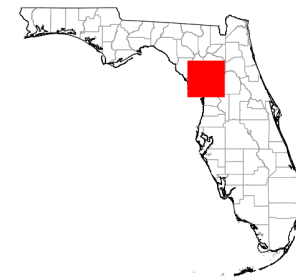
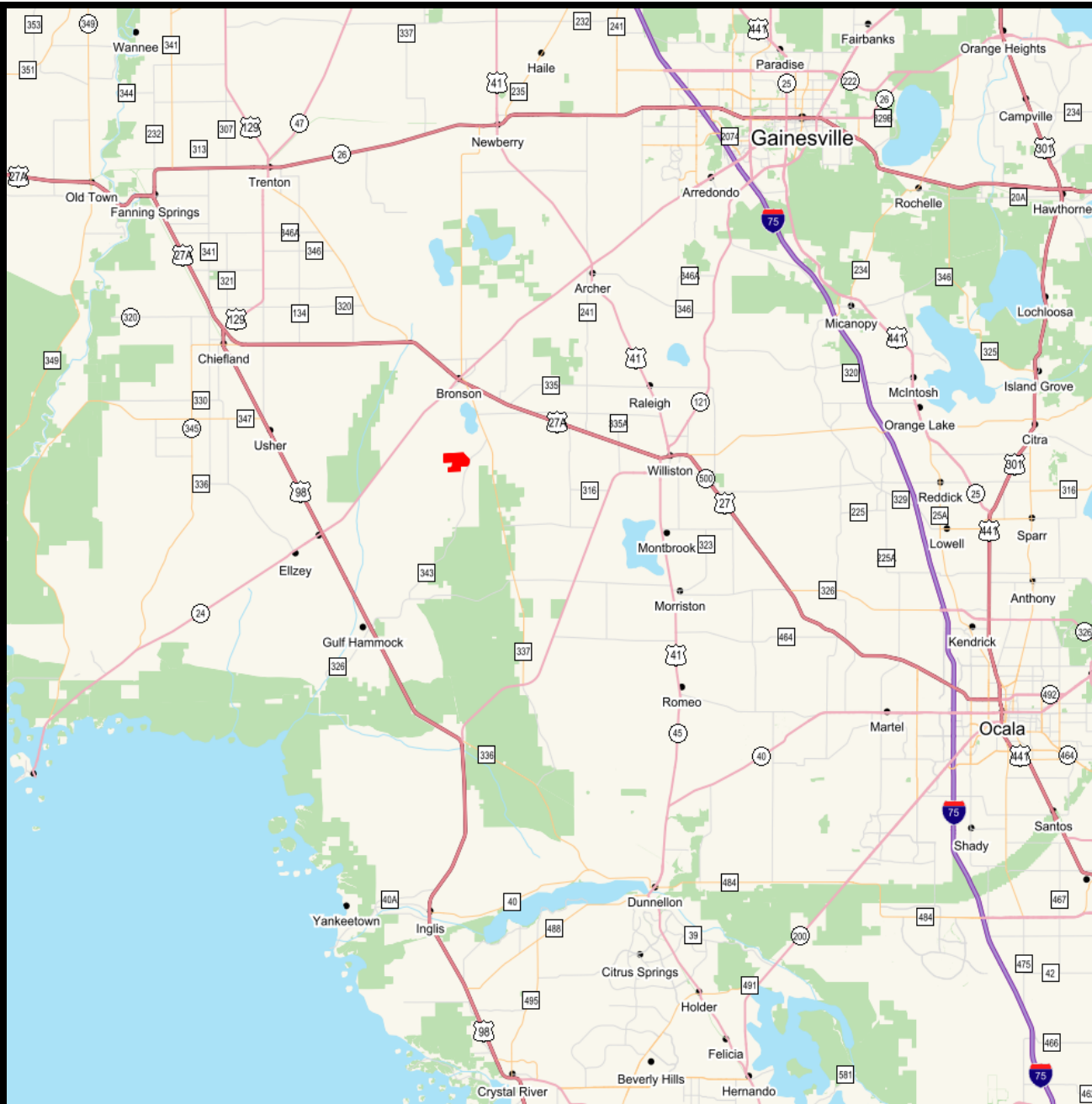
Driving Directions: From Bronson drive south on CR-337 then right onto CR-343 for 1.7 miles to property on right.

Showing Instructions: Contact listing agent.

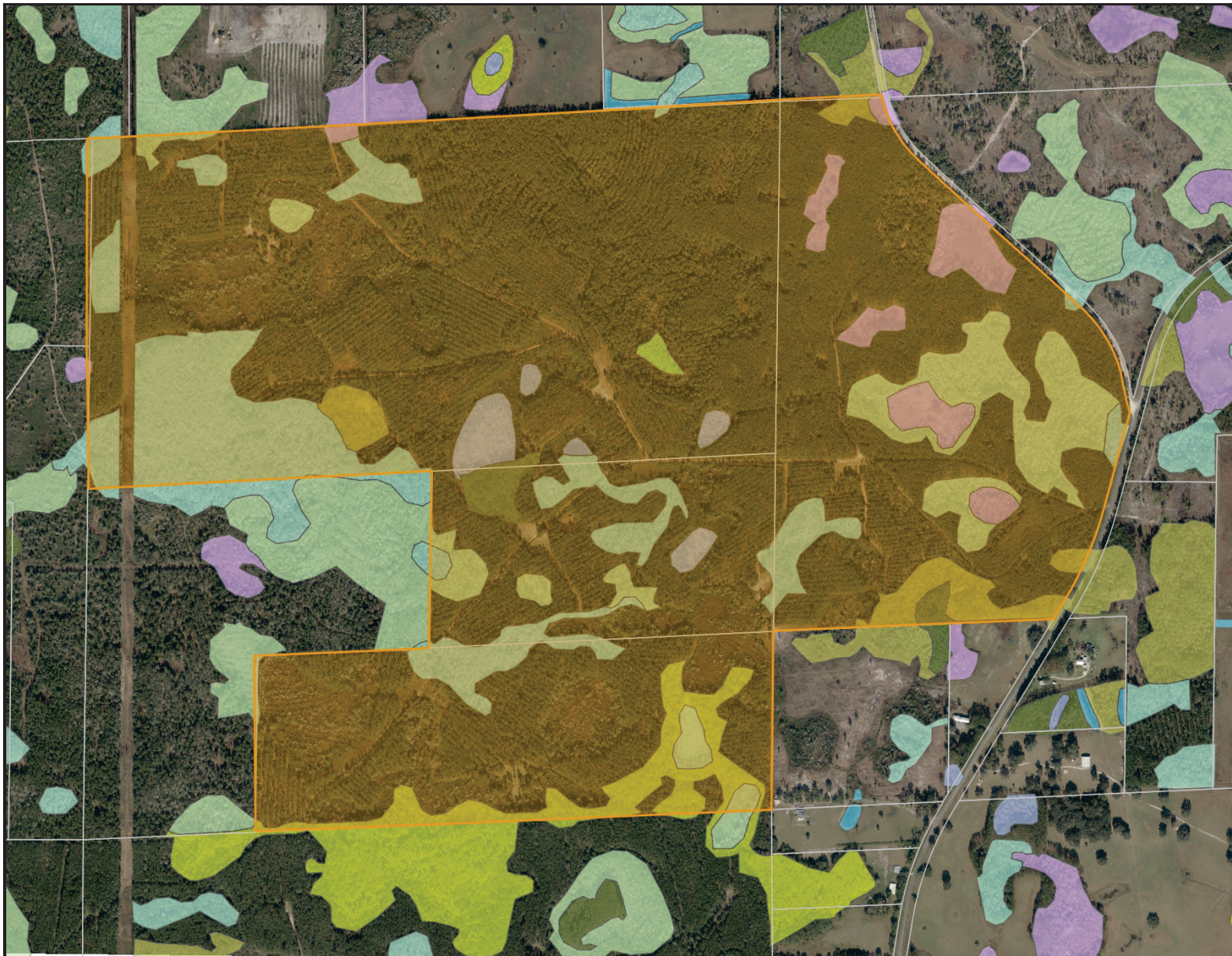


# Smith Road Tract - Location

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets OSM
- Streets MapWise



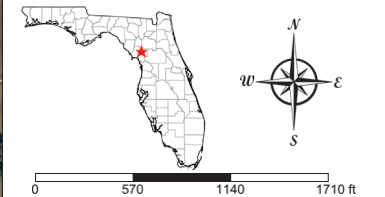
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## Smith Road Tract - Wetland Map

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6300:	Wetland Forested Mixed	70.5
6460:	Mixed Scrub-Shrub Wetland	41.0
6430:	Wet Prairies	18.3
6170:	Mixed Wetland Hardwoods	18.1
6250:	Hydric Pine Flatwoods	14.2
6410:	Freshwater Marshes	8.8
6210:	Cypress	5.4
6130:	Gum Swamps	1.2
5300:	Reservoirs	.0
<b>TOTAL WETLANDS</b>		<b>177.6</b>
<b>TOTAL UPLANDS</b>		<b>528.8</b>
<b>TOTAL ACRES</b>		<b>706.3</b>



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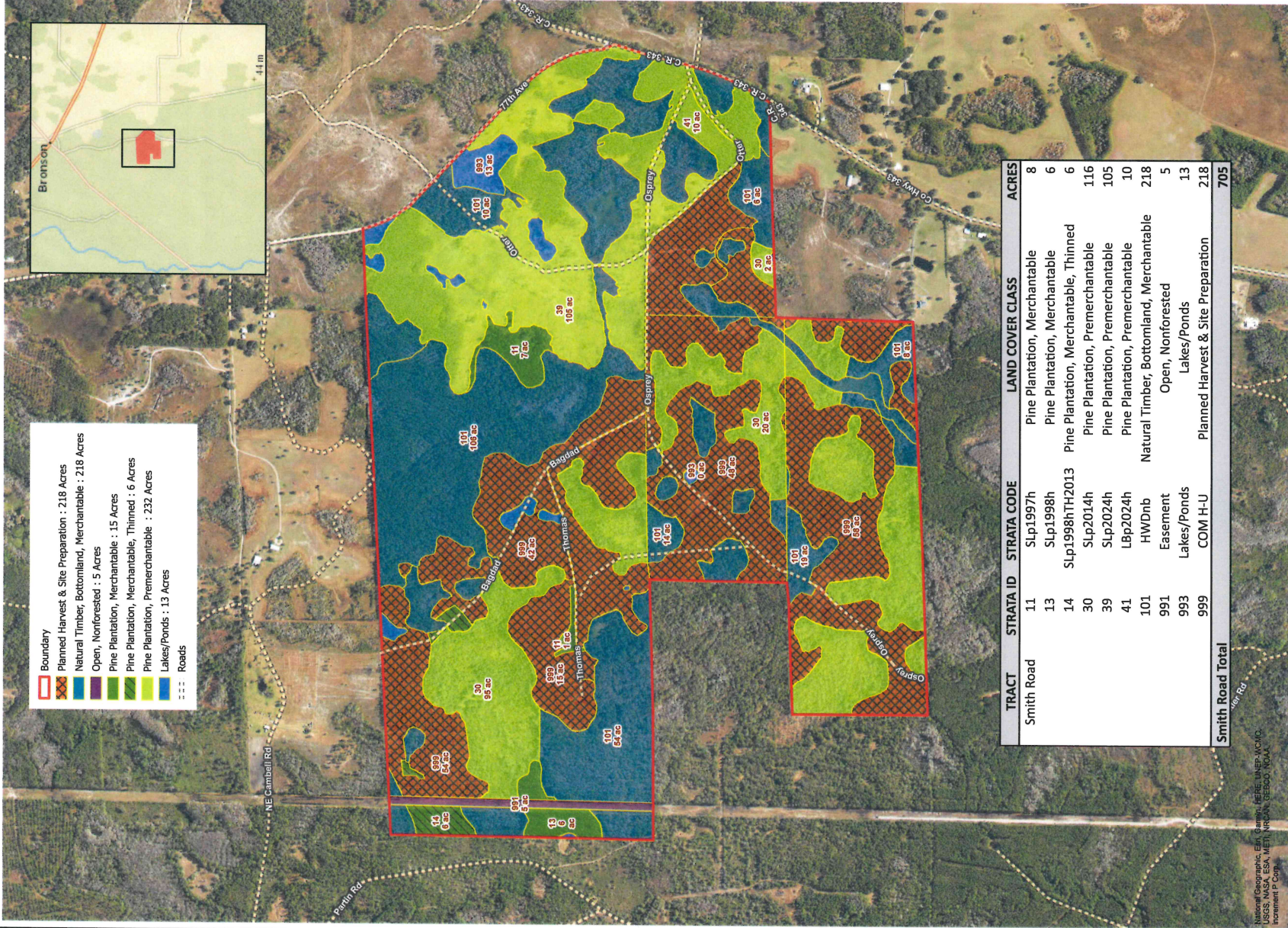
# Smith Road Timberland Tract

Levy County, Florida

# Timber Stand Map

2023 NAIP Aerial Photo

- Boundary
- Planned Harvest & Site Preparation : 218 Acres
- Natural Timber, Bottomland, Merchantable : 218 Acres
- Open, Nonforested : 5 Acres
- Pine Plantation, Merchantable : 15 Acres
- Pine Plantation, Merchantable, Thinned : 6 Acres
- Pine Plantation, Premerchantable : 232 Acres
- Lakes/Ponds : 13 Acres
- Roads



TRACT	STRATA ID	STRATA CODE	LAND COVER CLASS	ACRES
Smith Road	11	Slp1997h	Pine Plantation, Merchantable	8
	13	Slp1998h	Pine Plantation, Merchantable	6
	14	Slp1998hTH2013	Pine Plantation, Merchantable, Thinned	6
	30	Slp2014h	Pine Plantation, Premerchantable	116
	39	Slp2024h	Pine Plantation, Premerchantable	105
	41	Lbp2024h	Pine Plantation, Premerchantable	10
	101	HWDnb	Natural Timber, Bottomland, Merchantable	218
	991	Easement	Open, Nonforested	5
	993	Lakes/Ponds	Lakes/Ponds	13
	999	COM H-U	Planned Harvest & Site Preparation	218
<b>Smith Road Total</b>				<b>705</b>

National Geographic, EA, Garmin, HERE, LUNEP, WCVI, USGS, NASA, ESA, METI, NRIAN, BEBBO, NOAA, Incentiv P Corp.

NOTICE: THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS AND BOUNDARIES SHOWN ON THIS REPORT ARE APPROXIMATE, UNADJUSTED, AND SHOULD ONLY BE USED FOR GENERAL INFORMATION. THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER. NRS CONSULTING FORESTERS, INC. 356 NW LAKE CITY AVE. LAKE CITY, FL 32055. MAP CREATED ON: 1/4/22/2024



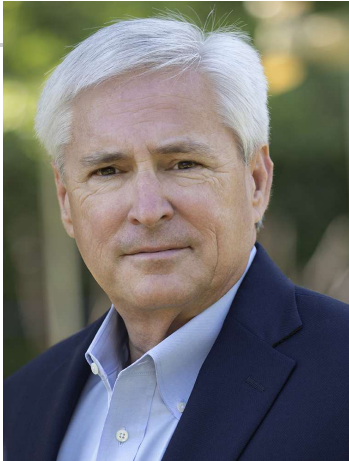
**NATURAL RESOURCE**  
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 CONSULTING FORESTERS  
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# Additional Photos





# Meet The Team



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