

ANDREWS SOUTH RANCH

1,043 ± ACRES | CHIEFLAND COUNTY, FLORIDA | RANCH RECREATION & NURSERY

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SALE PRICE

\$4,432,750

OFFERING SUMMARY

ACREAGE:	1,043 Acres
PRICE / ACRE:	\$4,250
CITY:	Chiefland
COUNTY:	Levy
PROPERTY TYPE:	Ranch & Recreation, Nursery

PROPERTY OVERVIEW

Located in Levy County, the 1,043 ± acre Andrews South Ranch provides the perfect opportunity to realize your dream of building a custom recreational retreat. The property offers solitude with excellent proximity to urban amenities and some of the best outdoor recreation in Florida. Cedar Key, Crystal River, and Ocala with the World Equestrian Center are all less than an hour away.

The ranch features 93% uplands with improved pastures, oak hammocks, old nursery stock, and a great interior road network. There are multiple wells and electric services to much of the property. A like-new mobile home, two pole barns, plus an unfinished office/barn complex makes for a solid foundation to turn this property into a proper country estate. The property also includes nine cattle watering wells, two irrigation wells with other permits in place and is fenced & cross-fenced with a mixture of barbwire and field fencing.

Andrews South Ranch is also within an hour of some of Florida's most spectacular recreation opportunities; Manatee Springs, Fanning Springs State Parks, Goethe State Forest, the Suwannee River, and Lower Suwannee Wildlife Refuge. The ranch is also teeming with a healthy population of Florida Whitetail Deer and Osceola Turkey that could provide excellent hunting or wildlife viewing opportunities. Call today to arrange your showing of a premier Florida Ranch.



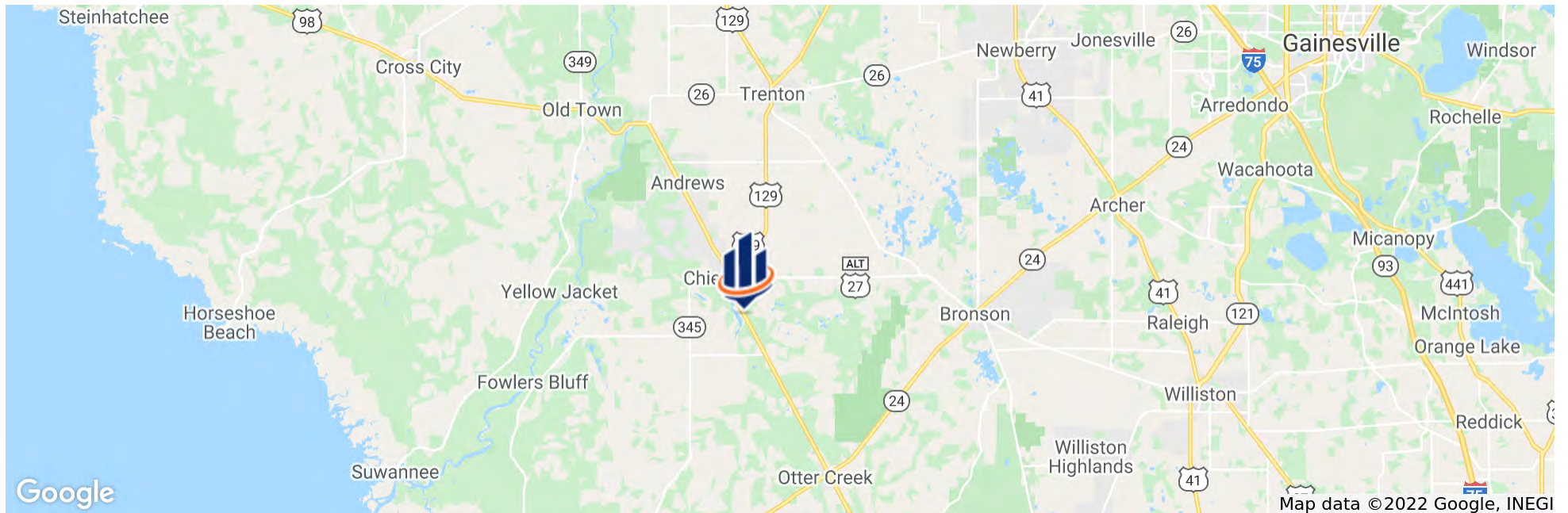
SPECIFICATIONS & FEATURES

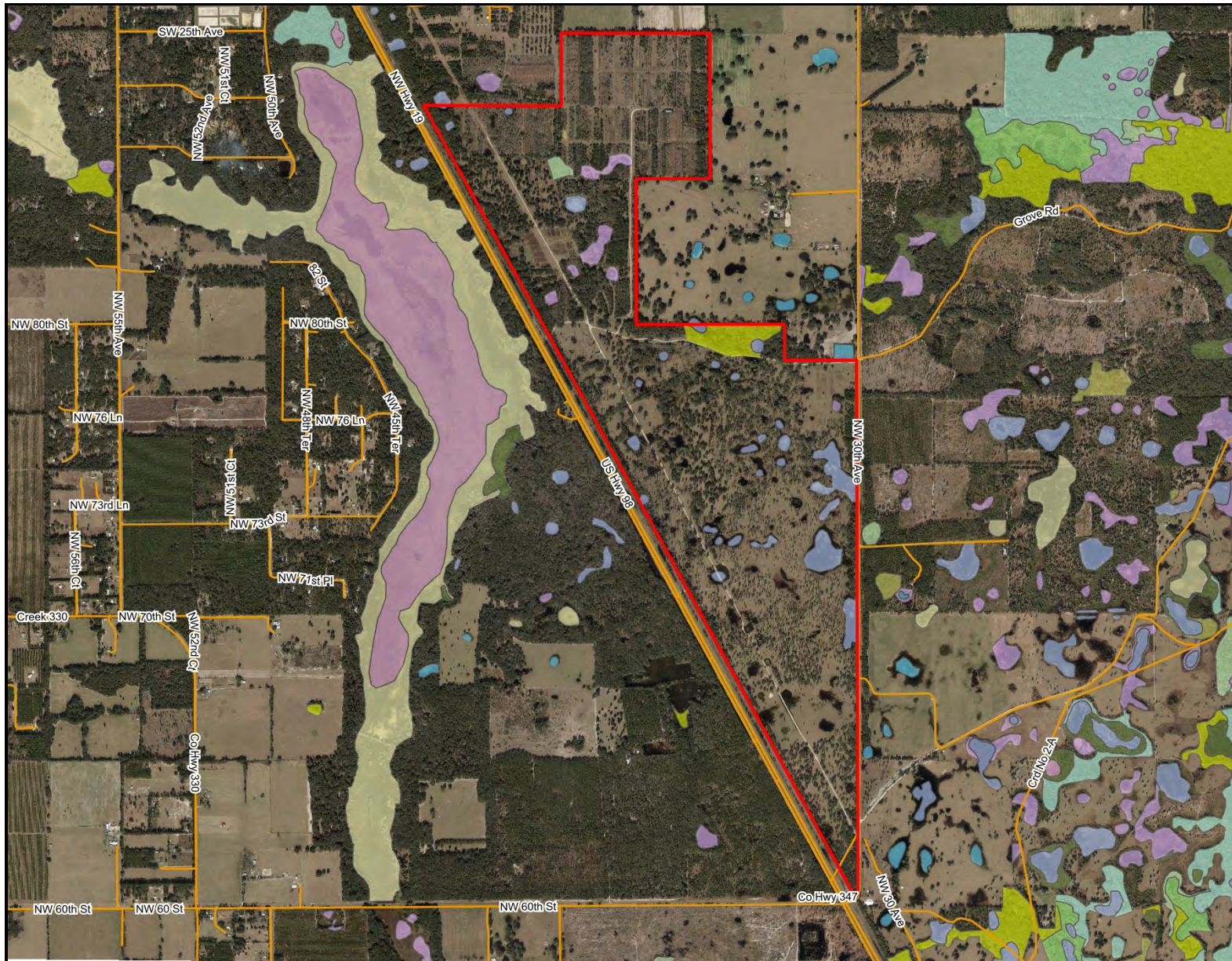
LAND TYPES:	<ul style="list-style-type: none"> • Equestrian • Farms & Nurseries Properties • Ranch 	WELLS INFORMATION:	9 cattle watering wells and 2 irrigation wells
UPLANDS / WETLANDS:	93% Uplands	WATER USE PERMITS:	Permit in place but includes wells on other properties
SOIL TYPES:	<ul style="list-style-type: none"> • Pender Loamy Fine Sand • Sparr-Lochloosa Complex • Millhopper-Bonneau Complex • Sparr Fine Sand • Levyville-Hague Complex 	GAME POPULATIONS INFORMATION:	Good Florida Whitetail Deer & Osceola Turkey population
TAXES & TAX YEAR:	\$7,008 for 2020		
ZONING / FLU:	Agricultural/Rural Residential (1 d.u./10 ac)		
NEAREST POINT OF INTEREST:	Manatee Springs, Fanning Springs State Parks, Goethe State Forest, the Suwannee River, Lower Suwannee Wildlife Refuge, Cedar Key, Crystal River, plus Ocala and the World Equestrian Center are all less than an hour away		
FENCING:	Fenced & cross-fenced with a mixture of barbwire and field fencing		
POTENTIAL RECREATIONAL / ALT USES:	Hunting preserve, ATV riding, horse riding, country estate.		
LAND COVER:	Live Oak hammock and old tree/shrub nursery plantings		
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • 2015 - 1 • 188 SF mobile home • 2 pole barns • Unfinished barn/office/shop facility 		



LOCATION & DRIVING DIRECTIONS

PARCEL:	Multiple in Levy County
GPS:	29.4457323, -82.8393429
DRIVING DIRECTIONS:	From Hwy 27A and Hwy 98 in Chiefland; Travel South 2 ± miles; Property will be on Eastern side of Hwy 98
SHOWING INSTRUCTIONS:	Contact listing agents to arrange a showing

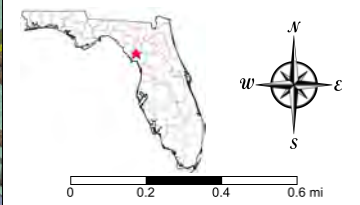




Andrews South - Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6410:	Freshwater Marshes	38.2
6170:	Mixed Wetland Hardwoods	15.7
6430:	Wet Prairies	12.0
6460:	Mixed Scrub-Shrub Wetland	2.9
5300:	Reservoirs	.2
TOTAL WETLANDS		68.9
TOTAL UPLANDS		953.5
TOTAL ACRES		1,022.4



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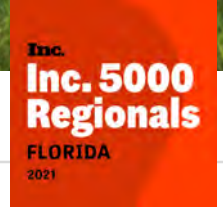
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Ranked 210 on Inc. 5000 Regional List

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SYN

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