Bartram Farms
Elkton, Florida - St. Johns County

571 +/- Acres
800 +/- Feet of Lakefront!
Multi-use Ag, Sod, Vegetables
Parcels ID: 031 013-0000

Conveniently located:
- 2 miles east of the beautiful St. Johns River!
- 5 miles west of I-95 (access from SR 207 Interchange)
- 9 miles from the City of St. Augustine
- 11 miles from the Atlantic Ocean at St. Augustine Beach
- Property has paved road frontage and access

For property video; additional details; soils, wetlands, and wells maps, go to: SaundersRealEstate.com/BartramFarms

Coldwell Banker Commercial Saunders Real Estate
114 North Tennessee Avenue, 3rd Floor, Lakeland, FL 33801 • 863.648.1528 • SaundersRealEstate.com
## Property Details

The property is located on the west side of CR 13A, approximately three miles north of the intersection of CR 305 & CR 13A, in Elkton, FL. It consists of 430 +/- acres of sod, 98 +/- acres of Timber/Wetlands, and 18 +/- acres of fallow. A 20-acre lake provides over 800 feet of lakefront!

<table>
<thead>
<tr>
<th>Property Type: Farms</th>
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<tbody>
<tr>
<td>Total Acreage: 571 +/- acres</td>
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<tr>
<td>Improved Acreage: 473 +/- acres</td>
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<td>Sale Price: $2,350,000</td>
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<td>Price Per Acre: $4,200</td>
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<td>Property Location: 7800 CR 13A Elkton, FL 32033 St. Johns County</td>
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<td>Nearest Intersection: CR 305 and CR 13A</td>
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<td>Soil Types: Sandy Loam with intermittent clay, highly fertile and well-drained.</td>
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<td>Grass Types: Bahia/Bermuda</td>
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<td>Land Cover: Improved grasses</td>
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**Uplands/Wetlands:**
- 473 +/- acres uplands
- 98 +/- acres wetlands

**Lake Frontage:** 20-acre lake provides over 800 feet of lakefront

**Natural/Man-made Water on Site:**
- 25 +/- acres total of manmade lake, small ponds, and thirteen 12” irrigation wells

**Irrigation:** Underground Pipeline Irrigation, 13 irrigation wells

**Water:** Irrigated

**Current Use:** Agriculture, Sod, and Hay

**Road Frontage:** 200 +/- FT on CR 13A, paved

**Improvements:** 20 +/- acre manmade lake

**Zoning or FLU:** Ag/Ag

### 800 +/- Feet of Lake Frontage

**Multi-use Agriculture, Sod, Vegetables**

**Improved Pasture (Horses/Cattle/Hay)**

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Over 800 Feet of Lakefront!
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Improved Pasture (Horses/Cattle/Hay)

Driving Directions:
• From SR 207 in Elkton, turn onto CR 305
• Go approximately four miles to intersection of CR 305 & CR 13A
• Turn right and go approximately three miles to entrance road to access farm on west side of CR 13A.

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