



# SUWANNEE COUNTY QUARTER SECTION FARM

0 County Road 49, O'Brien, FL 32071

Shea R. Booster  
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## PROPERTY OVERVIEW



**Sale Price**

**\$1,279,000**

### OFFERING SUMMARY

<b>Acreage:</b>	<b>160 Acres</b>
<b>Price / Acre:</b>	<b>\$7,994</b>
<b>City:</b>	<b>O'Brien</b>
<b>County:</b>	<b>Suwannee</b>
<b>Property Type:</b>	<b>Farm</b>
<b>Video:</b>	<a href="#"><u>View Here</u></a>

### PROPERTY OVERVIEW

Introducing a prime agricultural opportunity in Suwannee County—a quarter section farm with a rich history of successful farming. This property, owned by the same family for many years, is now ready for its next chapter. Featuring sandy soils with excellent drainage, the land is ideal for various types of crops, ensuring healthy growth and optimal yields. The farm boasts frontage on a major county road, providing easy access for transportation of goods and equipment. Its uniform shape maximizes usable and tillable acreage, making it efficient for large-scale farming operations.

Situated in Suwannee County, renowned for its productive hay fields, peanut cultivation, and corn production (both grain and silage), this farm is a valuable asset for any agricultural endeavor. Whether you're a local farmer seeking additional acreage, an investor exploring agricultural opportunities, or a seasoned professional looking to enhance your portfolio, this property offers immense potential. Farms in this region are highly regarded for their fertile land and reliable climate, providing a strong foundation for successful farming operations. This property stands as a testament to the area's agricultural heritage and promises continued productivity for its next owners.

Don't miss out on this exceptional opportunity to acquire a versatile and productive piece of farmland in Suwannee County. Contact us today to learn more and schedule a visit.

## SPECIFICATIONS & FEATURES



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<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Farms &amp; Nurseries Properties</li><li>• Sod</li></ul>
<b>Uplands / Wetlands:</b>	160 +/- Upland Acres
<b>Soil Types:</b>	Bonneau-Blanton-Padlock Complex Blanton-Alpin-Bonneau Complex Blanton-Bonneau Complex
<b>Taxes &amp; Tax Year:</b>	\$660.07
<b>Road Frontage:</b>	2,500' +/- on County Road 49 and 2,500' +/- on 192nd street
<b>Nearest Point of Interest:</b>	McAlpin: 6 miles Live Oak: 16 miles Lake City: 22 miles Gainesville: 53 miles Tallahassee: 97 miles
<b>Wells Information:</b>	12 Inch Well with valid permit that expires in June of 2033

## LOCATION

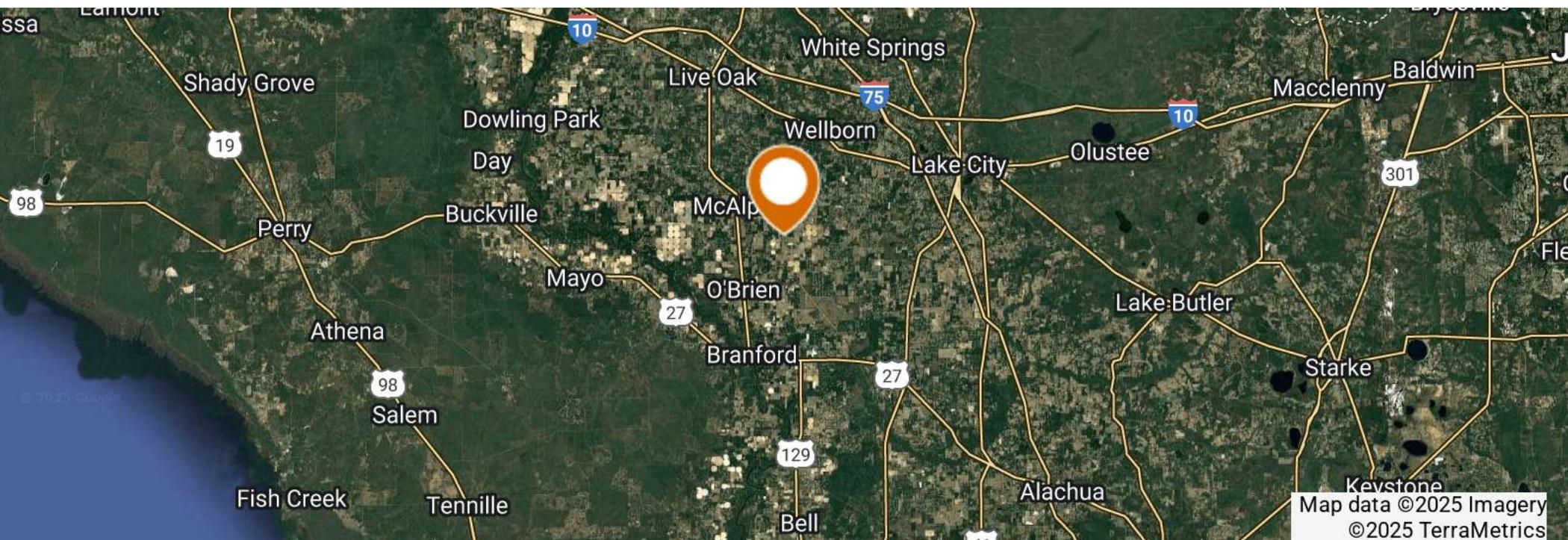


## LOCATION & DRIVING DIRECTIONS

Parcel: 2604S14E03211000000

GPS: 30.1049232, -82.882386

- From Live Oak: Take US HWY 129 South approximately 15 miles
- Turn left onto 200th







ADDITIONAL PHOTOS



## ADVISOR BIOGRAPHY



### SHEA R. BOOSTER

Advisor

shea@saundersrealestate.com

Direct: **877.518.5263 x393** | Cell: **541.771.1177**

## PROFESSIONAL BACKGROUND

Shea Booster is an Advisor at Saunders Real Estate.

Shea believes that the quality of a deal is directly related to the quality of relationships he can build with his clients. Plainly speaking, he puts “People First.”

Shea holds a Bachelor of Science degree in Agricultural Education and Communication with minors in Leadership and International Studies from the University of Florida. During his time in the “Swamp,” Shea was extremely involved on campus. He was President of the University of Florida’s Collegiate Farm Bureau Chapter, sat on multiple advisory boards, held various leadership roles in his professional agriculture fraternity, Alpha Gamma Rho, and is a member of Florida Blue Key.

Prior to his time in Florida, Shea served as a National FFA Officer for the National FFA Organization. As the 2018-2019 Western Region National Vice President, Shea traveled over 100,000 miles across the country and internationally, advocating for ranchers, farmers, and agriculturalists at conventions, in boardrooms, and the U.S. Capitol. His time in this role led him to Florida.

In addition to his work at Saunders, Shea also owns and operates a leadership development company, People First Leadership Solutions LLC, that provides leadership development training and programming for various companies and universities across the country.

Shea was born and raised in the High Desert region of Central Oregon. Although he is an Oregonian by birth, he is a Floridian by choice. He has a deep passion for agriculture, native landscapes, and people. In his free time, Shea enjoys hunting, traveling, and going to the movie theater with his fiancé, Kourtney.

Shea specializes in:

- Agriculture and Ranch Land
- Conservation Easements
- Hunting and Recreation tracts
- 1031 Tax-Free Exchanges



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