

Dutton Place Recreation and Timber

0 SW 282nd Street , Newberry, Florida 32669

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PROPERTY OVERVIEW



Sale Price

\$7,302,500

Offering Summary

Acreage:	636.44 Acres
Price / Acre:	\$11,474
State:	Florida
City:	Newberry
County:	Alachua
Property Type:	Hunting and Recreational Land, Timberland, Ranches and Pastureland

Property Overview

Dutton Place offers a rare opportunity to own approximately 636 acres of versatile land just outside Newberry in Alachua County. Perfectly suited for the recreation enthusiast, timber investor, or cattle grazer, this property blends multiple uses seamlessly.

The tract features healthy longleaf pine plantations planted in 2019, productive cutover timber areas, and open pastures ideal for cattle grazing. For outdoor and hunting enthusiasts, vast stretches of land provide endless possibilities for recreation, wildlife habitat, and game management.

Whether you're looking to invest in timber, expand livestock operations, or enjoy the outdoors, Dutton Place delivers a unique combination of utility, investment potential, and natural beauty in a highly desirable location.

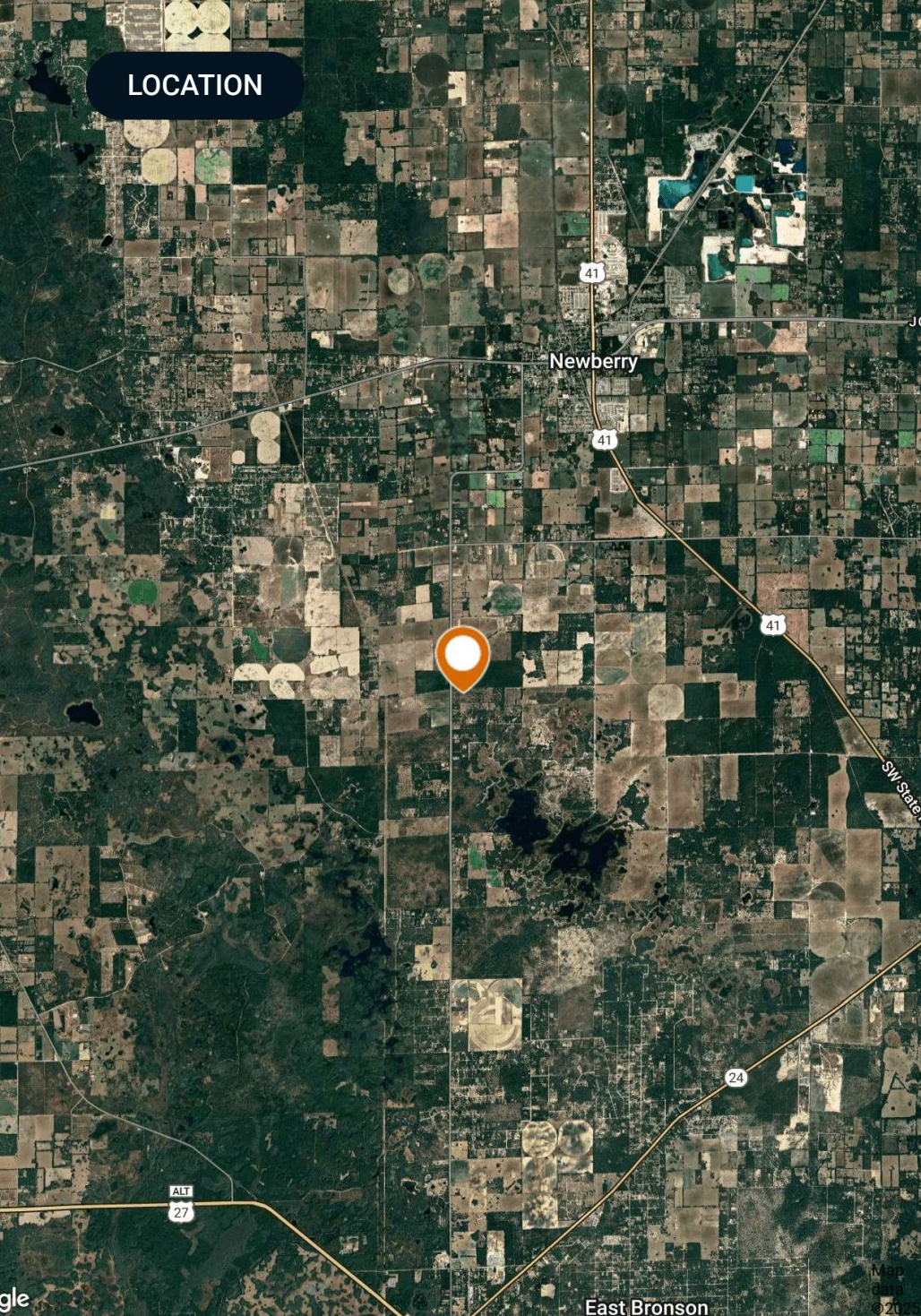
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 618.99 Acres / Wetlands: 17.45 Acres
Soil Types:	Candler Fine Sand Tavares Sand Chipley Sand
Taxes & Tax Year:	2024: \$4,252.18
Zoning / FLU:	Zoning: A / FLU: R/AG
Road Frontage:	Approximately 3,900' on SW 282nd Street
Nearest Point of Interest:	Newberry: 4.5+/- miles
Current Use:	The property is used as a timber plantation, hunting & recreation tract, and has some agricultural potential for both grazing cattle and growing crops.

LOCATION



Location & Driving Directions

Parcel: 02660-001-000 and 02659-000-000

GPS: 29.586237, -82.6368894

Driving
Directions: Call Shea Booster

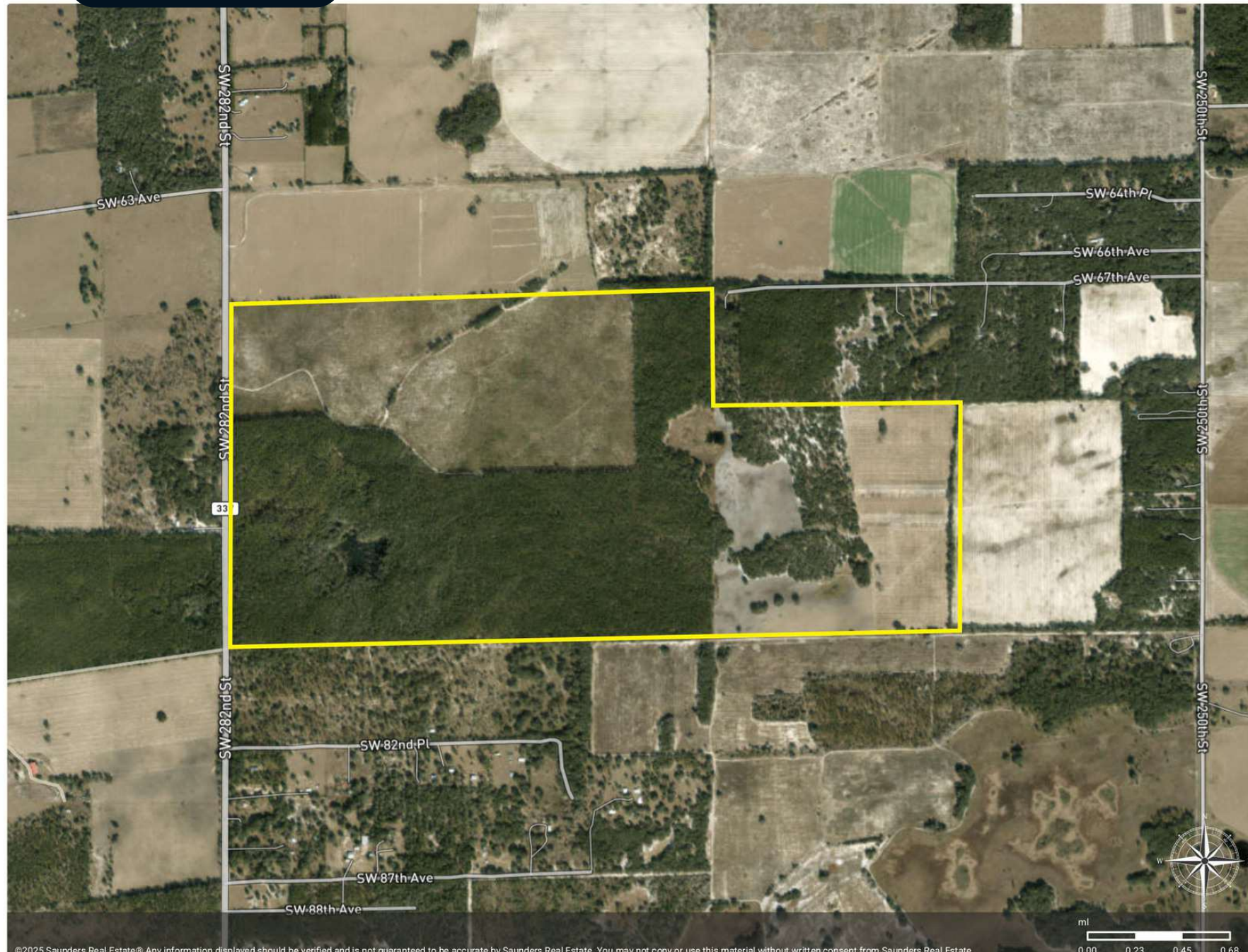
Showing
Instructions: Call Shea Booster to set an
appointment

PROPERTY OUTLINE



Dutton Place

Polygon



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Dean Saunders, ALC, CCIM

Managing Director, Senior Advisor

dean@saundersrealestate.com

Direct: **877-518-5263 x306** | Cell: **863-287-8340**

Professional Background

Dean Saunders, ALC, CCIM, is the Founder, Managing Director, and Senior Advisor at Saunders Real Estate. Since 1985, Dean has specialized in Florida land, conservation easements, and large-acreage transactions. A lifelong advocate for land stewardship, he has played a pivotal role in shaping conservation policy and preserving Florida's natural heritage.

Dean's public service includes work in the U.S. Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to Senator Lawton Chiles and Governor Chiles (D-FL). From 1992 to 1996, he served in the Florida House of Representatives, where he authored legislation creating the Green Swamp Land Authority, the state's first entity dedicated to purchasing development rights (PDR) from landowners. His pioneering contributions laid the groundwork for Florida's widely adopted conservation easement programs.

A member of an eighth-generation Florida agricultural family, Dean earned a Bachelor of Science in Agriculture with a focus on Fruit Crops, Food, and Resource Economics from the University of Florida. In 1996, he founded Saunders Real Estate, which later affiliated with the national franchise network, SVN, to expand its capabilities and market reach.

In January 2025, Saunders Real Estate transitioned to an independent brokerage, reaffirming its mission to serve landowners and investors with a focus on large-acreage land and commercial real estate across Florida and the Southeast. Today, the firm includes more than 100 advisors and offers integrated services across conservation, investment sales, consulting, property valuation, and commercial brokerage in the retail, office, and industrial sectors.

Dean is a nationally recognized authority on land markets and has continued his work to conserve Florida's green infrastructure through the use of conservation easements, assisting landowners preserve more than 300,000 acres over the last 30 years.

He leads the Lay of the Land® Conference, the premier multi-state events convening landowners, investors, policymakers, and industry professionals to explore emerging land trends across the Southeast. These events are backed by the Lay of the Land® Market Report, a proprietary and comprehensive source of verified sales data and market insights from the states the firm serves.

Dean lives in Lakeland, Florida, with his wife, Gina, and enjoys time with their children and grandchildren. An avid outdoorsman, he also commissions an original painting each year for The Saunders Collection, celebrating the work of premier wildlife artists.

Dean specializes in:

- Legacy Ranches
- Large Acreage Land
- Citrus Groves
- Timberland
- Conservation Easements

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

ADVISOR BIOGRAPHY



Chad Johnson

Senior Advisor

chad@saundersrealestate.com

Direct: **877-518-5263 x314** | Cell: **352-535-5320**

Professional Background

Chad Johnson is a Senior Advisor at Saunders Real Estate. Chad is also an Auctioneer at Saunders Auctions.

He is 5th Generation Floridian from North Central Florida and comes from a farming and ranching background. Chad enjoys Florida history, agriculture, and the great outdoors.

Chad is a licensed Auctioneer in several states and member of National Auctioneers Association where he carries the CAI and BAS designations and a former Chuck Cumberlin Award Winner. He has served as Florida Auctioneers Association President, Secretary/Treasurer, and Director. Chad was the 2009 & 2018 Florida Auction Champion. In 2021, he received the Lewis C Dell Award and inducted to the Florida Auction Hall of Fame.

Chad is active in the Florida Cattleman's Association, Levy Farm Bureau and a Former Levy County Commissioner.

Chad is a graduate of the University of Florida with a degree in Food and Resource Economics. He was President of Alpha Gamma Rho and member of Florida Blue Key.

Chad specializes in:

- Auctions
- Ranch Land
- Agricultural Land Management
- Farmland
- Waterfront Specialist
- 1031 Tax-Free Exchanges
- Residential Development
- Commercial Development
- Recreational Hunting Properties
- Timber Properties
- Orange Groves
- Agricultural Land Management
- Family Trust & Estate Lands
- Conservation Easements
- Mitigation Banks
- Land Entitlement Processes



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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