

Bronson South Ranch

9570 NE 35th St, Bronson, Florida 32621

Greg Driskell
386-867-2736
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Mark Wirick
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PROPERTY OVERVIEW



Sale Price

\$820,000

Offering Summary

Acreage:	71 ± Acres
Price / Acre:	\$11,453
City:	Bronson
County:	Levy
Property Type:	Land: Equestrian, Ranch, Timberland
Video:	View Here

Property Overview

Longleaf pines, spreading live oaks, and prairie ponds make Bronson South Ranch the ideal location to build your dream home or getaway farm. Watch the Osceola turkeys and deer feed amongst the hammocks, while wood ducks swim on the ponds. With its proximity to the Ocala equestrian hub and rolling uplands, this tract would also make a great small horse farm.

SPECIFICATIONS & FEATURES



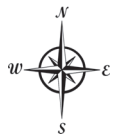
Specifications & Features

	<ul style="list-style-type: none">• Equestrian• Hunting & Recreation Properties• Ranch• Timberland
Land Types:	
Uplands / Wetlands:	65% uplands
Soil Types:	Placid and Tavares Fine Sands predominate
Taxes & Tax Year:	\$261 for 2023
Zoning / FLU:	Forestry/Rural Residential (1 du/20ac)
Lake Frontage / Water Features:	Several prairie ponds
Water Source & Utilities:	private well
Nearest Point of Interest:	Adjacent to Goethe State Forest, with Black Prong resort and the World Equestrian Center close by.
Fencing:	mixed
Current Use:	camping, hunting,
Land Cover:	natural longleaf/mixed oak uplands, prairie ponds/lakes
Game Population Information:	Good turkey, hog, and deer populations, plus some waterfowl



Bronson South Ranch

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Streets MapWise
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI



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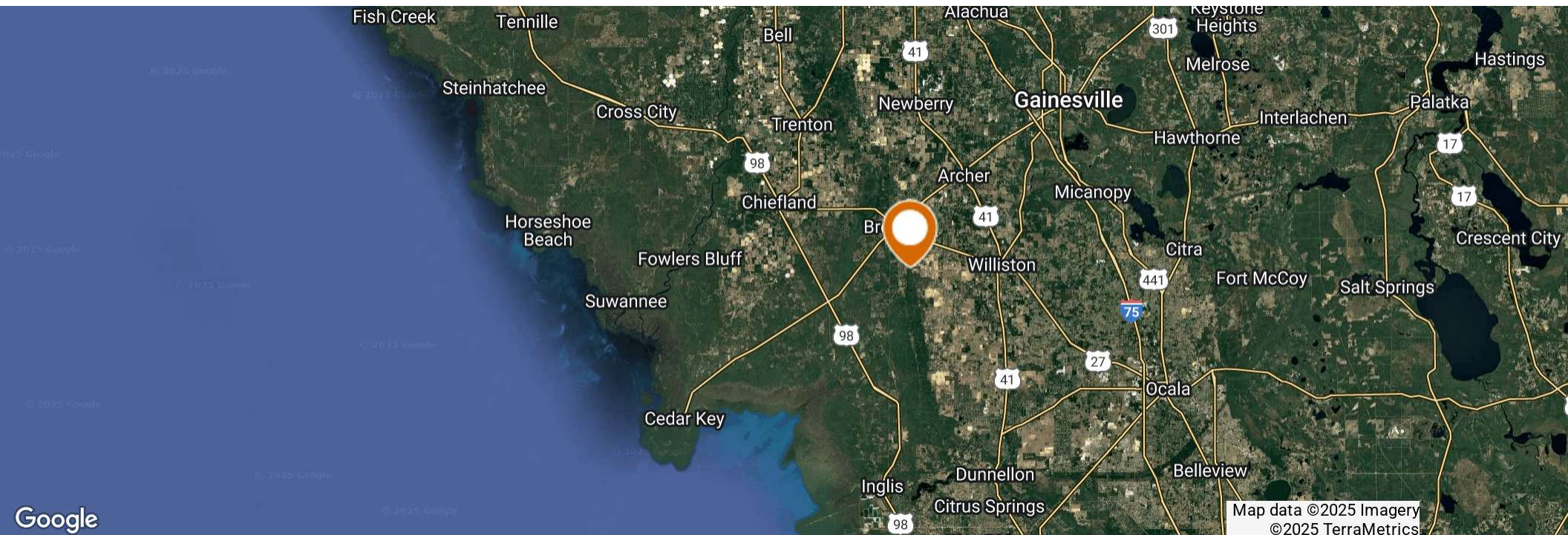
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LOCATION



Location & Driving Directions

- Parcel:** 03616-001-00
- GPS:** 29.381921, -82.617667
- Driving Directions:**
- From SR 24 and US 27 Alt intersection in Bronson, go east on US 27 Alt for 0.5 mile to CR 337 and turn R (south)
 - Proceed 4.5 miles to NE 35th St and turn R (west)
 - Property begins in 0.2







ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIO 1



Greg Driskell

Senior Advisor

greg@saundersrealestate.com

Direct: **877-518-5263 x372** | Cell: **386-867-2736**

Professional Background

Greg Driskell is an Advisor at Saunders Real Estate.

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

Education

- Florida Forestry Association's "Forty Under Forty" Award in 2006

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ADVISOR BIO 2



Mark Wirick

Advisor

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Professional Background

Mark Wirick is an Associate Advisor at Saunders Real Estate in Lake City, Florida.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land
- Agricultural Land

Memberships

- Florida Forestry Association
- Natural Resource Planning Services

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