



ROCKY HAMMOCK PINES

651 COUNTY ROAD 345
CHIEFLAND, FL 32626

| | |
|----------------------------|-----------------------|
| John A. "Tony" Wallace, CF | Greg Driskell |
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| tony.wallace@svn.com | greg.driskell@svn.com |

Property Overview



Sale Price

\$3,100,000

PROPERTY OVERVIEW

The Rocky Hammock Pines Tract is 635 acres of excellent timberland and outstanding wildlife habitat. The combination of 426 acres of mature planted pines, 188 acres of natural forests, 8-plus acres of food plots and wildlife openings, and numerous natural and dug ponds makes this an exceptional recreational property and a solid financial investment for your future. Teeming with deer, Osceola wild turkey, hogs, and small game, the property is truly a sportsman's dream come true. A well designed and maintained internal road system provides excellent access for management and recreational uses. A solidly-built 72' by 44' pole barn provides excellent place for equipment and UTV storage. A unique "Tiki Bar" with electricity and running water offers a fun place to unwind after a day of hard hunting and an onsite walk-in cooler provides a safe place to store harvested game.

OFFERING SUMMARY

| | |
|-----------------|------------------|
| Acreage: | 635 Acres |
| Price / Acre: | \$4,882 |
| City: | Chiefland |
| County: | Levy |
| Property Type: | Timberland |

Specifications & Features



SPECIFICATIONS & FEATURES

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|---------------------------------|--|
| Land Types: | <ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland |
| Uplands / Wetlands: | 66% uplands, 34% wetlands |
| Soil Types: | Primarily Myakka Sand in the uplands. |
| Taxes & Tax Year: | \$1,566.61 [\$2.47/acre], 2023 |
| Zoning / FLU: | Forestry/Rural Residential |
| Lake Frontage / Water Features: | Approximately 3 acres of small dug ponds and 10 acres of natural wet-weather ponds |
| Road Frontage: | +/-1,700' on CR-345 |
| 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's drive to Gainesville and Ocala. Nearby recreational lands include Devil's Hammock Wildlife Management Area, Lower Suwannee National Wildlife Refuge and Goethe State Forest, plus the World Equestrian Center and other horse-related venues near Ocala. |
| Current Use: | Timberland and Recreation. |
| Structures & Year Built: | 3168 sq. ft. pole barn |
| Game Population Information: | Plentiful deer, Osceola wild turkeys, hogs, small game |
| On Site Road Access: | Excellent improved internal road system. |
| Age of Stages of Timber: | 426 acres of mature planted pines |

Location



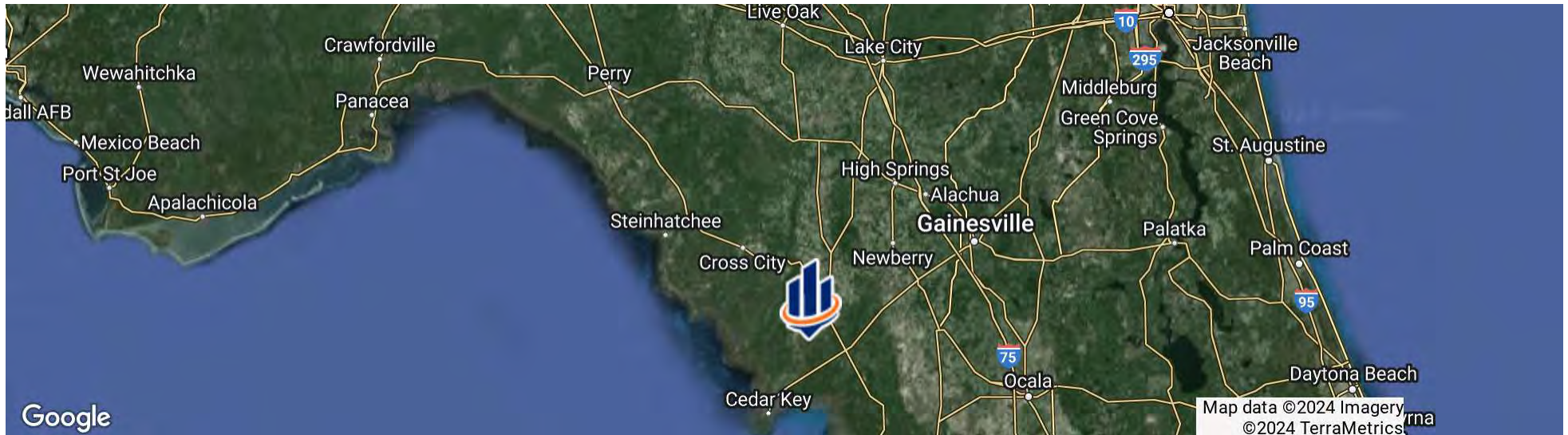
LOCATION & DRIVING DIRECTIONS

Parcel: 01224-000-00 01225-002-00

GPS: 29.3395132, -82.8880049

Driving Directions: From the intersection of Hwy-345 and US-19/98 take HWY 345 west and then south for 12 miles to property on the left.

Showing Instructions: Contact listing agent to arrange showing.



Rocky Hammock Pines

Levy County, Florida

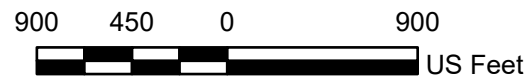
Land Cover Map

2023 NAIP Aerial Photo



- Property Boundary : 635 Acres
- Planted Pine, Thinned : 423 Acres
- Food Plot/Wildlife Opening: 9 Acres
- Bottomland : 189 Acres
- Natural Ponds : 10 Acres
- Dug Ponds : 3 Acres
- Open : 1 Acre
- Private Roads

NOTICE:
THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE, ROUNDED, AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT. 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.
MAP CREATED BY : J SAARELA
MAP CREATED ON : 06/052024



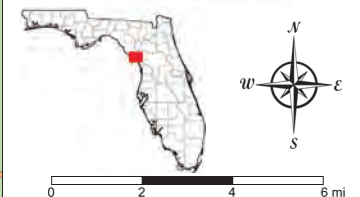
**NATURAL RESOURCE
PLANNING SERVICES, INC.**

CONSULTING FORESTERS
356 NW Lake City Ave.
Lake City, FL 32055
(386) 438-5896



Rocky Hammock Pines - Location Map

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



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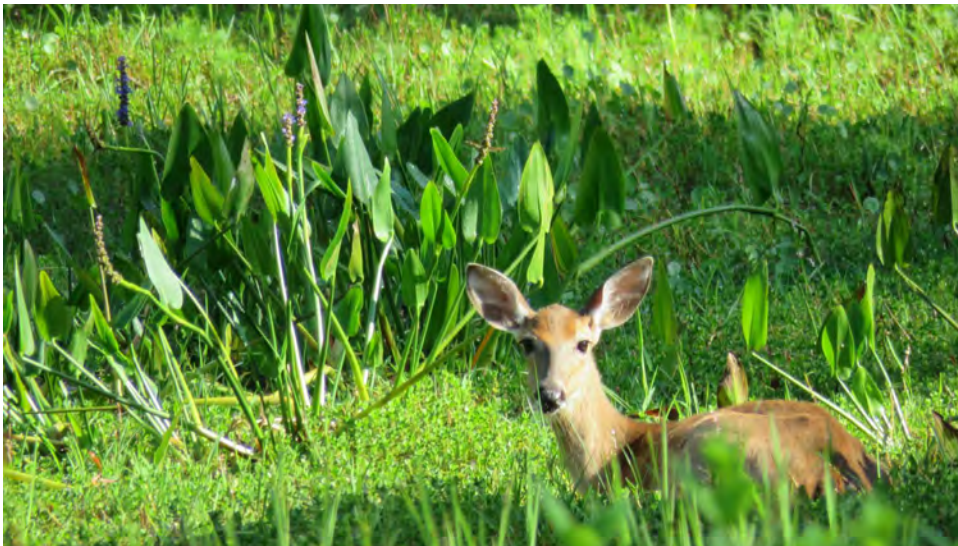




Additional Photos



Additional Photos



Additional Photos





JOHN A. "TONY" WALLACE, CF

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

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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GREG DRISKELL

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PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. [NRPS], a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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