DUNN'S CREEK HUNTING LAND
SATSUMA, FL | PUTNAM COUNTY
373.6 ± ACRES TOTAL
Beautiful timber/recreational tract located adjacent to the Dunn's Creek State Park and minutes from the St. Johns River. Wonderfully diverse with planted pines, natural upland hardwood hammocks, and open water for all types of hunting and other outdoor recreational activities. Extensive internal road system and firelines provide excellent access. Great abundance of game including deer, Osceola wild turkeys, feral hogs, small game and waterfowl.
SPECIFICATIONS & FEATURES

Acreage: 373.6 ± acres
Sale Price: $1,116,000
Price per Acre: $3,000
Site Address: 333 Hickory Nut Trail, Satsuma, FL 32189
County: Putnam
Road Frontage on Hickory Nut Trail
Roads: Paved road access, good internal woods roads and drivable firelines
Species: Sand Pine, Slash Pine, natural hardwoods
Uplands/Wetlands: Uplands 284 acres (76%), Wetlands 90 acres (24%)
Zoning: AG (mostly), R-2, R-1A; FLU: A1, A2, RR
Water Source: Well & septic
Game Populations: Good populations of deer, Osceola wild turkey, feral hogs, ducks
Taxes: $1,245.14 ($3.27/acre), 2018
Soil Types: Primarily Astatula Fine Sand, Tavares Fine Sand, Myaka Fine Sand, and Candler Fine Sand

Land Cover: Mixture of planted pine and natural hardwoods
Income Features: Timber, potential hunting lease
Potential Recreational Uses: Hunting, equestrian, conservation
General Points of Interest: Adjacent to the 6,200-acre Dunn's Creek State Park, only minutes from St. Johns River.
LOCATION & DRIVING DIRECTIONS

Parcel IDs: 12-11-26-8240-0130-0310, 12-11-26-8240-0130-0240, 12-11-26-8240-0130-0180, 12-11-26-0000-0030-0000, 12-11-26-0000-0050-000

GPS Location: 29.559890°, -81.633824°

Driving Directions:
• From the intersection of CR-309 and US-17 in Satsuma, FL:
• Go north on US-17 2.3 miles to Hoot Owl Road
• Turn right on Hoot Owl Road
• Go .9 miles to entrance gate at intersection of Hoot Owl Road and Hickory Nut Trail

Showing Instructions: Gate is locked; contact listing agent to arrange showing.
373.6 ± Acres • Property backs up to Dunns Creek State Park with over 100,000 acres
Perfect for hunting and recreation!

SREland.com/DunnsCreek
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