

# Star Lake Cattle and Timber

4,833 ± ACRES • HAWTHORNE, FLORIDA • PRODUCTIVE TIMBER AND CATTLE OPERATION



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## PROPERTY OVERVIEW



**Sale Price**                      \$19,332,000

### OFFERING SUMMARY

<b>Acreage:</b>	4,833 Acres
<b>Price / Acre:</b>	\$4,000
<b>City:</b>	Hawthorne
<b>County:</b>	Putnam
<b>Property Type:</b>	Ranch, Timberland, Recreation

### PROPERTY OVERVIEW

Located in Putnam County, the Star Lake Cattle and Timber property offers an opportunity to own a diverse Florida ranch only 20 miles from Gainesville. With over 1,700 acres in pasture, 900+ acres in timber production (and another 900 acres ready for reforestation or conversion to pasture), over 1,000 acres in natural pine, hardwood and cypress forest, plus approximately 170 acres of natural lakes, this property offers an exceptional opportunity for multiple use management including grazing, forestry, recreation, and wildlife conservation. The property boasts approximately 77% uplands, with the remaining wetlands comprised of beautiful natural lakes and cypress/hardwood bottoms, much of which is along its two miles of Orange Creek frontage.

The 1,714 acres of grazing and pasture lands are adequately fenced and cross fenced to facilitate a robust and efficient cattle operation, featuring well-designed and maintained cattle working pen and loading chutes near the center of the property. Dispersed throughout are approximately 900 acres of cutover timberland ready to be converted to grazing, replanted in pines, or some combination thereof, depending on the management objectives and desires of the owner.

The planted timber stands consist of 624 acres of ready-to-harvest merchantable planted pine, along with 300 acres of premerchantable planted pine providing for future timber harvests. The diverse planted pine stands are comprised of a mixture of slash, loblolly, and longleaf pines. All the planted pine stands are fully stocked and exhibit exceptional growth rates.

Access is excellent with 1.25 miles of frontage on Lake Susan Road (2-lane, paved), 1.3 miles on Star Lake Drive (2-lane, paved), and an excellent network of interior roads traversing the property, both improved/graded and unimproved woods roads.

This ranch is a rare opportunity to own a productive timber and cattle operation that also provides exceptional recreational potential.



## SPECIFICATIONS & FEATURES



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<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Ranch</li><li>• Timberland</li></ul>
<b>Uplands / Wetlands:</b>	77% Uplands, 23% Wetlands (NWI overlay)
<b>Soil Types:</b>	Uplands - primarily Zolfo Pomona Sparr and Myakka Fine Sands
<b>Taxes &amp; Tax Year:</b>	\$18,817.40 (\$3.88/acre), 2024
<b>Zoning / FLU:</b>	AG/A2
<b>Lake Frontage / Water Features:</b>	Approximately 170 acres of natural lakes and ponds and 2 miles of frontage on Orange Creek.
<b>Road Frontage:</b>	1.25 miles on Lake Susan Road (2-lane, paved), 1.3 miles on Star Lake Drive (2-lane, paved)
<b>Fencing:</b>	Most of the property is fenced and cross-fenced for cattle.
<b>Current Use:</b>	Cattle and timber production
<b>Land Cover:</b>	Improved pasture, planted pines, natural timber.
<b>Game Populations Information:</b>	Abundant deer, turkey, hogs and small game.

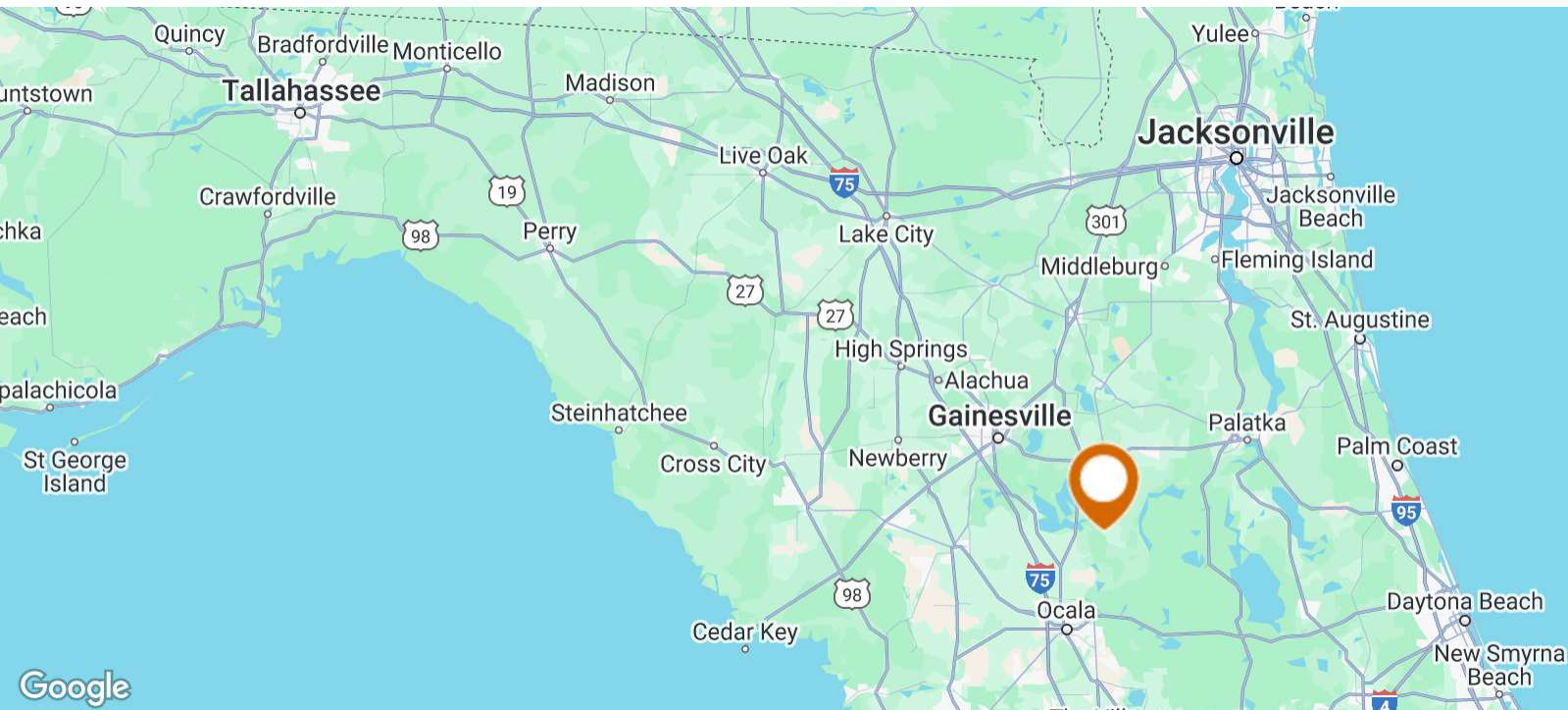


## LOCATION



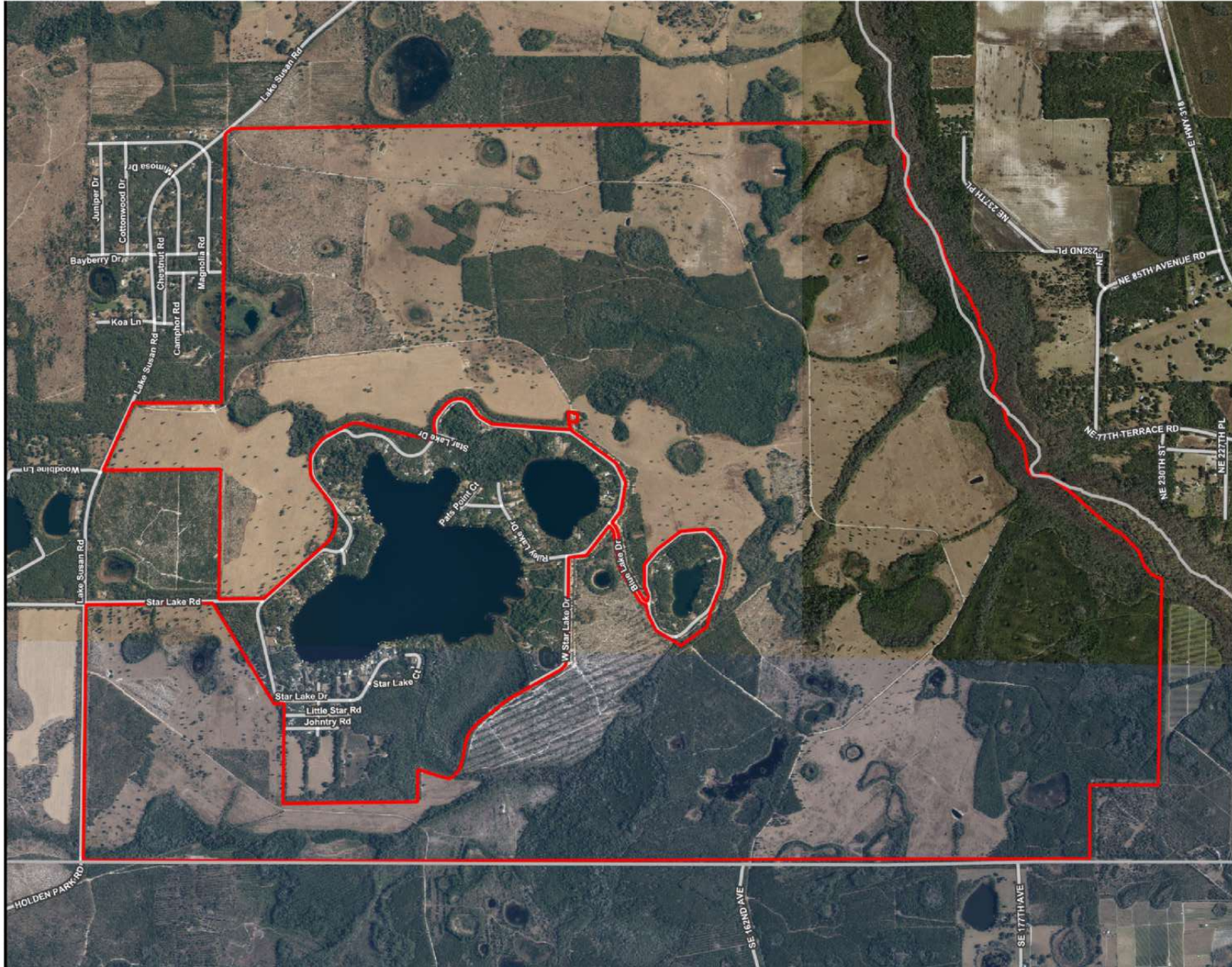
## LOCATION & DRIVING DIRECTIONS

<b>Parcel:</b>	Comprised of 8 tax parcels
<b>GPS:</b>	29.5330092, -82.0309273
<b>Driving Directions:</b>	From US-301 in Hawthorne, go east on Holden Park Road 4.2 miles to gate on right.
<b>Showing Instructions:</b>	Contact listing agent.





# AERIAL MAP



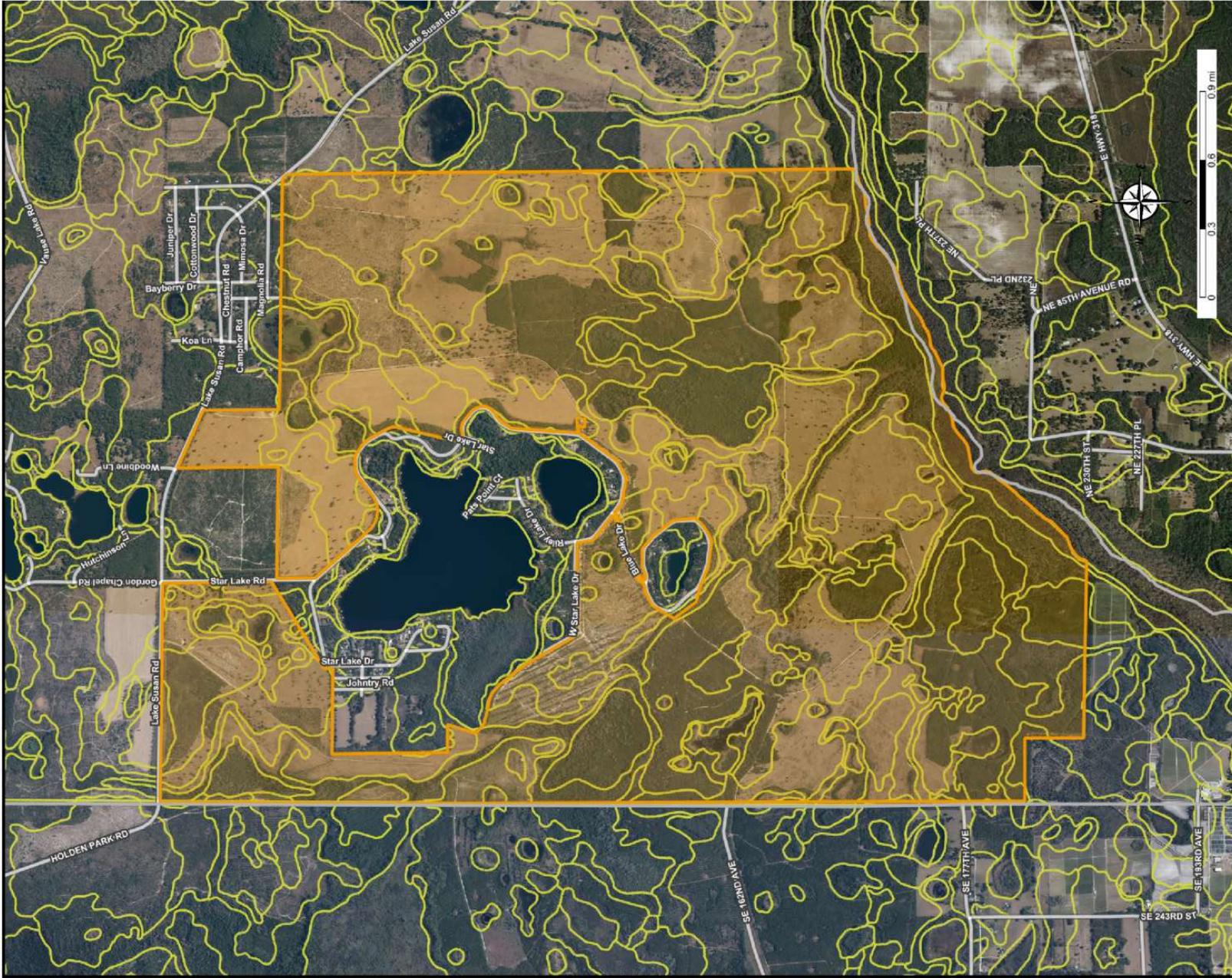
Star Lake Cattle and Timber

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





# SOILS MAP



Star Lake Cattle and Timber  
- Soils Map

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



CODEDESC	ACRES	Soil Type
4	898	Zolfo Fine Sand
9	843	Pomona Fine Sand
32	556	Sparr Sand, 0 To 5 Percent Slopes
27	430	Samsula Muck
3	349	Myakka Fine Sand
28	250	Centenary Fine Sand
43	235	Placid-Pompano Association
6	223	Frequently Flooded Tavares Fine Sand, 0 To 5 Percent Slopes
62	189	Monteocha Sand, Depressional
37	179	Ona Fine Sand
30	173	Hontoon Muck
99	111	Water
18	109	Lochloosa Sand, 0 To 5 Percent Slopes
1	90	Candler Fine Sand, 0 To 5 Percent Slopes
	51	Surrency Fine Sand, Depressional
	17	Millhopper Sand, 0 To 5 Percent Slopes
	7	Immokalee Fine Sand
	5	Placid Fine Sand, Depressional
	39	Holopaw Fine Sand, Depressional
	14	Cassia Fine Sand
	47	Surrency Fine Sand, Depressional
	35	Millhopper Sand, 0 To 5 Percent Slopes
	35	Immokalee Fine Sand
	20	Placid Fine Sand, Depressional
	16	Holopaw Fine Sand, Depressional
	16	Cassia Fine Sand
	TOTAL = 4862.53770573987 acres	



# Star Lake Listing

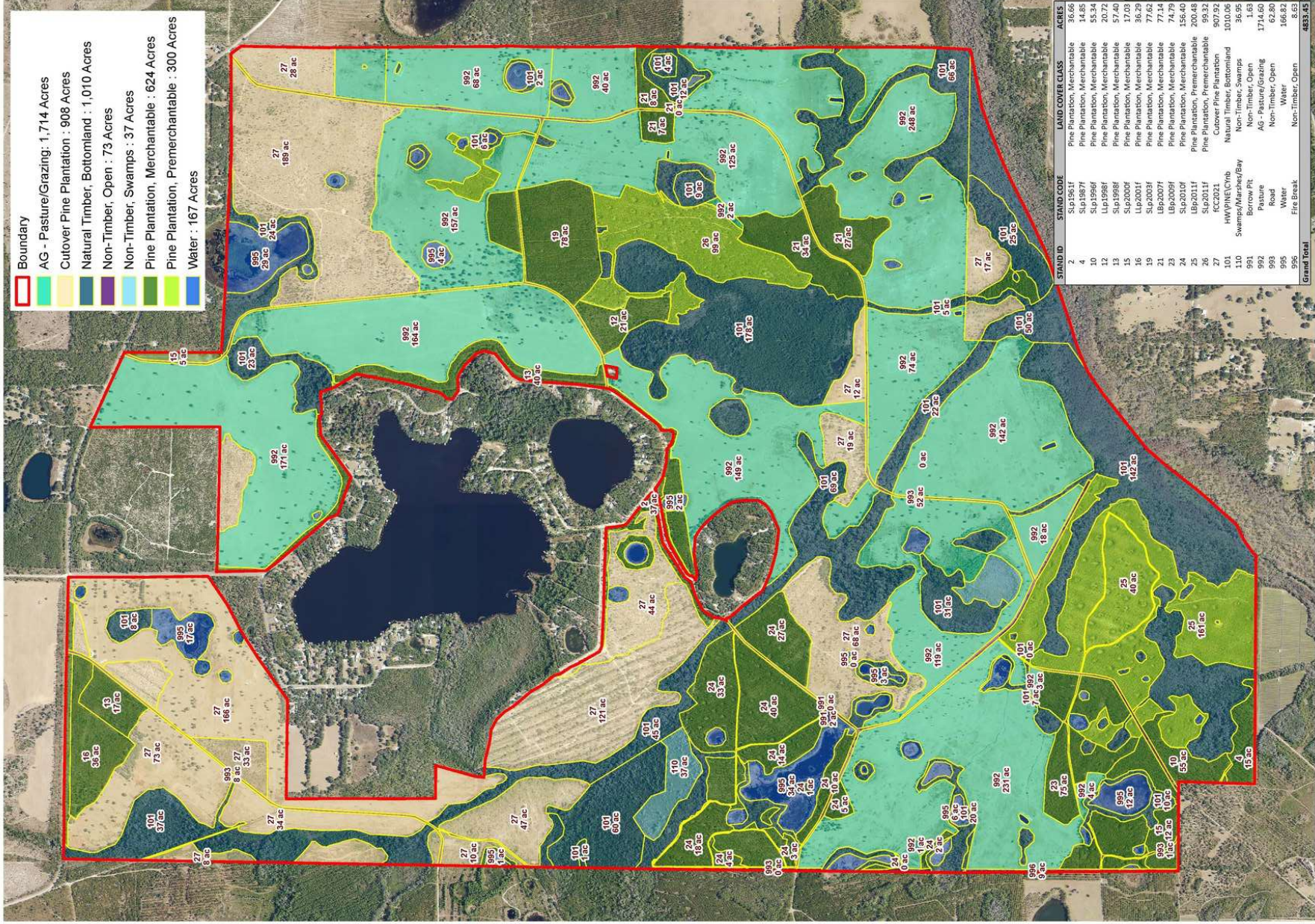
Putnam County, Florida

# Timber Stand Map - 2025

2023 NAIP Aerial Photo

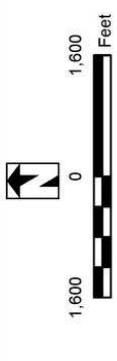
# STAND MAP

- Boundary
- AG - Pasture/Grazing: 1,714 Acres
- Cutover Pine Plantation: 908 Acres
- Natural Timber, Bottomland: 1,010 Acres
- Non-Timber, Open: 73 Acres
- Non-Timber, Swamps: 37 Acres
- Pine Plantation, Merchantable: 624 Acres
- Pine Plantation, Premerchantable: 300 Acres
- Water: 167 Acres



STAND ID	STAND CODE	LAND COVER CLASS	ACRES
2	SLP1951F	Pine Plantation, Merchantable	36.66
4	SLP1987F	Pine Plantation, Merchantable	14.85
10	SLP1996F	Pine Plantation, Merchantable	55.34
12	LUP1958F	Pine Plantation, Merchantable	20.72
13	SLP1958F	Pine Plantation, Merchantable	57.40
15	SLP2000F	Pine Plantation, Merchantable	37.03
16	SLP2003F	Pine Plantation, Merchantable	32.59
19	SLP2003F	Pine Plantation, Merchantable	77.14
21	LB62007F	Pine Plantation, Merchantable	74.79
23	LB62009F	Pine Plantation, Merchantable	156.40
24	SLP2010F	Pine Plantation, Merchantable	200.48
25	LB62011F	Pine Plantation, Merchantable	99.32
26	SLP2011F	Pine Plantation, Merchantable	907.92
27	FCC2021	Cutover Pine Plantation	1010.06
101	HWVPINECV/b	Natural Timber, Bottomland	1010.06
110	SWAMP/MARSHES/BAY	Swamps/Marshes/Bay	36.95
991	Borrow Pit	Non-Timber, Open	1.63
992	Pasture	AG - Pasture/Grazing	1714.60
993	Road	Non-Timber, Open	62.80
995	Water	Water	166.82
996	Fire Break	Non-Timber, Open	6.83
<b>Grand Total</b>			<b>4833.45</b>

NOTICE: THIS MAP IS NOT A SURVEY. THEREFORE ANY DERIVED ACRES NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD NOT BE USED FOR ANY ENGINEERING DESIGN OR CONSTRUCTION. THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. ALL NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER. MAP CREATED ON: 10/26/2024



Map created for Saunders Real Estate by: Natural Resource Planning Services, Inc.  
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## ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





## MEET THE TEAM



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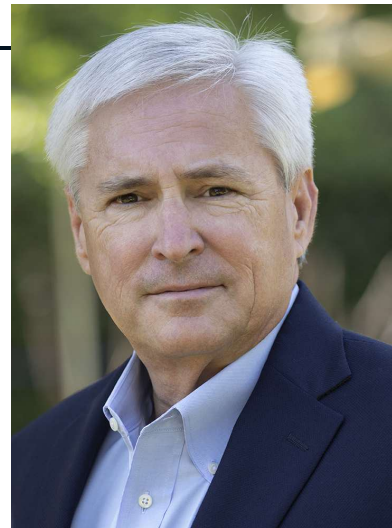
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