



HAWTHORNE TRAIL RANCHETTE AND HOMESITE

SOUTHEAST 107TH TERRACE
GAINESVILLE, FL 32641

Shea R. Booster

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Property Overview



Sale Price **\$450,000**

OFFERING SUMMARY

Acreage: **40± Acres**
Price / Acre: \$11,250
City: Gainesville
County: Alachua
Property Type: Farms & Nurseries Properties, Ranch

PROPERTY OVERVIEW

Discover the potential of this 40-acre ranchette and homesite, ideally situated between Gainesville and Hawthorne with quick access to I-75. This prime tract of land offers the perfect blend of accessibility and seclusion. The property features a humble home with well and septic, ready for a new inhabitant or for teardown to erect a dream home.

Additionally, the property boasts a large pole barn for storing feed and equipment. Within its boundaries, you'll find a small pond and water frontage along Tillman's Pond, adding to its natural charm. Traditionally, hay has been produced on the property, highlighting the productivity of this 40-acre tract. Whether you're looking to start a small ranchette operation, run a few head of cattle, or build a serene homesite, the Hawthorne Trail property offers the perfect venue.

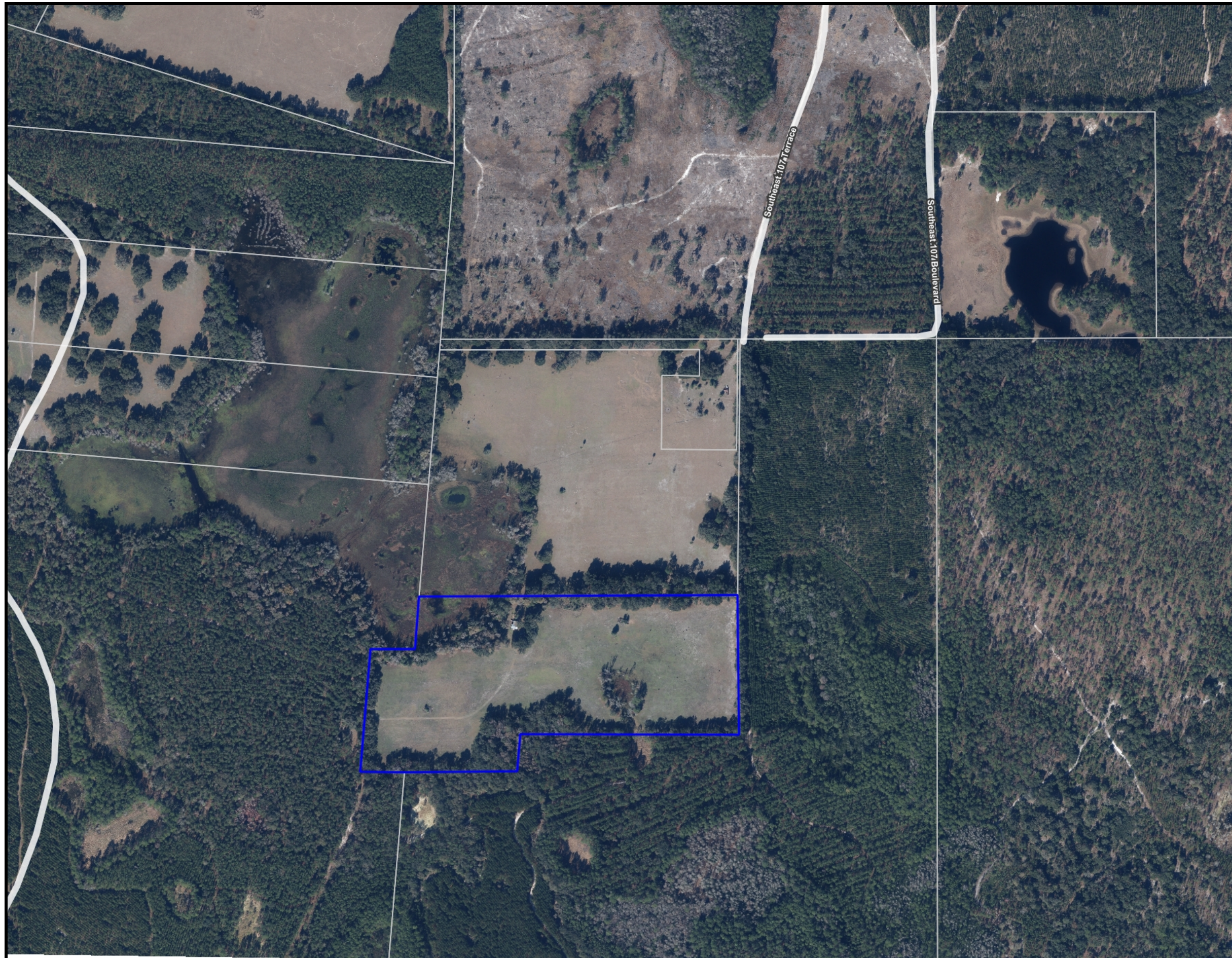
This property features a unique driveway off 107th Terrace that crosses the acclaimed Gainesville-Hawthorne Trail, a beloved recreational pathway. The trail, stretching 16 miles through scenic woodlands and wetlands, is a favorite among locals for its tranquil beauty, perfect for walking, biking, and wildlife observation. Its serene environment offers an inviting escape into nature while still being conveniently accessible from the property. This property is surrounded by thousands of acres of conservation land adding to the seclusion and privacy of this property. Embrace the tranquility and productivity of this unique opportunity.

Specifications & Features

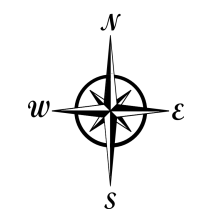
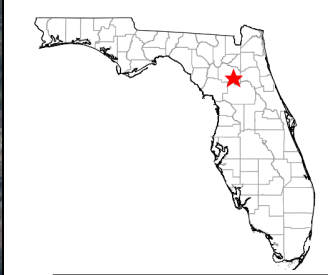


SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Ranch
Uplands / Wetlands:	Uplands: 37 Acres Wetlands: 3 Acres
Soil Types:	Sparr Fine Sand Pomona Sand
Zoning / FLU:	A
Lake Frontage / Water Features:	Frontage on Tillman's Pond
Road Frontage:	Country road access off of SE 107th Terrace
Nearest Point of Interest:	Gainesville: 12 Miles Hawthorne: 12 Miles Ocala: 38 Miles Orlando: 111 Miles Tampa: 130 Miles
Current Use:	Homesite and Hay Ground. Cattle have also historically grazed these acres.
Potential Recreational / Alt Uses:	Cattle Grazing Homesite Hay Production
Structures & Year Built:	<ul style="list-style-type: none">• Mobile Home: Built in 1990 792 sqft• Pole Barn: 3• 840 sqft
Wells Information:	Residential well and septic tank on site



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets OSM Hybrid
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Streets OSM Hybrid
- Parcel Outlines



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LOCATION & DRIVING DIRECTIONS

Parcel: 18241-000-000

GPS: 29.5661969, -82.2109125

Driving Directions:

- From I-75 exit ramp turn right onto US HWY 441
- Turn back onto CR 234 and continue approximately 6 mi
- Turn right onto SE 107th Terrace
- Property is on the right at the end









SHEA R. BOOSTER

Associate Advisor

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PROFESSIONAL BACKGROUND

Shea Booster is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

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 SVN, 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.

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

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