

LAND FOR SALE

# WELLBORN RANCH

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COUNTY ROAD 137

Wellborn, FL 32094

LISTED BY:

**GREGORY DRISKELL**

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<b>SALE PRICE</b>	<b>\$3,594,400</b>
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### PROPERTY OVERVIEW

A rare opportunity to own an exquisite North Florida ranch and recreation property with excellent improved pastures all fenced and cross-fenced surrounded by some of the best deer and turkey habitat to be found. This property truly has it all: mostly high and dry nicely rolling land with 180 acres of pastures, natural and planted pine timber, two ponds, barns, cattle working pens, and over 30 acres of wildlife openings and food plots. In addition, there is a wonderful potential hilltop homesite overlooking the pastures and surrounded by huge live oaks and a fishing pond just a few steps away.

### OFFERING SUMMARY

<b>ACREAGE:</b>	678.19 Acres
<b>PRICE / ACRE:</b>	\$5,300
<b>CITY:</b>	Wellborn
<b>COUNTY:</b>	Suwannee
<b>PROPERTY TYPE:</b>	Ranch & Recreation



## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Ranch</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	86% Uplands / 14% Wetlands
<b>SOIL TYPES:</b>	Primarily Bonneau-Blanton-Padlock Complex
<b>TAXES &amp; TAX YEAR:</b>	\$5,341.70 [2020]
<b>ZONING / FLU:</b>	Zoning: A-1, ESA-1; FLU: Agriculture-1, Environmentally Sensitive Area -1
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Two ponds, 2-3 acres each
<b>ROAD FRONTAGE:</b>	2,900 ft. on CR-137, two lane paved highway
<b>FENCING:</b>	Perimeter fencing; pasture areas fenced and cross fenced, with fenced lanes connecting pastures
<b>CURRENT USE:</b>	Cattle production, recreation
<b>GRASS TYPES:</b>	Pensacola and Argentine Bahia
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Homesite, horse farm, hunting, fishing, trail riding
<b>LAND COVER:</b>	Diverse mixture of approximately 180 acres of improved pasture, 76 acres of loblolly pine plantation planted in 2019-2020 season, over 30 acres of wildlife openings and food plots, 5 acres of ponds, with the balance in mixed hardwood, natural pines.
<b>STRUCTURES &amp; YEAR BUILT:</b>	<ul style="list-style-type: none"> <li>• 72 x 36 FT Barn</li> <li>• 30 x31 FT Shed</li> <li>• Cattle Pens</li> </ul>
<b>GAME POPULATION INFORMATION:</b>	Excellent populations of deer and turkey.





## LOCATION & DRIVING DIRECTIONS

**PARCEL:**

28-03S-15E-00658-000000 33-03S-15E-00702-000000 33-03S-15E-00703-000000 & 34-03S-15E-00715-000000

**GPS:**

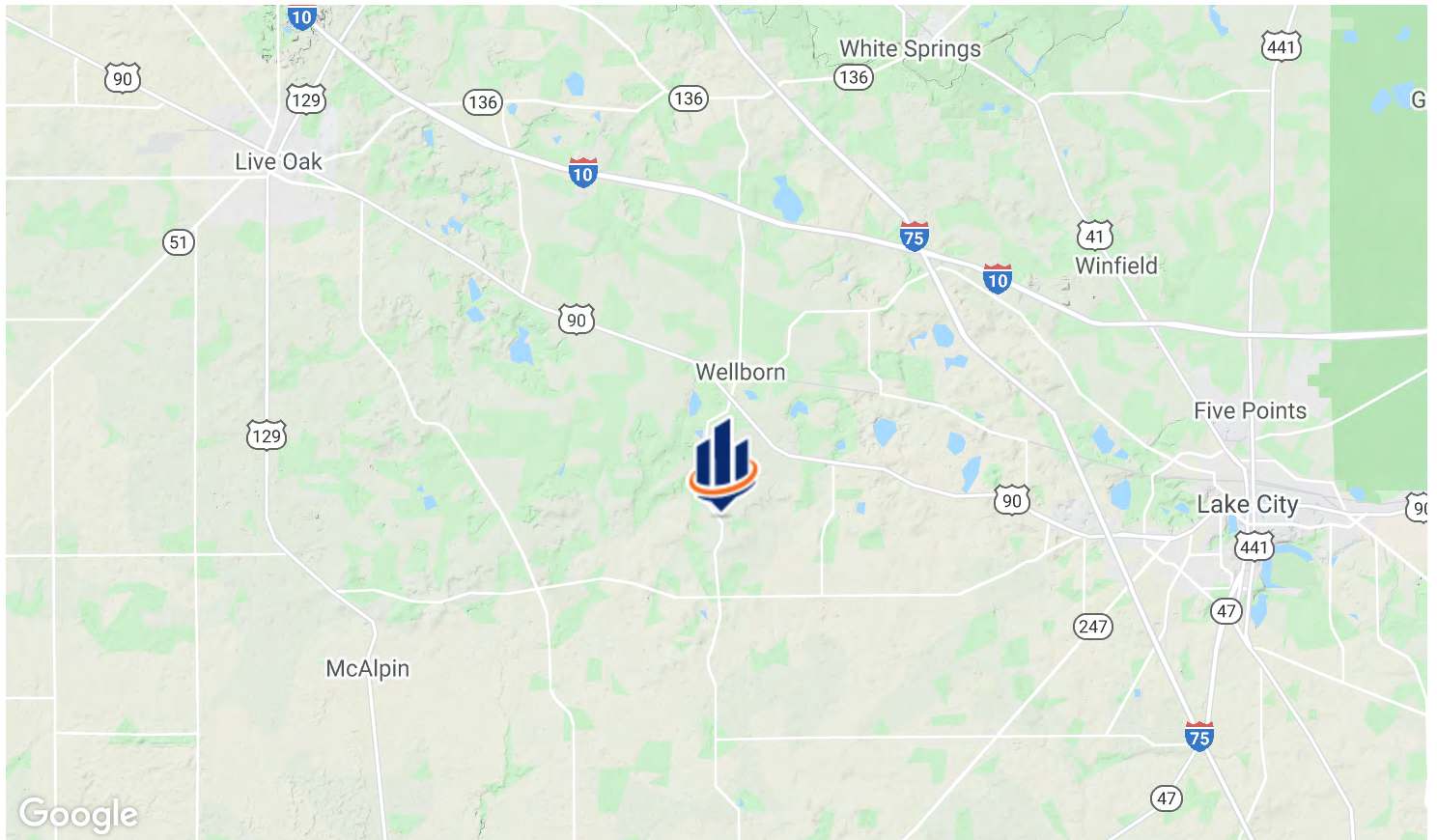
30.1840291, -82.8250198

**DRIVING DIRECTIONS:**

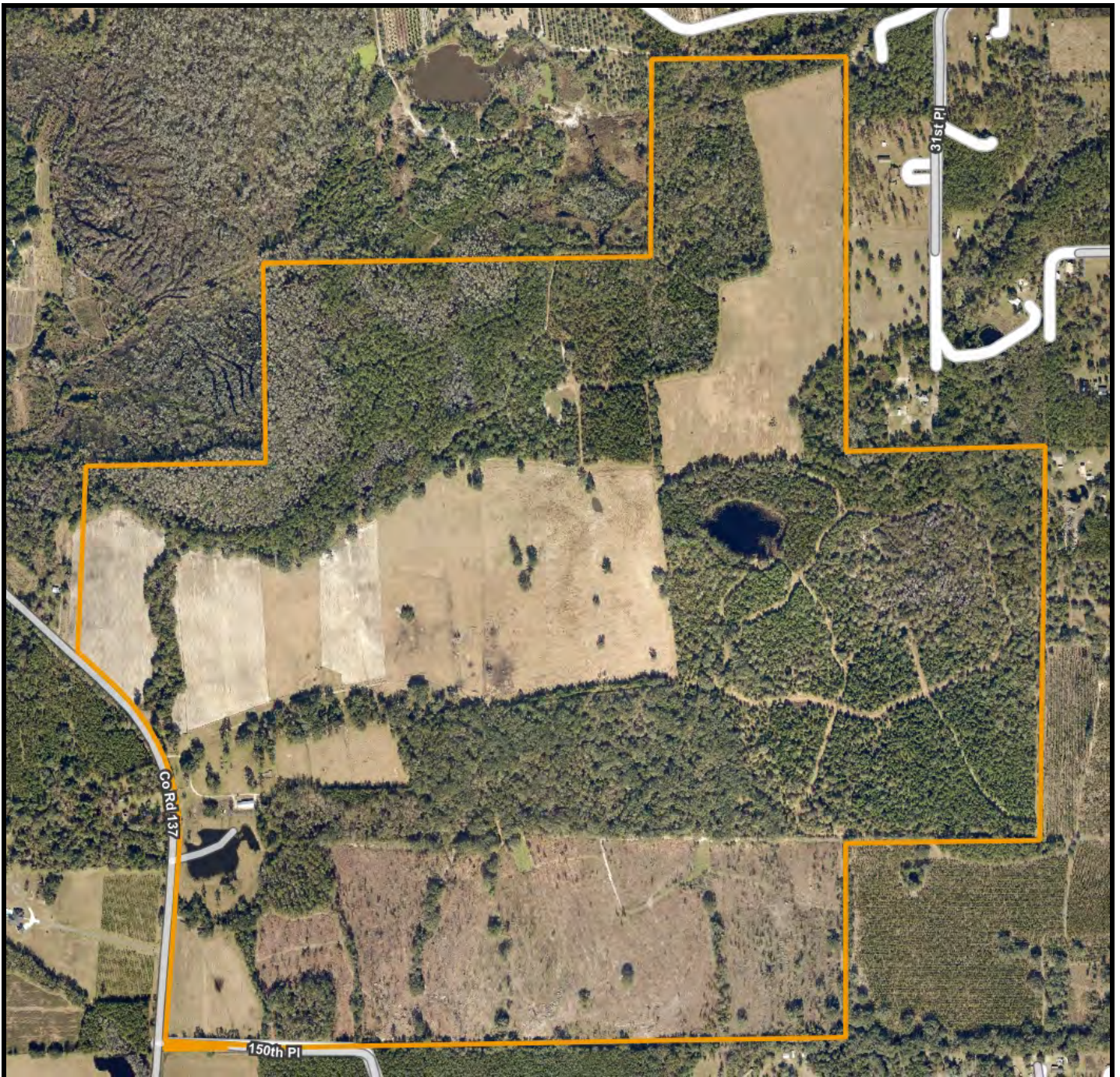
From Exit 427 on I-75 at Lake City, travel west on US-90 for 9 miles to CR-137 at Wellborn, turn left on CR-137 and go south for 3 miles; entrance to property will be on the left - look for sign.

**SHOWING INSTRUCTIONS:**








Some of the property can be viewed from CR-137. To arrange a showing of the interior, contact Greg Driskell or Tony Wallace.

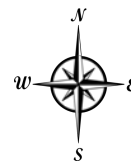




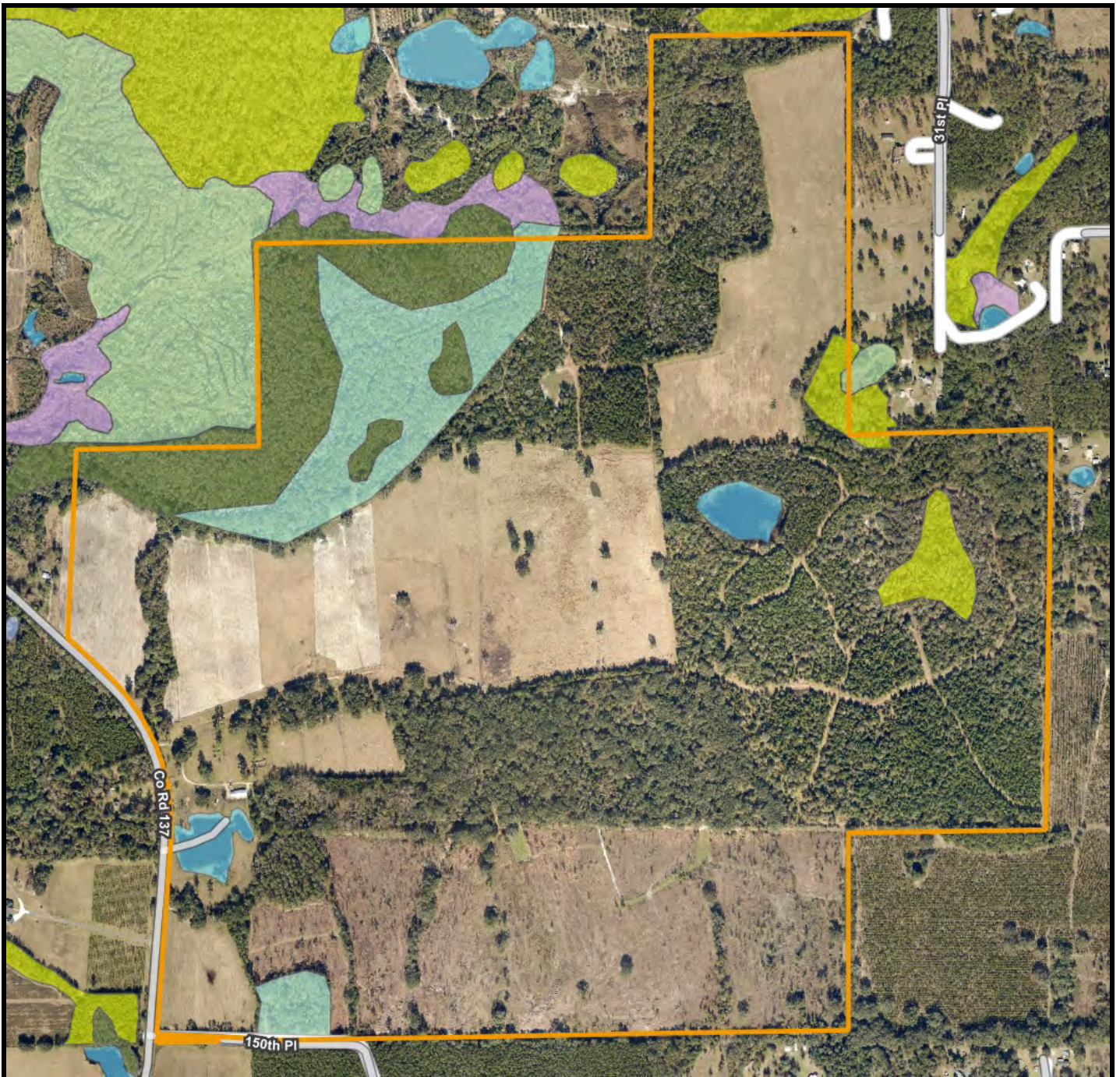


## Wellborn Ranch - Aerial Map

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


















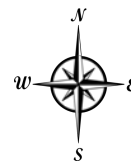




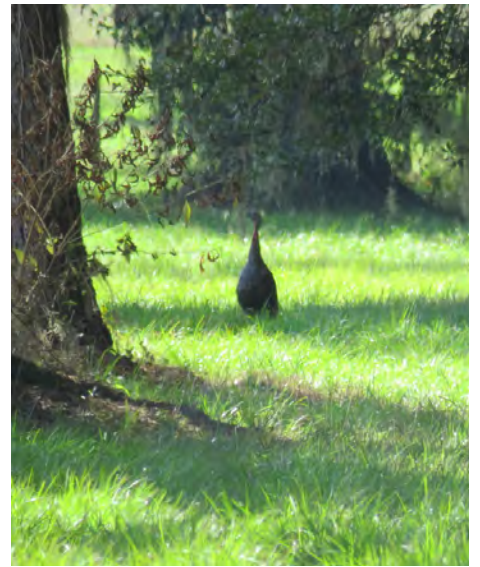
## Wellborn Ranch - Wetlands Map



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Streets OSM
-  Streets MapWise
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods















## Gregory Driskell

Advisor  
SVN | Saunders Ralston Dantzler

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

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, both in Florida and Louisiana. Learn more at [legacywildlife.com](http://legacywildlife.com).

Greg is a 6th-generation Floridian, and was born and grew up near St. Petersburg, FL. He holds a B.S. degree in Forest Resources and Conservation from the University of Florida. He is 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.

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## John A. "Tony" Wallace

Senior Advisor  
SVN | Saunders Ralston Dantzler

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at [NRPSforesters.com](http://NRPSforesters.com).

He is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, and a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters.

He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

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