



# *Suwannee Valley Plantation*

WHITE SPRINGS, FLORIDA



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## Introduction

Arguably the finest bass fishing property in the Country encompassing 3,588 +/- manicured acres with 658 acres of deep freshwater lakes specifically designed for optimal trophy bass habitat. The fishing opportunity on this property could not be recreated for any reasonable amount of money and offers the incredibly rare opportunity to own a plantation with quality hunting and unparalleled bass fishing, making it a year-round plantation. No other property in the Country can offer the combination of world-class trophy bass fishing, quality hunting and proximity to major metropolitan population centers. Located just north of the intersection of I-10 and I-75 this property is easily accessed from anywhere in north and central Florida and is only 4 hours south of Atlanta. Lake City Regional Airport can land any private plane and has some commercial flights and is just 16 miles away.



[www.oakwoodrealtygroup.com](http://www.oakwoodrealtygroup.com)





## **Contact**

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## Location

- LOCATED IN HAMILTON COUNTY, FL
- EQUI-DISTANT BETWEEN JACKSONVILLE AND TALLAHASSEE
- FRONTAGE ON TWO PAVED COUNTY ROADS
- 16 MILES FROM LAKE CITY REGIONAL AIRPORT

Located north of the intersection of I-10 and I-75, Suwannee Valley Plantation is easily accessed from anywhere in north and central Florida and is only four hours south of Atlanta, GA. Lake City Regional Airport is 16 miles away with a 8,000ft runway for private landing and select commercail flights.







## **The Property**

This 3,588 acre property is a reclaimed phosphate mine, however great care and attention to detail were given to the reclamation. The seller has significant experience with restoration of wildlife habitat on these types of properties and no detail was overlooked in the process.





## Improvements

THE OLD HAY BARN  
OFFERS POTENTIAL FOR  
AN EQUESTRIAN FACILITY.

The old hay barn, which is a metal roof and metal frame building equipped with power and water is currently used to store the fishing boats and tractors. This tranquil and beautiful north Florida setting would be an ideal site for a home or lodge, with old southern live oaks and pecan trees overlooking one of the lakes. The surrounding pastures are a great place to view game in the evenings and mornings. This is a blank canvas with everything an owner would need to create a great place to stay and entertain, while one does not have anyone else's vision of their dream home to inherit. An old cabin sits adjacent to the barn, circa the late 1800's, and it contains cypress and pine boards from the property. It would be a special asset to restore or use in a new construction project.





## Investment Potential

The investment potential here is really two different opportunities. 2,000 acres of this property have been rezoned to Mixed-Use allowing up to 2,050 residential units and various densities of development while 1,500 acres already have a conservation easement in place. The Property adjoins Big Shoals State Park in the Suwannee Valley Corridor and is an high profile candidate for further conservation and tax deductions. A thoughtfully designed development along its miles of shorelines and natural, well-managed uplands is also a possibility, or a combination of both conservation and development. The Property is 45% uplands, 37% wetlands and other non-timber producing acres and 18% lakes. The lakes on the property range in size from 24 - 330 acres.





## Hunting & Wildlife

The hunting opportunity should not be underestimated, this property boasts significant populations of migrating waterfowl due to the incredible water on and surrounding the property along with excellent turkey and dove hunting and even some wild quail. The deer hunting is also very good. The old farm site contains numerous old southern live oaks and pecan trees and would be a great site to build your lodge, it does contain an enclosed pole barn at present time with utilities and overlooks one of the lakes.





An aerial photograph of a large, calm lake surrounded by a dense forest of tall, green trees. The water reflects the surrounding greenery. In the foreground, a small boat is moving across the lake, leaving a white wake behind it. The sky is clear and blue.

## Property Breakdown

- The property consists of 45% uplands, 37% wetlands and other non-timber producing acres and 18% lakes. The lakes on the property range in size from 24 to 330 acres.
- Timber stands on the property are growing remarkably well and encompass approximately 1,464 acres
- 658 acres of deep freshwater lakes





## Live Water

Portions of this property are a reclaimed phosphate mine, however great care and attention to detail were given to the reclamation. The Seller has significant experience with restoration of wildlife habitat on these types of properties and no detail was overlooked in the process. Timber stands on the property are growing remarkably well and encompass 1,464 acres of the property. Full timber inventory data available upon request.





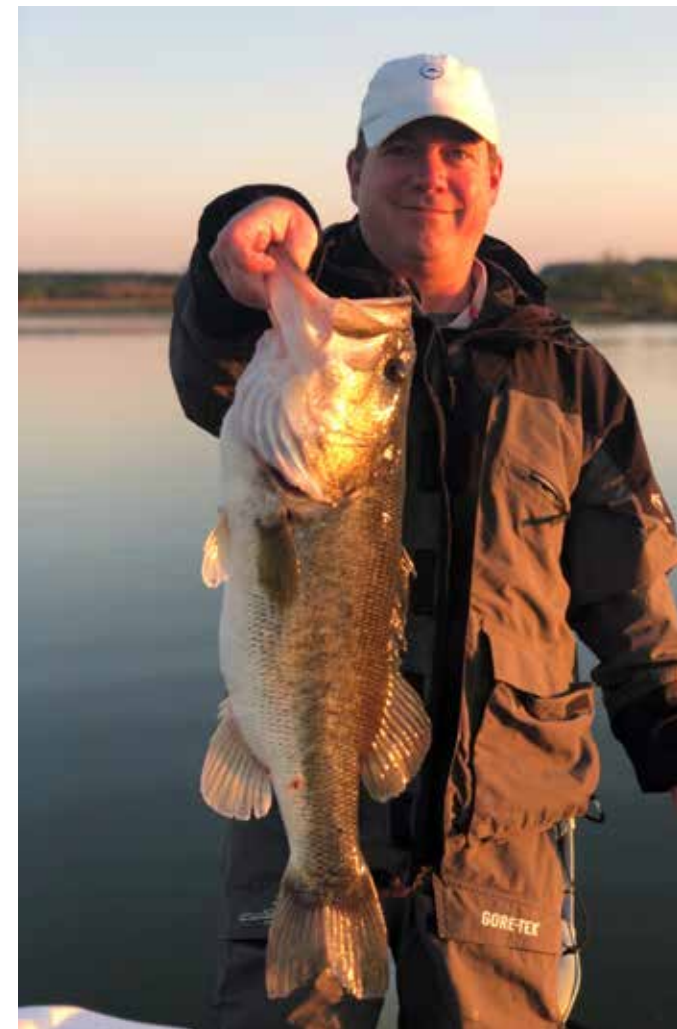


“These lakes have varied habitat which allows anglers to fish a wide range of methods, from shallow water vegetation (flipping and frog fishing) to deep offshore fishing with jigs, crankbaits and big worms. Given the unique structure in these lakes, they allow anglers to hone their skills using a wide variety of presentations.”

“The productivity of these lakes makes them particularly good for trophy bass fishing, and these waters produce large numbers of 8+ pound fish and some real giants in the 12+ pound size class. Truly high quality trophy bass waters.”

***-Mike Allen, Director of UF Nature Coast Biological Station***

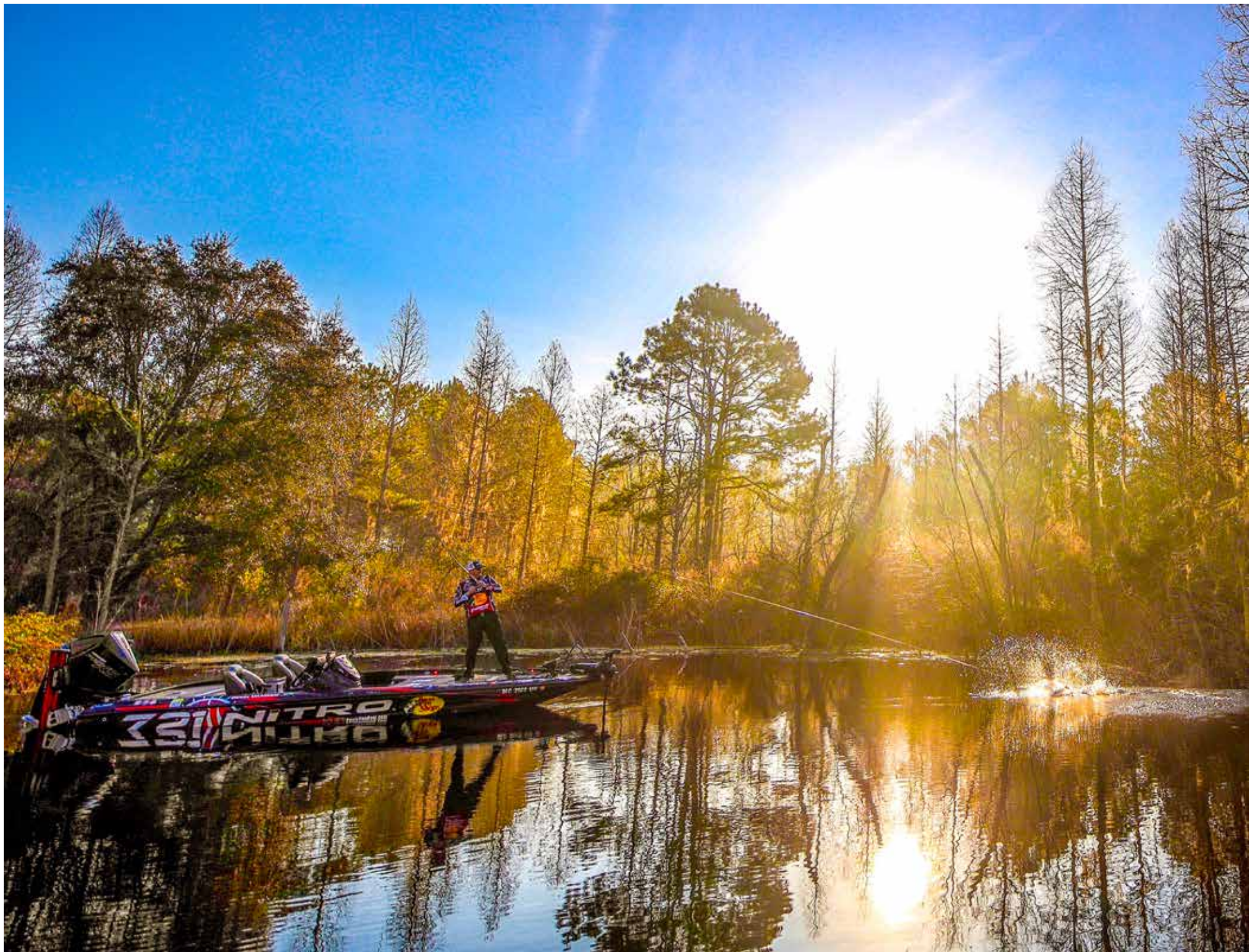




“This is a place where you can come and catch 100 to 150 fish per day and that is not uncommon”

- Jeff Taylor, Suwannee Valley Guide









## Summary

- Proximity to major metropolitan areas such as Orlando and Jacksonville
- Significant populations of migrating waterfowl
- Excellent turkey, deer, dove and quail hunting
- Hay barn offers storage and potential for an equestrian facility
- 3,588 manicured acres with 1,464 acres of planted timber and 658 acres of deep freshwater lakes specifically designed for optimal trophy bass habitat
- Zoned for mixed-use development allowing higher density and multiple uses when compared to agriculture use

LISTING PRICE: \$11,481,600

TAXES: \$10,051.74 in 2018

### CONTACT

For more information please contact



Hunter Brant at 904.813.4508, or  
e-mail [hunter@theoakwoodcompanies.com](mailto:hunter@theoakwoodcompanies.com)



*Suwannee Valley  
Plantation*

*3,580 acres +/-*

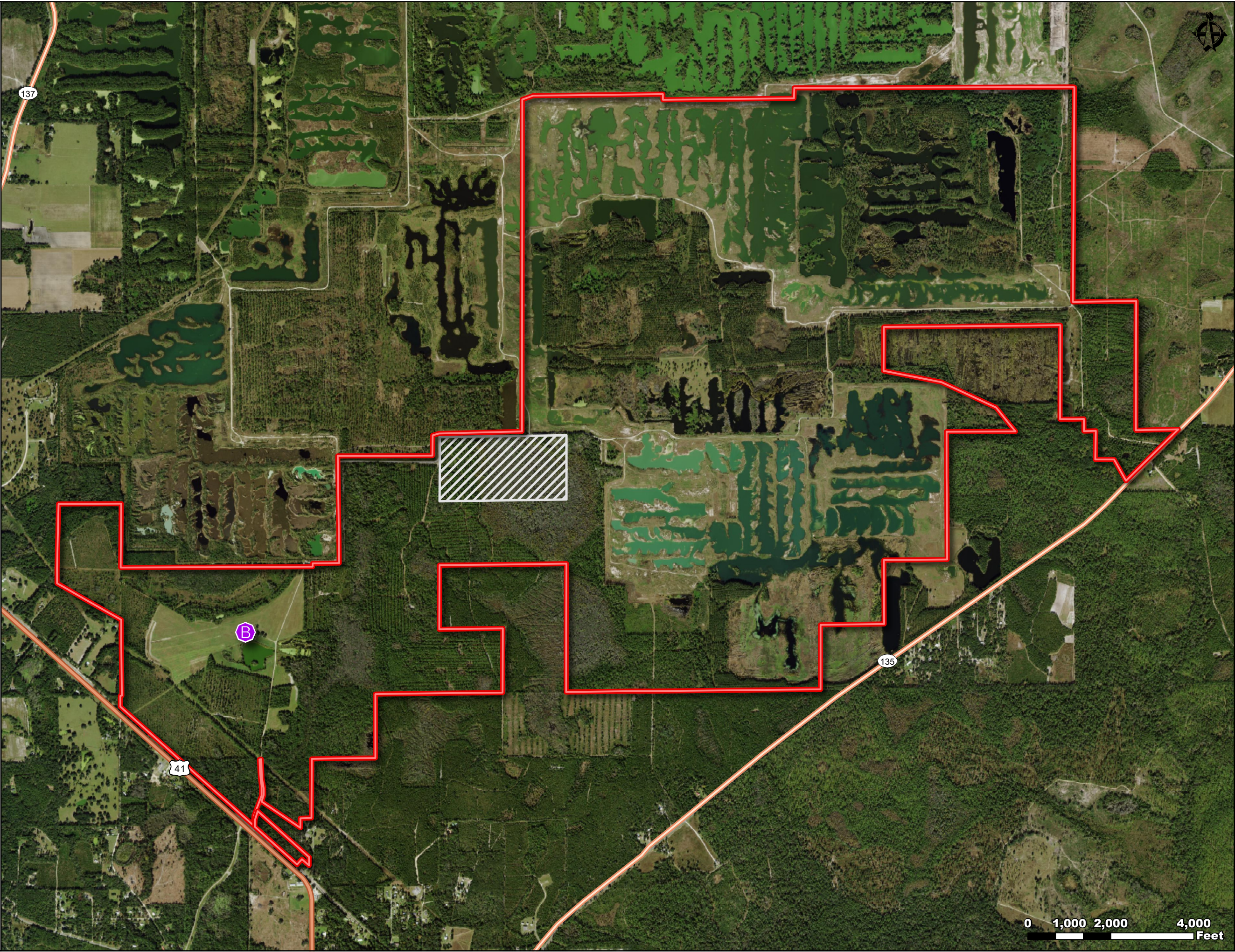
*Hamilton County, Florida*

-  Barn
-  Property Boundary
-  Outparcel



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*Suwannee Valley  
Plantation*

*3,580 acres +/-*

*Hamilton County, Florida*

 **Property**



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