



OTTER CREEK WEST TRACT

US HIGHWAY 19/98
OTTER CREEK, FL 32626

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Property Overview



Sale Price **\$3,845,400**

OFFERING SUMMARY

Acreage: 1,131 Acres
Price / Acre: \$3,400
City: Otter Creek
County: Levy
Property Type: Timberland, Recreation

PROPERTY OVERVIEW

The Otter Creek West Tract, 1,131 acres of productive forests located in Levy County, FL, is an exceptional timberland investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations established with seedlings from some of the South's premier tree nurseries using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress in the wetlands and along Otter Creek provide excellent wildlife habitat and deer, Osceola wild turkey, hogs and small game are plentiful. A well maintained road system and direct entry point from US-19/98 provides excellent access for timber management and recreational uses.

- 171 acres of merchantable planted pine
- 468 acres of premerchantable planted pine
- 45 acres harvested ready for reforestation
- 447 acres of natural timber

Additional timberland/recreational tracts also available at this location.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Taxes & Tax Year:	\$2,652.31 [\$2.35/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	2.3 miles of frontage on US Highway 19/98
Nearest Point of Interest:	Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Close to Devil's Hammock Wildlife Management Area, Upper Waccasassa Conservation Area, Lower Suwannee National Wildlife Refuge, and Goethe State Forest.
Current Use:	The property has been in commercial timber production for decades.
Game Population Information:	Plentiful deer, Osceola wild turkey, hogs and small game.
Timber Cruise:	GIS shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.

Location



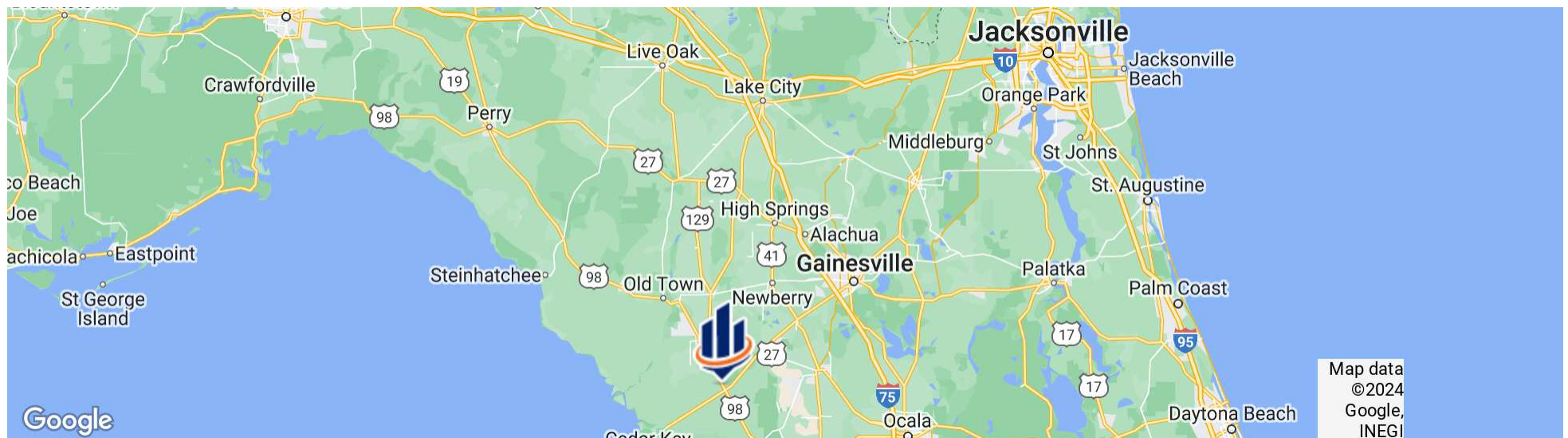
LOCATION & DRIVING DIRECTIONS

Parcel: 187200400 188700300
187000000 [part]
189000200 [part]

GPS: 29.3345379, -82.7724641

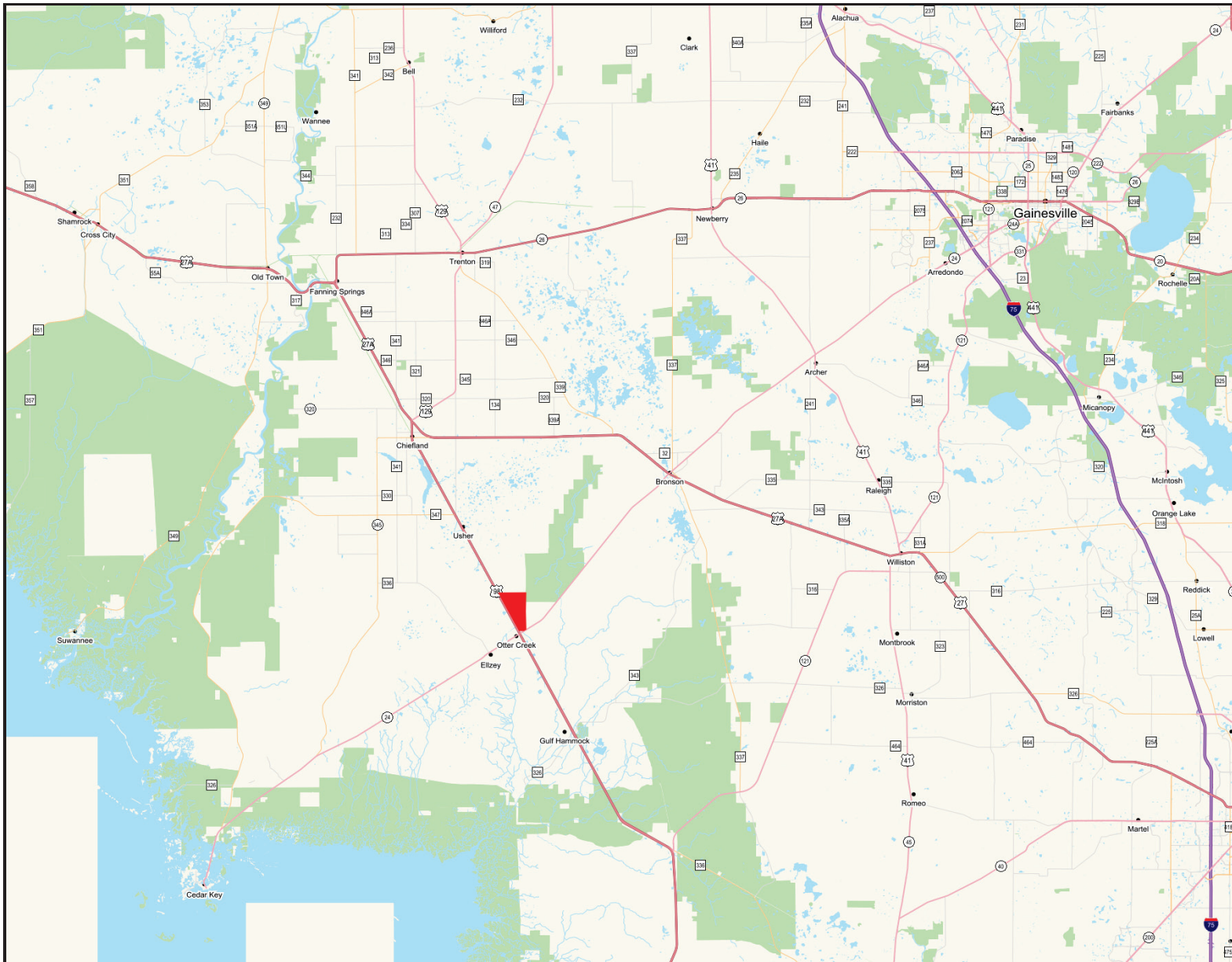
Driving Directions: From intersection of US-19/98 and SR-24, go north on US-19/98 for 1/2 mile to entrance on right.

Showing Instructions: Contact listing agent to arrange a showing.



Otter Creek West Tract - Location Map

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



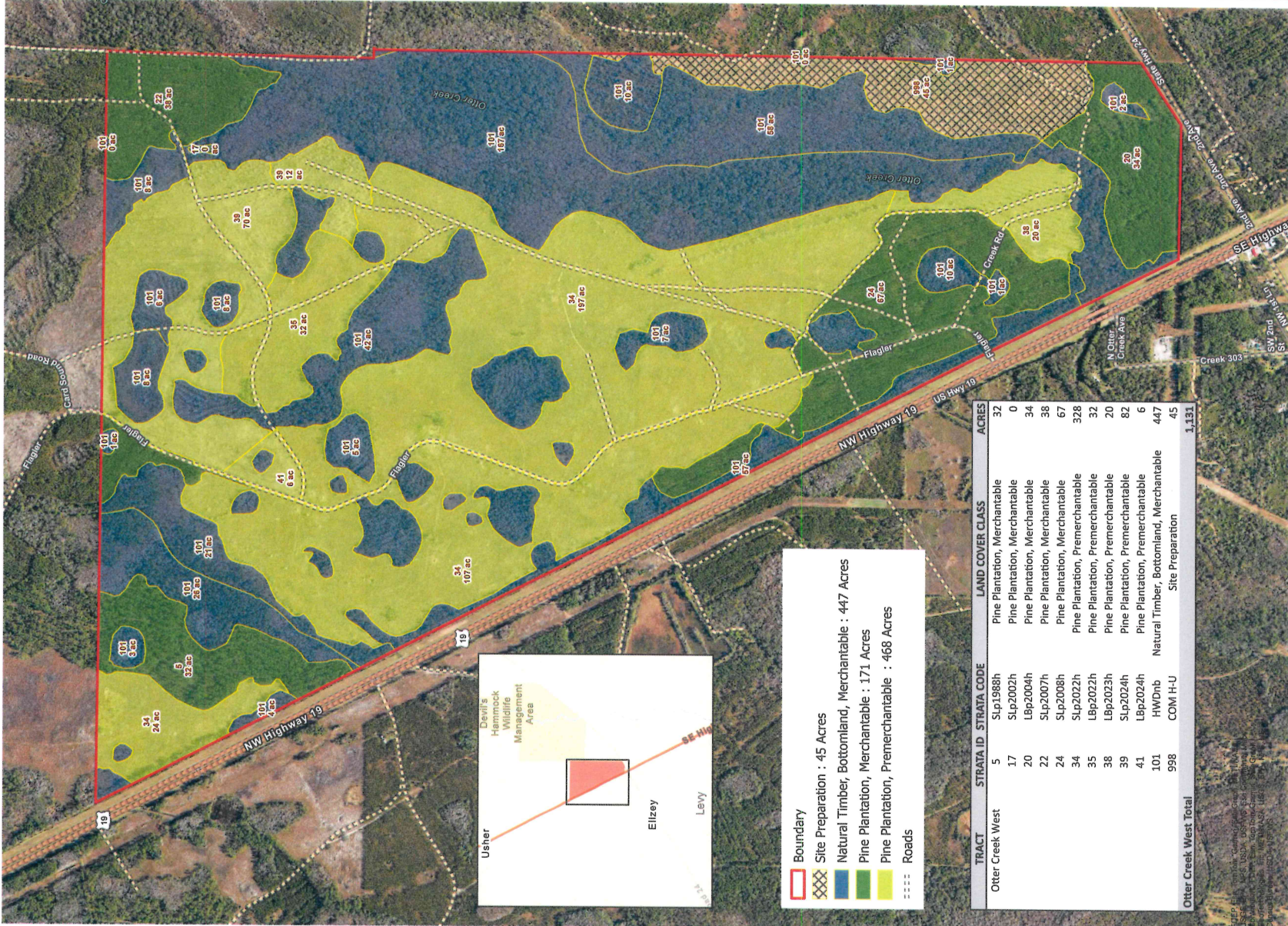
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Otter Creek West Timberland Tract

Levy County, Florida

Timber Stand Map

2023 NAIP Aerial Photo



- Boundary
- Site Preparation : 45 Acres
- Natural Timber, Bottomland, Merchantable : 447 Acres
- Pine Plantation, Merchantable : 171 Acres
- Pine Plantation, Premerchantable : 468 Acres
- Roads

TRACT	STRATA ID	STRATA CODE	LAND COVER CLASS	ACRES
Otter Creek West	5	Slp1988h	Pine Plantation, Merchantable	32
	17	Slp2002h	Pine Plantation, Merchantable	0
	20	Lbp2004h	Pine Plantation, Merchantable	34
	22	Slp2007h	Pine Plantation, Merchantable	38
	24	Slp2008h	Pine Plantation, Merchantable	67
	34	Slp2022h	Pine Plantation, Premerchantable	328
	35	Lbp2022h	Pine Plantation, Premerchantable	32
	38	Lbp2023h	Pine Plantation, Premerchantable	20
	39	Slp2024h	Pine Plantation, Premerchantable	82
	41	Lbp2024h	Pine Plantation, Premerchantable	6
	101	HWDrb	Natural Timber, Bottomland, Merchantable	447
998	COM H-U	Site Preparation	45	
Otter Creek West Total				1,131

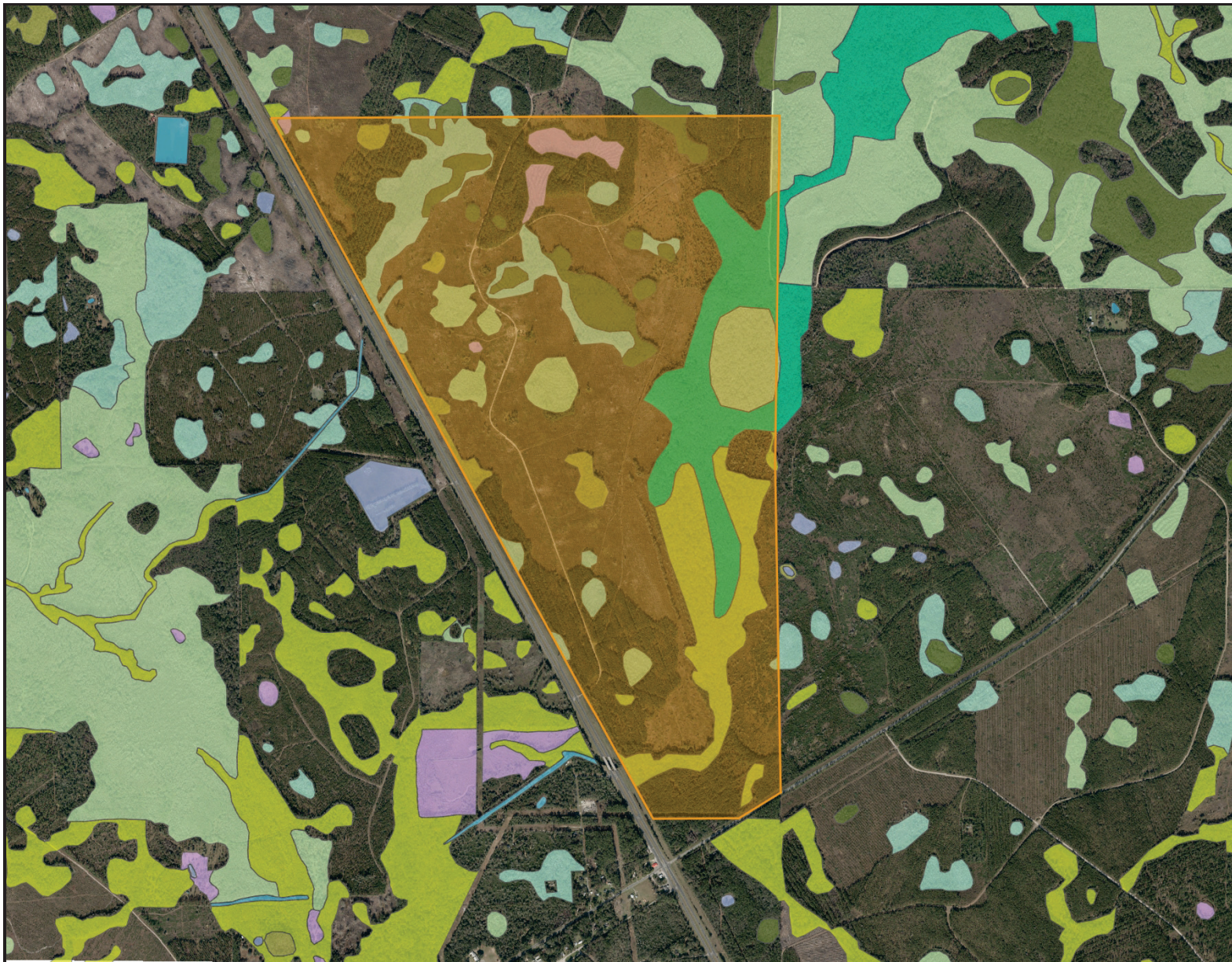


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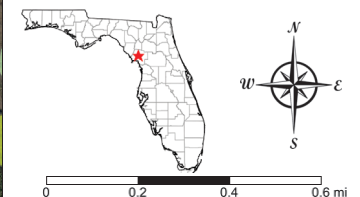
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Otter Creek West - Wetland Map



- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- 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
6150	Stream And Lake Swamps (Bottomland)	101.3
6170	Mixed Wetland Hardwoods	86.5
6300	Wetland Forested Mixed	74.4
6210	Cypress	44.9
6460	Mixed Scrub-Shrub Wetland	37.0
6110	Bay Swamps	30.7
6250	Hydric Pine Flatwoods	19.6
6430	Wet Prairies	16.7
TOTAL WETLANDS		411.2
TOTAL UPLANDS		720.0
TOTAL ACRES		1,131.2

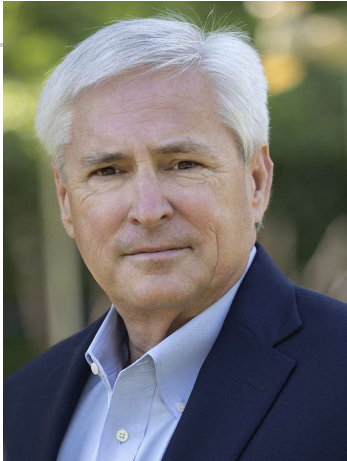


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Additional Photos



Meet The Team



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