

GULF HAMMOCK DOWNTOWN

GULF HAMMOCK, FL | LEVY COUNTY

167 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 167 ± acres

Sale Price: \$317,500

Price per Acre: \$1,901

Site Address: SE CR 326, Gulf Hammock, FL 34449

County: Levy

Road Frontage: Approximately 0.8 mile along CR 326 & 0.2 on SE 26 CT

Predominant Soil Types: Wekiva fine sands, Waccasassa-Demory complex, Chobee Muck/Limestone & Aripeka-Matmon complex make up the tract's soils

Species: 2001 loblolly pine plantation, natural hardwoods

Uplands/Wetlands: Approximately 75% wetlands

Land Cover: Planted & natural timber, creeks/rivers

Water Sources: Mule Creek & the Wekiva River flow through this tract

Zoning/FLU: Majority is Forestry/Rural Residential, but some falls into the Gulf Hammock Commercial FLU area

Gulf Hammock Downtown is 167 ± acres of beautiful natural hardwoods perfect for a hunting camp or rural estate. Mule Creek and Wekiva River flow through this tract adding a unique feature to the land. A variety of game like deer, turkey, squirrels, and hogs run in abundance on this property and provide exciting hunting opportunities. Other recreational activities like horseback riding or riding ATVs could be additional benefits to owning this tract. Contact the listing agents to view this beautiful piece of property.

Utilities: Electric available

Game Populations: Deer, turkey, squirrels & hogs

Income Features: Merchantable timber

Taxes: \$260 for 2017

Potential Use: Hunting, ATV riding & horseback riding

LOCATION & DRIVING DIRECTIONS

Parcel IDs: 0263701500, 0262800000

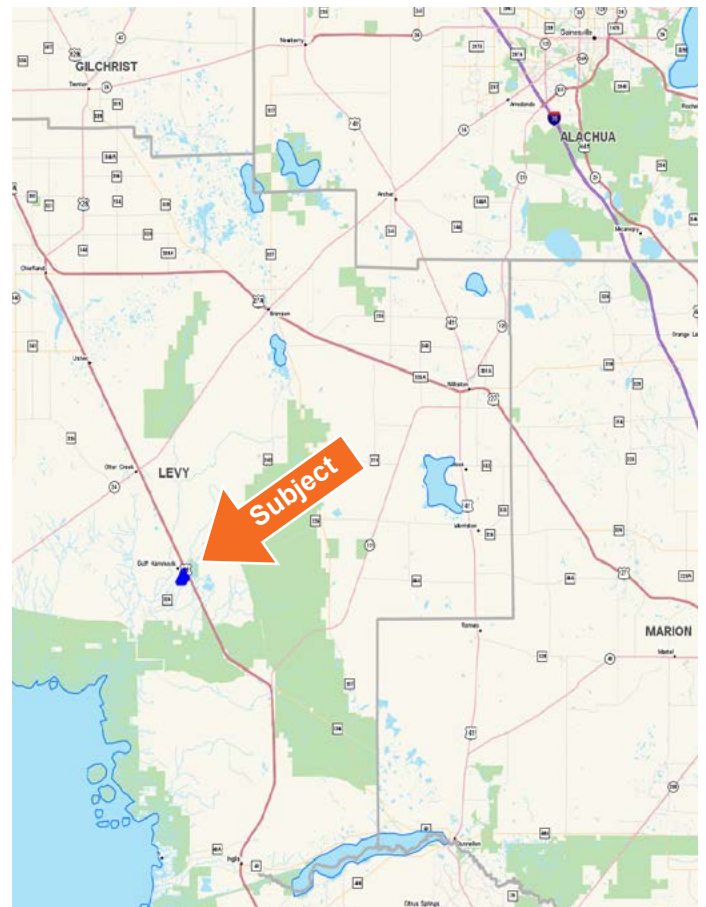
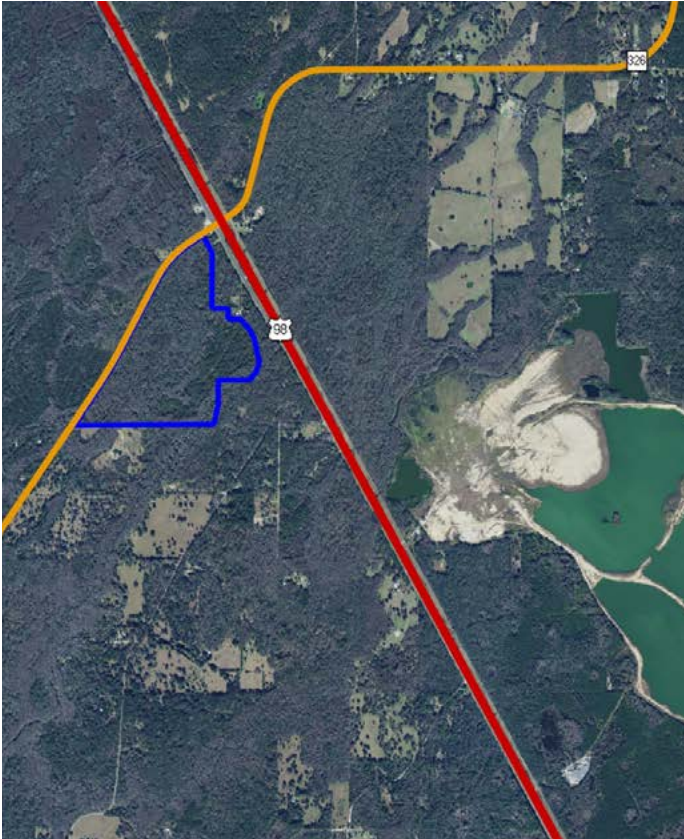
GPS Location: 29.2463, -82.7248

Driving Directions From Intersection of CR 326 & US 19 in Levy County:

- Proceed west on CR 326 less than 0.1 mile.
- The property will be located on the south side of the road (immediately behind post office).

Showing Instructions: Contact the listing agents, Greg Driskell (386.385.7304) or Debbie Banks (904.637.4842), to learn more or schedule a showing time.

Exciting Hunting Opportunities!





114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

167 ± Acres • Natural Hardwoods Perfect for a Hunting Camp or Rural Estate
Mule Creek & Wekiva River Flow Through This Tract

Visit SVNsaunders.com & Search For: **Gulf Hammock Downtown**

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