



HAWTHORNE 40 ACRES

131 GORDON CHAPEL ROAD
HAWTHORNE, FL 32640

Jeff Bewsher

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Property Overview



Sale Price **\$334,400**

OFFERING SUMMARY

Acreage: **41.8 Acres**
Price / Acre: \$8,000
City: Hawthorne
County: Putnam
Property Type: Land: Conservation Easement, Land Investment

PROPERTY OVERVIEW

This property is over 40 acres conveniently located just east of Hawthorne and minutes from Hwy 301. It has over ten acres of high and dry uplands with natural hardwoods and open understory. The remainder of the property is lowlands with recreational potential. The property is bordered on two sides by the Little Orange Creek Nature Park. If you are looking for a recreational tract adjacent to thousands of acres of un hunted state land this is it. A rare find.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Conservation Easement
- Hunting & Recreation Properties
- Land Investment

Uplands / Wetlands:

30% uplands, 70% wetlands

Taxes & Tax Year:

\$1,012 in 2023

Zoning / FLU:

Agricultural/AG II

Road Frontage:

Gordon Chapel Road [paved]

Nearest Point of Interest:

The property is located 3 miles east of Hawthorne just south of State Route 20.

Current Use:

Currently used for recreation.

Potential Recreational / Alt Uses:

The property has potential as a home site or recreational retreat.

Location



LOCATION & DRIVING DIRECTIONS

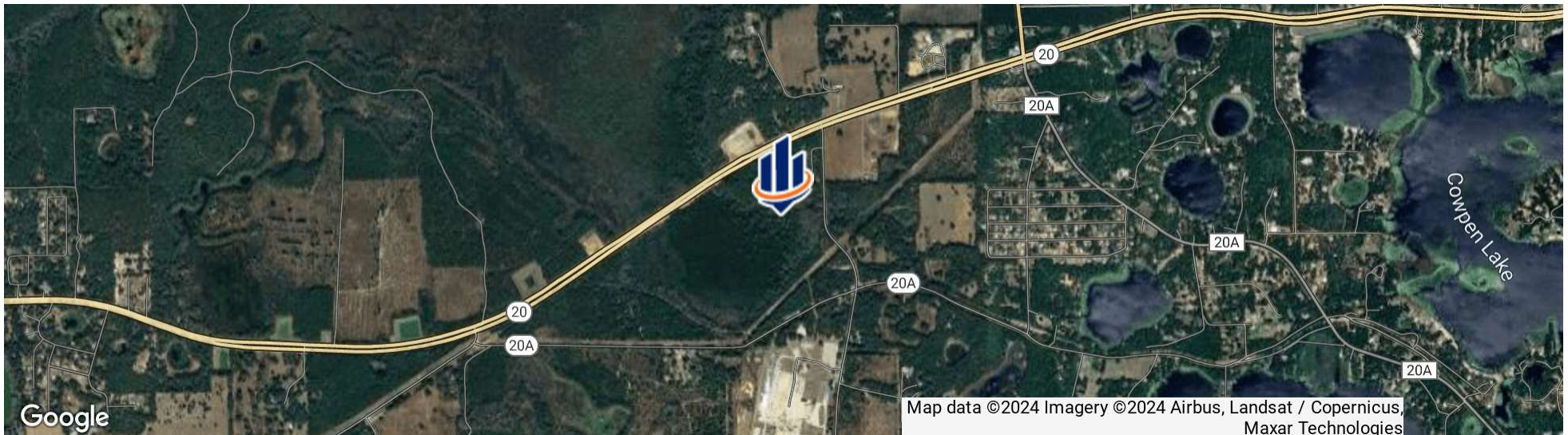
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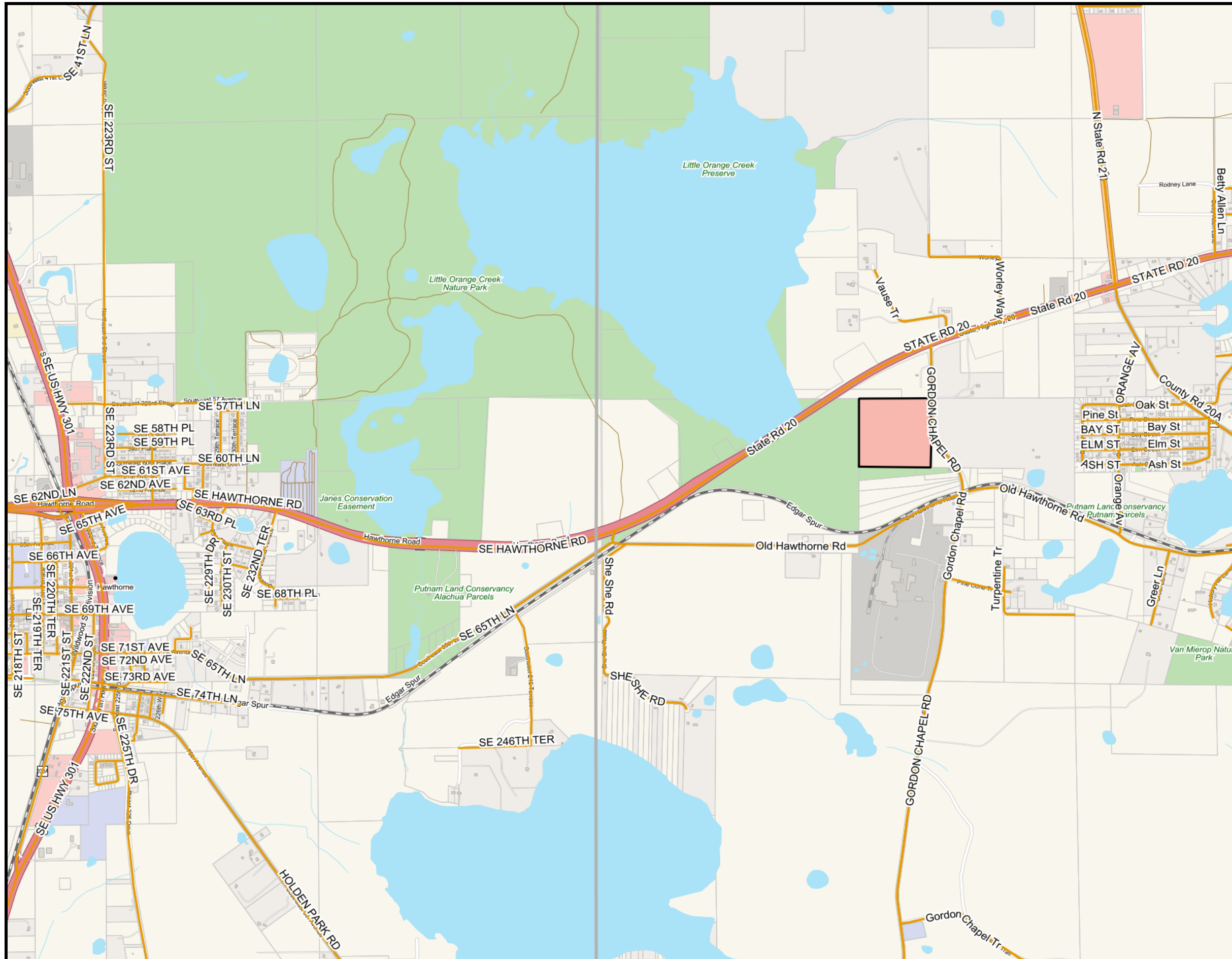
GPS: 29.600177, -82.038279

Driving Directions:







- The property is located 3 miles E of Hawthorne on SR 20
- Turn right on Gordon Chapel Road
- The property gate is 350 yards down Gordon Chapel Road on the right

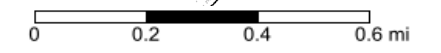
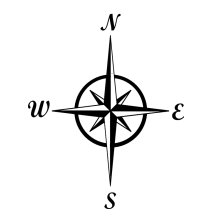
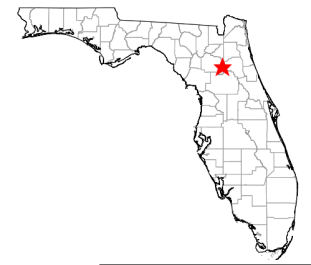
Showing Instructions: Contact listing agents





Location Map

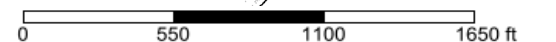
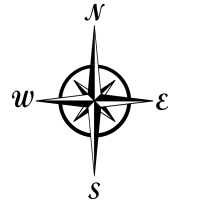
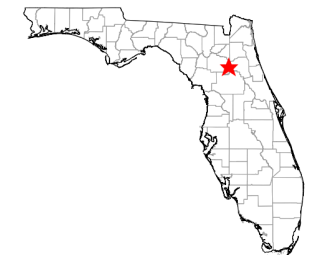
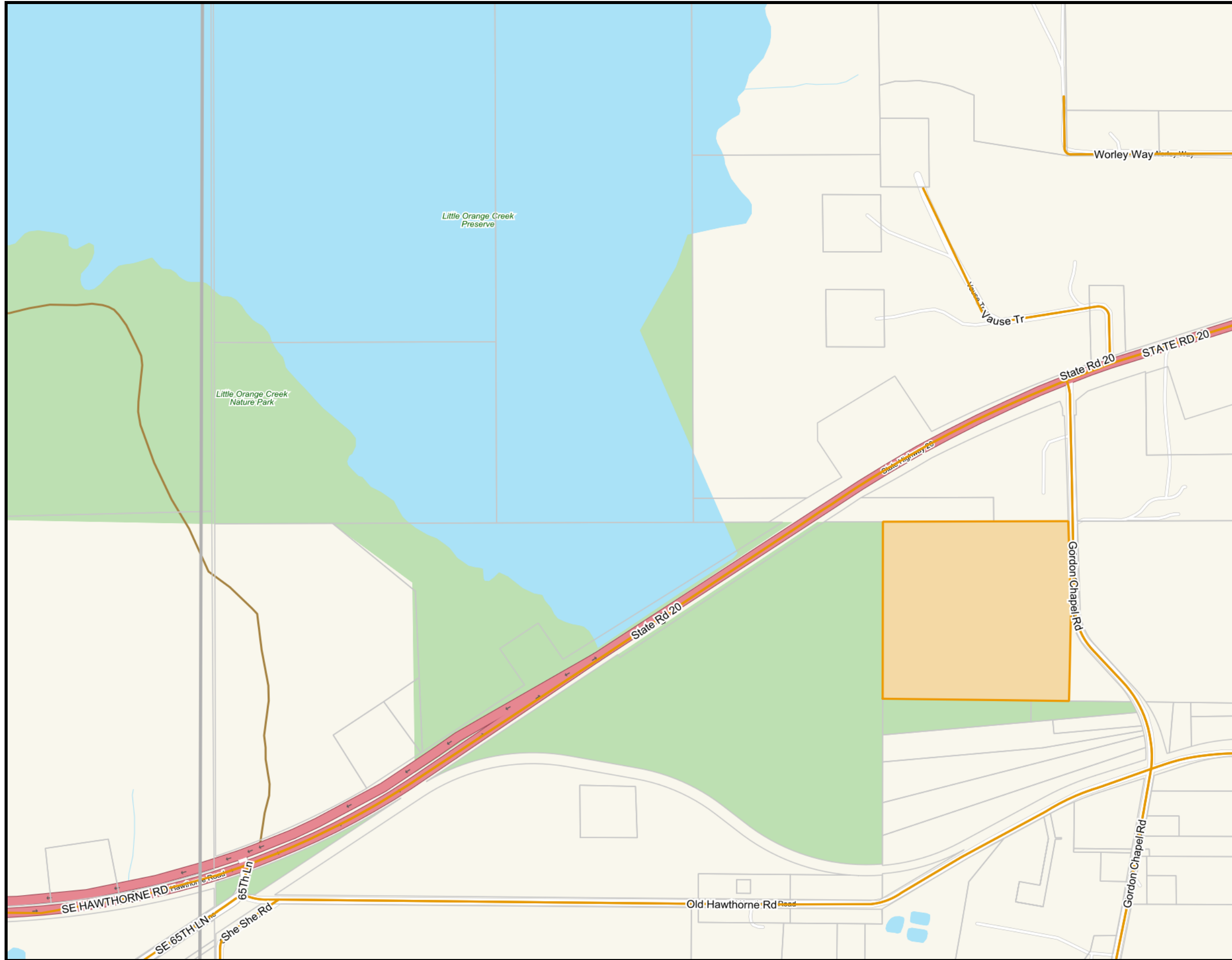
-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise



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Park Map

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

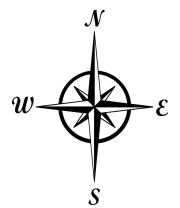
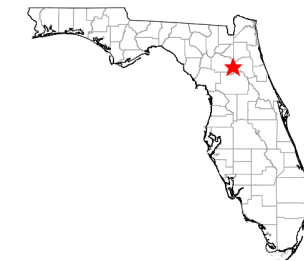


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Wetlands Map 1

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Esturaine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

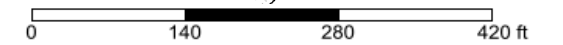
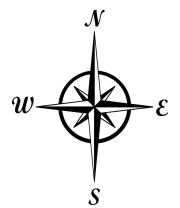
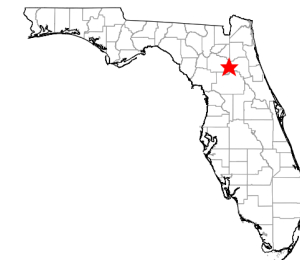
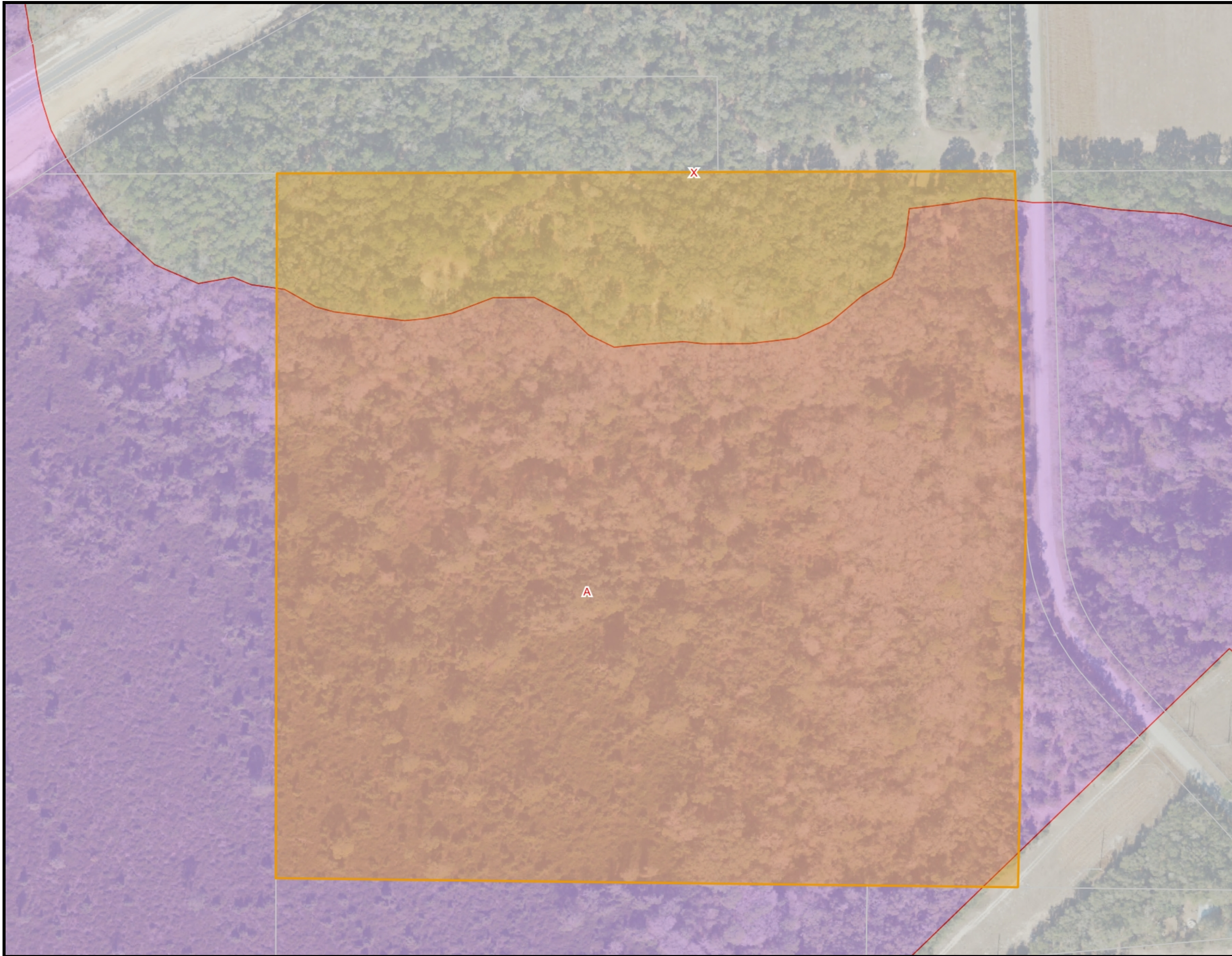
CODE	DESC	ACRES
PFO3/6B	Freshwater Forested/Shrub Wetland	27.5
PSS3/FO3B	Freshwater Forested/Shrub Wetland	.7
TOTAL WETLANDS		28.2
TOTAL UPLANDS		11.8
TOTAL ACRES		40.0



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Flood Zone Map 1

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- V - 100-year, wave action, BFE no
- VE - 100-year, wave action, BFE yes
- A - 100-year, BFE no
- AE - 100-year, BFE yes
- AH - 100-year, ponding, BFE yes
- AO - 100-year, sheet flow, BFE yes
- X500 - 500-year
- D - Undetermined, possible hazard
- ANI - Area Not Included
- X - Outside any floodplains



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Additional Photos





JEFF BEWSHER

Senior Advisor

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PROFESSIONAL BACKGROUND

Jeff Bewsher is a Senior Advisor & Certified Wildlife Biologist at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

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.

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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 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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