



# Columbia County Hunting and Recreation

Ellisville, Lake City, Florida 32025

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## PROPERTY OVERVIEW



### Sale Price

**\$259,000**

### Offering Summary

<b>Acreage:</b>	<b>34.5 Acres</b>
<b>Price / Acre:</b>	<b>\$7,507</b>
<b>State:</b>	Florida
<b>City:</b>	Lake City
<b>County:</b>	Columbia
<b>Property Type:</b>	Timberland Acreage and Estates Hunting and Recreational Land

### Property Overview

This property in the Lake City area offers a unique investment opportunity with agricultural zoning, providing flexibility for a variety of potential uses. Whether you're considering a private hunting retreat, future homesite, or an investment in timber production, this land delivers multiple options for development and income. The property's natural setting enhances its value, offering a combination of open space and wooded areas that lend themselves to both recreational and productive uses.

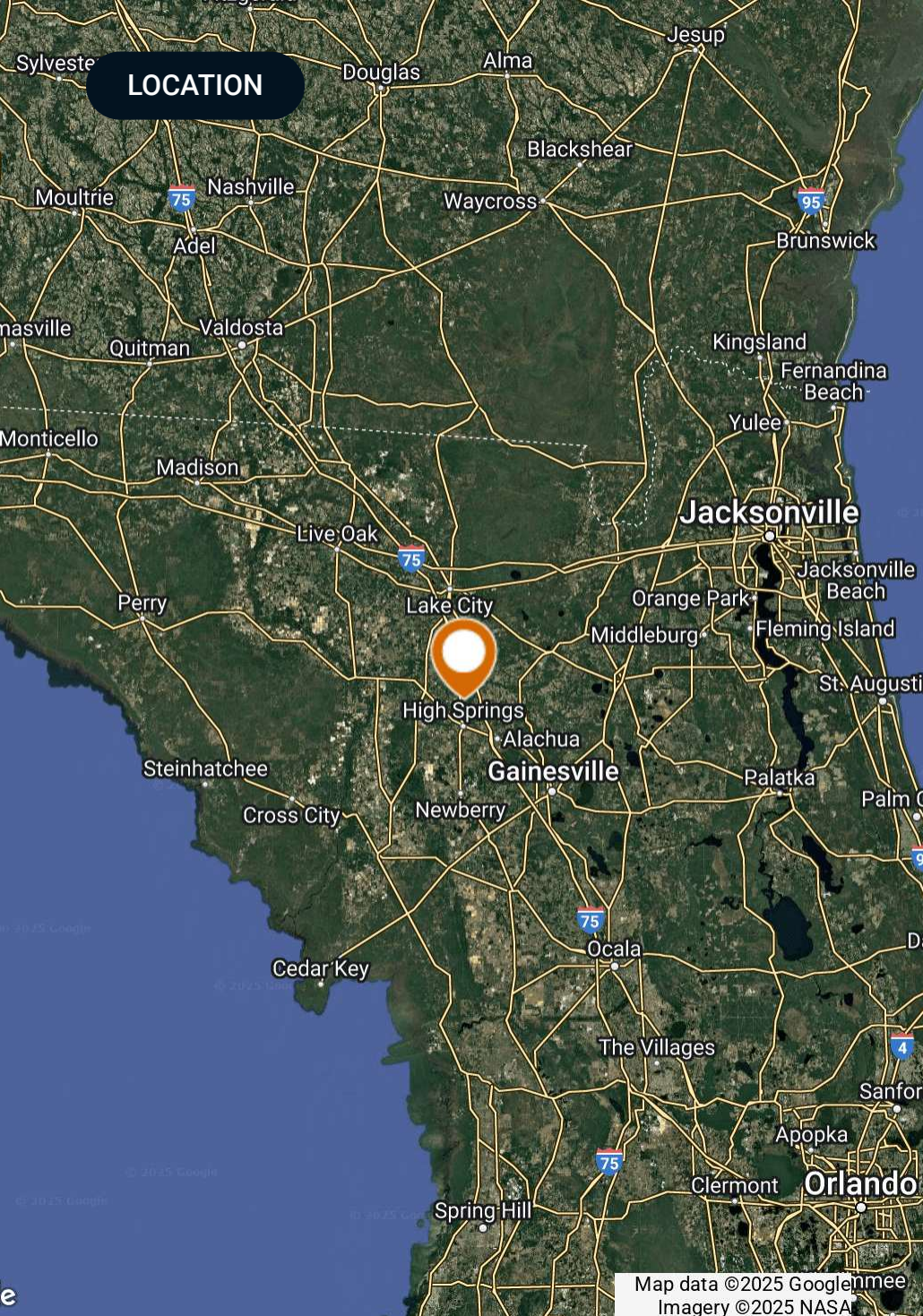
Its location is another strong advantage, with easy access to High Springs and Alachua. This makes it a convenient option for buyers looking to maintain a rural setting while staying connected to key areas. The combination of agricultural zoning and versatile use potential positions this property as a practical and attractive investment. It's a solid opportunity for anyone looking to expand their land holdings, establish a recreational base, or develop a rural homestead with future income potential.

## SPECIFICATIONS & FEATURES



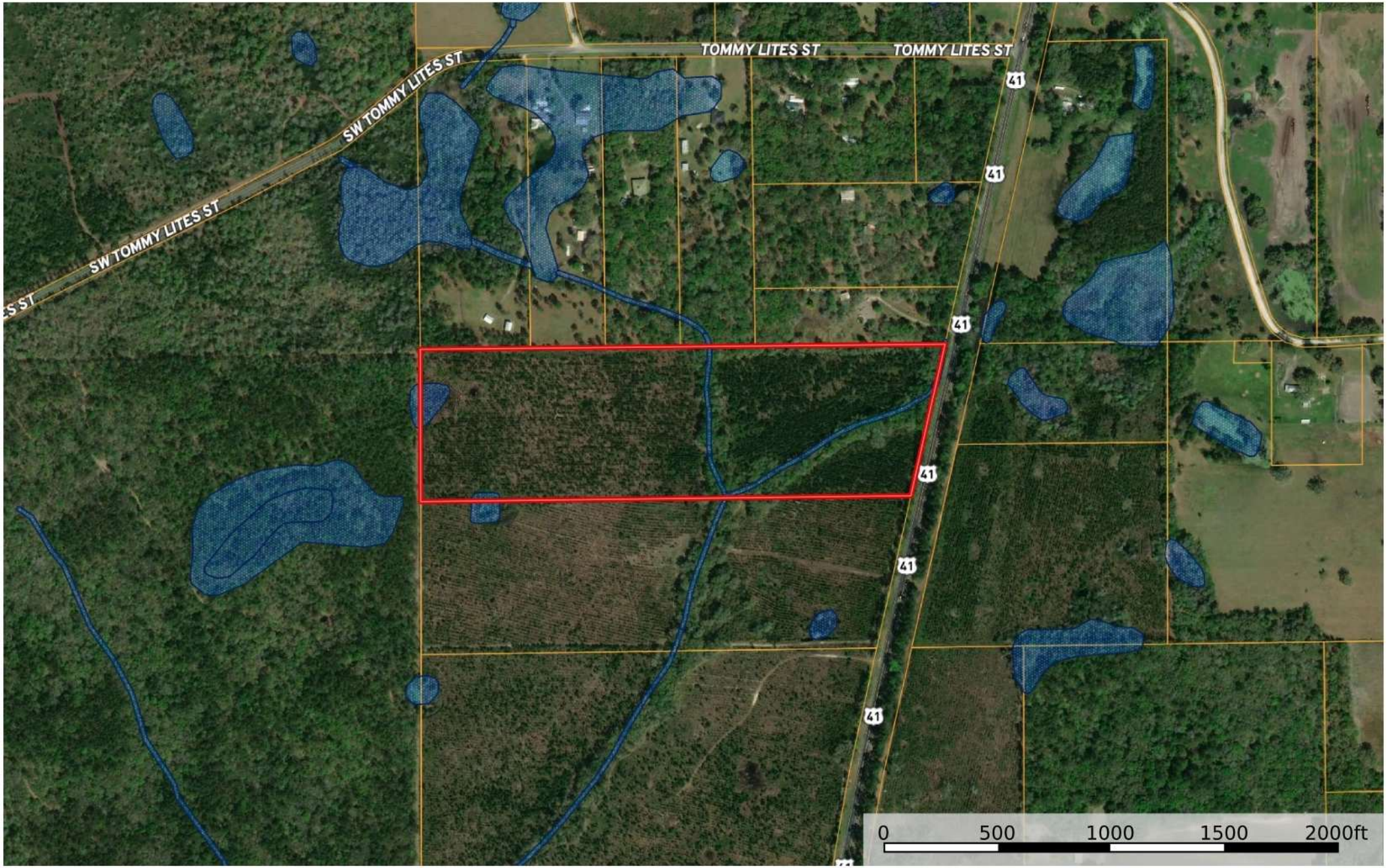
## Specifications & Features

<b>Land Types:</b>	Timberland
<b>Zoning / FLU:</b>	Agriculture
<b>Road Frontage:</b>	Frontage on US Highway 441
<b>Nearest Point of Interest:</b>	Gainesville, Lake City, High Springs
<b>Current Use:</b>	Recreation, hunting, potential homesite
<b>Land Cover:</b>	Pine plantation, creeks, hammocks
<b>Game Population Information:</b>	Deer, Turkey
<b>Species:</b>	Deer, Turkey
<b>On Site Road Access:</b>	The western portion of the property has a road/trail on the property line for access.



## Location & Driving Directions

- Parcel:** 15-6S-17-09676-001
- GPS:** 30.0038476, -82.5973424
- Driving Directions:** Two Miles south of Ellisville I-75 exit.
- Showing Instructions:** Contact Ken Rembert



Marker Well Primary Road Boundary Boundary Wetlands Riparian

ADDITIONAL PHOTOS





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LAND



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