North Florida
Agricultural, Recreational & Development Tracts
Suwannee County, FL

Bank Owned
The River Acres property is a rare, pristine, natural Florida land, which shares a 3.5 mile boundary with the beautiful Suwannee River State Park. With 2.25 miles of water frontage on the Suwannee River, you can enjoy relaxing days “down on the river!” High bluffs offer a stunning view of this historic river.

The property is ideal for farming and recreation and has abundant wildlife making it an excellent hunting site. There are small camp houses, a barn, and a screened pavilion right on the water! River Acres is protected by a conservation easement, which maintains and safeguards the preservation of this stunning property.

It is located in northeast Florida, just 15 +/- miles from Live Oak, FL and approximately 37 miles south of the Georgia/Florida border. This beautiful “playground property” is only a 10 minute drive from Interstate 10!

**Total Acres:** 910 +/- acres  
**Price:** Offers taken until July 19, 2013  
**Location:** Suwannee County  
**Current Use:** Farm, recreational, hunting, conservation  
**Land Cover:** 510 +/- acres of bottom hardwoods; 400 +/- acres of farmland and cutover timber  
**Soil Types:** Bigbee, Alpin Fine Sand, Blanton  
**Road Frontage:** on 24th Street, Suwannee County  
**River Frontage:** 2.25 miles on the Historic Suwannee River  
**Water:** 10-inch well with a 60-acre center pivot  
**Improvements:** 2 small camp houses, barn, screened pavilion on water

View the flyover video of this beautiful property!  
SaundersRealEstate.com/RiverAcres
On January 25, 2013, Governor Rick Scott formally announced the construction of the Klausner Lumber One Sawmill in Suwannee County, which, according to published reports, will create 350 permanent full-time jobs and bring $130 million in capital investments to the area over the next three years.

In addition, some 700 temporary construction positions will be created during the construction phase of the project and an additional 220 permanent indirect jobs are estimated to be created.

The sawmill will be built on a 155-acre portion of the 230-acre Suwannee County Catalyst Site located in northwest Suwannee County.

The facility will be a high-tech sawmill using southern yellow pine as its raw material and is projected to produce 700 million board feet of lumber annually.

Klausner, an Austrian-based firm in the sawmill business since 1918, currently operates two sawmills in Germany and has recently announced the construction of another sawmill in North Carolina. Klausner’s sawmills are known as some of the most efficient in the world.

Suwannee County’s Catalyst Site currently consists of 230 +/- acres adjacent to the CSX Railroad running along the US 90 corridor and within two miles of the I-10/ US 90 Interchange.

**FOR SALE:**

Two Interchange properties!

The Northwest and Southwest parcels, are located next to the Suwannee Catalyst Project.

Potential Commercial Uses: restaurants, hotels, office buildings and much more!
Suwannee County
I-10 and US 90 Interchange

For Sale:
Two Interchange Properties next to
the Suwannee Catalyst Project.

The Klausner Lumber
One Sawmill is
estimated to bring:

350 Permanent
Full-time Jobs

700 Temporary
Construction Jobs

220 Permanent
Indirect Jobs

Suwannee County’s Catalyst Site
consists of 230 +/- acres
adjacent to the CSX Railroad
running along the US 90 corridor
and within two miles
of the I-10/ US 90 Interchange

Dean Saunders, ALC, CCIM
863.648.1528
Dean@SaundersRealEstate.com
SOUTHWEST CORNER  
I-10 and US 90 Interchange

Total Acres: 192 +/- acres  
Price: $825,600 or $4,300 per acre  
Current Use:  
• 39 +/- acres of 9-year-old planted pine  
• The balance in natural lands  
Future Land Use:  
• 52 +/- acres of Commercial Highway Interchange  
• 140 +/- acres are Agriculture #1 that allows 1 dwelling unit to 5 acres  
Soils: Blanton, Falmouth  
Road Frontage:  
• 5,000 +/- feet on I-10  
• 3,200 +/- feet on US 90

NORTHWEST CORNER  
I-10 and US 90 Interchange

Total Acres: 40 +/- acres  
Price: $180,000 or $4,500 per acre  
Current Use: Cutover timber  
Future Land Use: Commercial Highway Interchange  
Road Frontage: Located at the NW corner of the I-10 and SR 90 intersection, the property has:  
• 360 +/- Ft on 169th Road  
• 656 Ft on I-10  
• 2,800 Ft on US 90  
Soils: Blanton, Falmouth  
Rail Frontage:  
• 2,800 Ft of railroad frontage on US 90 with two railroad crossings (CSX Railroad)

Tremendous Development Potential  
Due to Klausner Lumber One Sawmill  
Creating 1,270 Jobs
**Ft. Union West**

**CR 132**

Suwannee County

- **Total Acres:** 77 +/- acres
- **Price:** $195,000 or $2,532 per acre
- **Current Use:** Hayfield
- **Grasses:** Predominately Coastal Bermuda with some Bahia
- **Irrigation:** 2 center pivots that irrigate 50 +/- acres from two 10-inch wells
- **Future Land Use:** Agriculture #1, which allows 1 dwelling unit per 5 acres
- **Soil Types:** Predominately Blanton, Falmouth, Mascotte
- **Improvements:** Hay barn
- **Road Frontage:** 1,320 +/- Ft paved frontage on CR 132 and 2,600 +/- feet paved frontage on 145th Road
- **Wetlands:** 10 +/- acres are considered wetlands by the Suwannee River Water Management District

**Ft. Union East**

**CR 132**

Suwannee County

- **Total Acres:** 60 +/- acres
- **Price:** $150,000 or $2,500 per acre
- **Current Use:** 30 +/- acres of Coastal Bermuda and Bahia Hayfield
- **Grasses:** Predominately Coastal Bermuda and Bahia; the balance is mixed hardwoods
- **Future Land Use:** Agriculture #1, which allows 1 dwelling unit per 5 acres
- **Soil Types:** Predominately Blanton, Alaga, and Mascotte
- **Improvements:** Hay barn
- **Road Frontage:** 660 +/- Ft of paved frontage on 145th Road
- **Wetlands:** 4 +/- acres are considered wetlands by the Suwannee River Water Management District
Falmouth Road
I-10 and 185th Road
Suwannee County

Total Acres: 84 +/- acres
Price: $250,000 or $2975 per acre
Current Use: 25 +/- acres of planted Longleaf Pine, the balance is in cutover timberland
Future Land Use: Agriculture #1, which allows 1 dwelling per 5 acres
Soil Types: Predominately Blanton and Alpin
Road Frontage: The property has approximately 2,100 feet of frontage on I-10 and 645 feet of frontage on Falmouth Road (185th Road)

Dean Saunders, ALC, CCIM
863.648.1528
Dean@SaundersRealEstate.com

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Several parcels are adjacent to the I-10/US 90 interchange and next to the New Klausner Lumber One Sawmill. The River Acres tract offers beautiful high bluffs and stunning views right on the historic Suwannee River!