

OCKLAWAHA FARM

362 ACRES | PUTNAM COUNTY, FL

\$1,267,000

NEW



PROPERTY SIZE:

362 Acres +/-

COUNTY:

Putnam County, FL

PRICE:

\$1,267,000

CATEGORY:

Hunting & Recreational Land,
Timberland

PROPERTY TAX:

\$1,324 in 2022

Ocklawaha Farm derives its name from the Ocklawaha River, which flows by the Property and is only separated from the Farm by a large acreage state ownership. The Ocklawaha is one of the most pristine rivers in the State and makes the farm an excellent Conservation Easement candidate, the State has recently purchased several large parcels nearby for conservation. The property has a newly improved road system which allows access to many areas that were previously inaccessible. The natural areas of the property are seasonally wet and provide a sanctuary for all types of wildlife while the surrounding state ownership protects the Farm and adds additional habitat and privacy. The farm provides an ideal getaway, adjoined by a large conservation landowner, close to Jacksonville, Gainesville, Ocala, with easy access to world-class bass fishing and a quiet place to enjoy nature and hunt.

- **Joined on 2 sides by lands owned by the State of Florida**
- **Excellent candidate for a Conservation Easement**
- **Multiple planted pine stands totaling 47 acres plus an additional 20 acres that is ready to plant**
- **25 acre grove has been raked, burned and cleared and can be field or food plot**
- **Adjoins large state ownership which provides security and additional wildlife habitat**
- **Rodman Reservoir Kenwood Boat Landing is less than 1 mile from Gate**



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Real Estate Brokerage | Advisory & Consulting Services

OCKLAWAHA FARM

PROPERTY PHOTOS



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PROPERTY PHOTOS



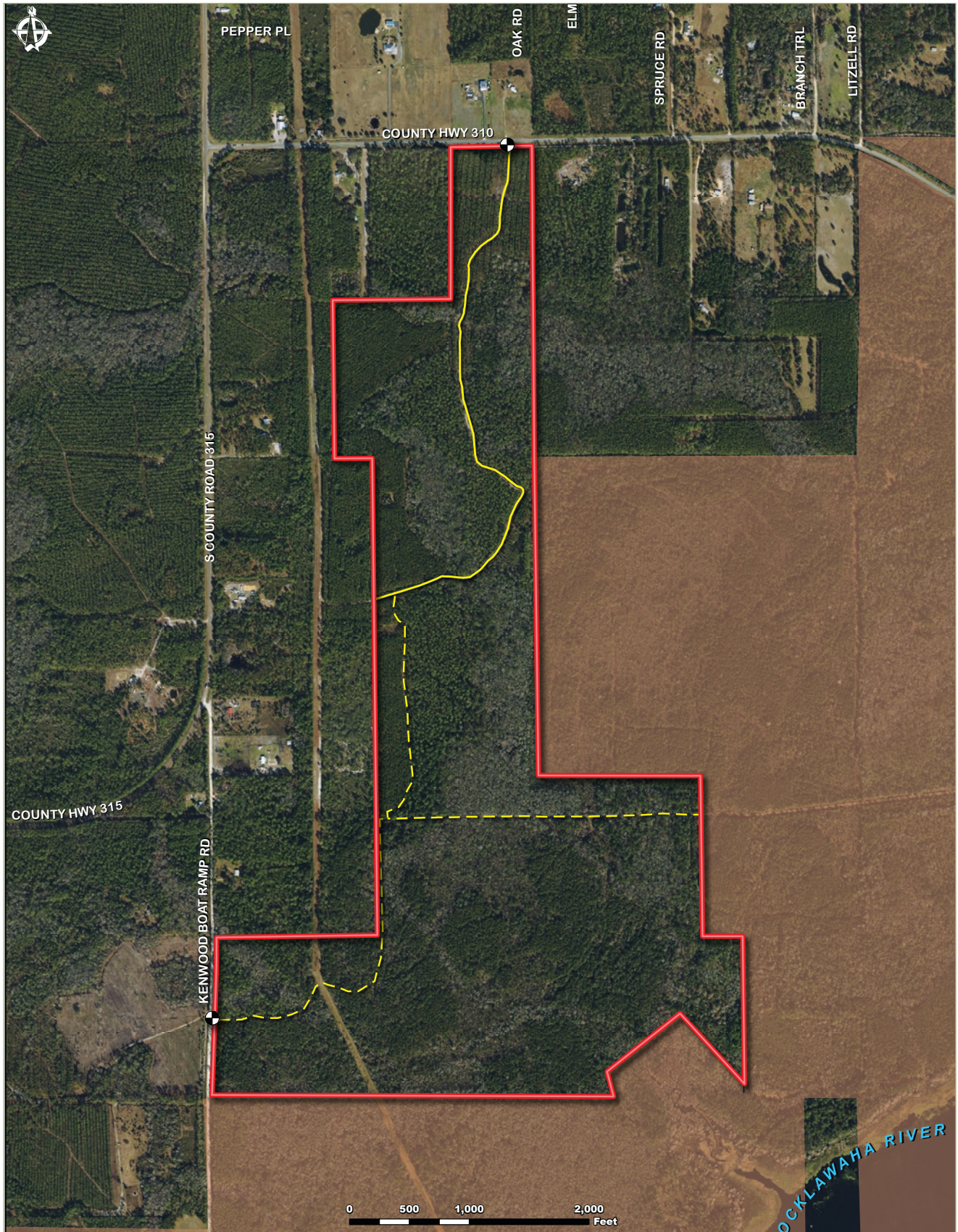
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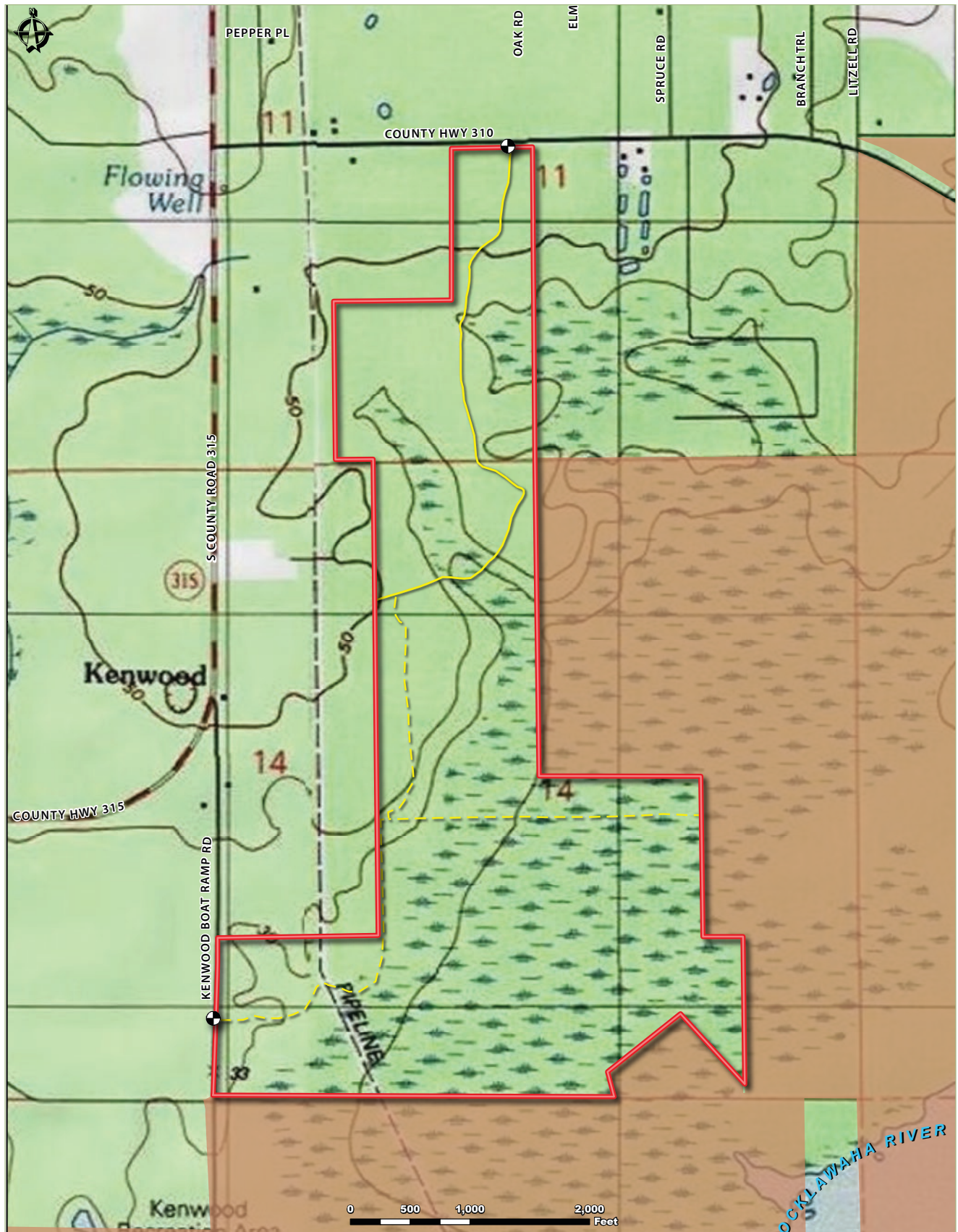
OCKLAWAHA FARM

AERIAL MAP



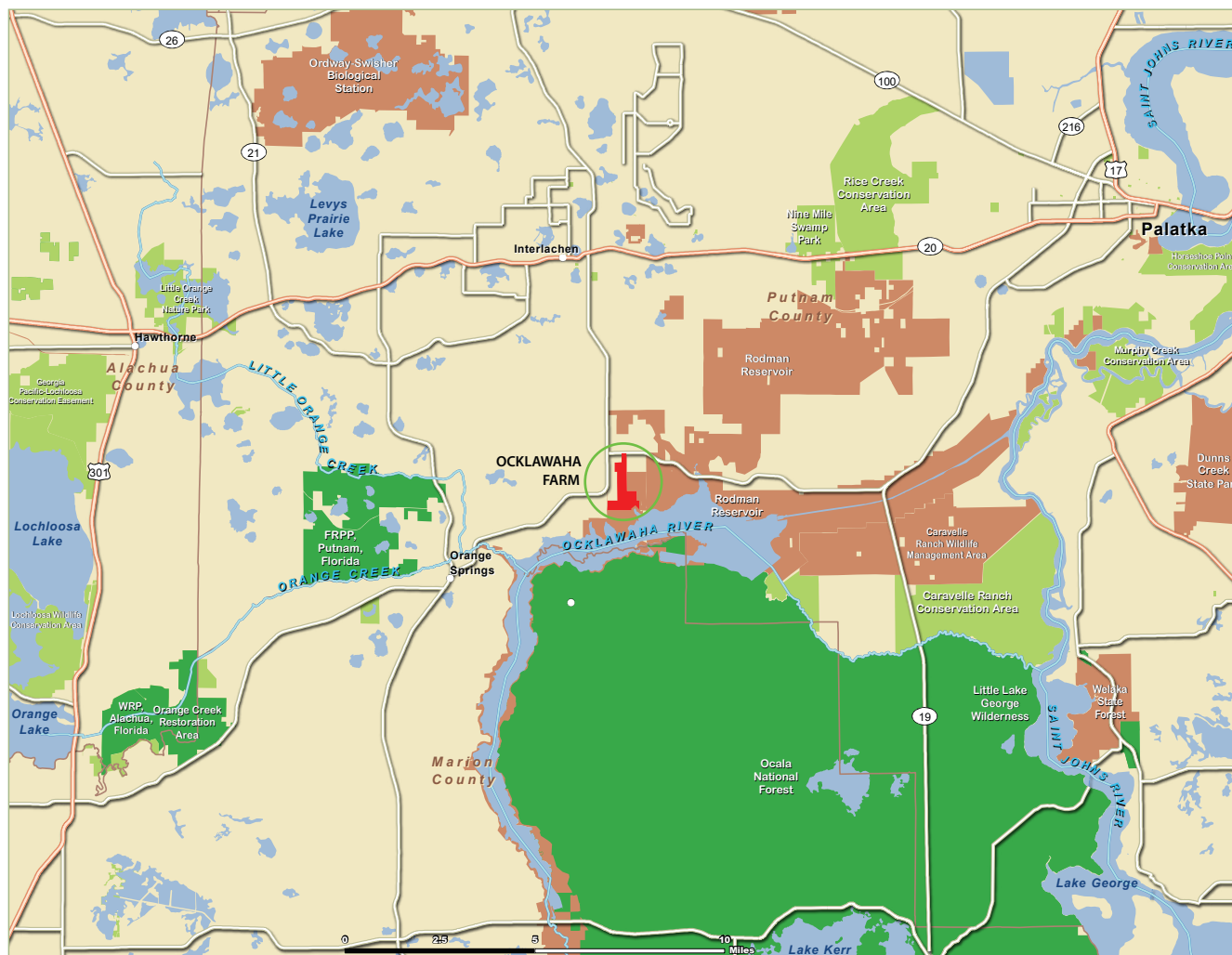
OCKLAWAHA FARM

TOPOGRAPHY MAP



OCKLAWAHA FARM

LOCATION MAP



Broker Comment – Hunter Brant, Listing Broker

DRIVING DISTANCES

Jacksonville – 90 minutes

Gainesville – 45 minutes

Ocala – 45 minutes