ST. JOHNS RIVER FRONT

SATSUMA, FL | PUTNAM COUNTY

1,209.8 ± ACRES TOTAL
This property is an exciting opportunity to own 1,209.8 acres of beautiful timberland with 1.4 miles of frontage on the St. Johns River and an additional 2 miles on creeks. Multiple opportunities to enjoy countless recreational activities with good hunting and fishing in the St. John’s. This special property has excellent hunting opportunities and offers income potential from merchantable timber or potential hunting lease. Contact the listing agents to schedule a showing time to view this magnificent property for yourself.
SPECIFICATIONS & FEATURES

Acreage: 1,209.8 ± acres
Sale Price: $1,943,100
Price per Acre: $1,606
Address: Chamberlain Road, Satsuma, FL 32189
County: Putnam
Species: Natural pine, hardwood, cypress roads
Frontage: Chamberlain Rd, numerous woods road provides interior access.
Uplands/Wetlands: Uplands: 405.4 acres (34%); Wetlands: 804.4 acres (66%)
Zoning/FLU: Zoning-AG; FLU-A2
IncomeFeatures: Merchantable timber, potential hunting lease income
Water Source/Utilities: Water and sewer by well and septic, electric services available
Potential Recreational Uses: Hunting, fishing, and boating
Road Frontage: Graham Road (dirt)
Land Cover: Mixed natural pine, hardwood and cypress timber
Soil Types: Primarily Terra Ceia Muck in wetlands, Immokalee Find Sands in uplands
Irrigation/Wells: None
Structures & Year Built: None
Game Population Information: Good deer, turkey, and small game
General Points of Interest: Located on the St. Johns River
LOCATION & DRIVING DIRECTIONS

Parcel IDs: 103 total parcels; for further information contact the listing agents for individual parcel numbers on file.

GPS Location: 29.556213°, -81.678552°

Driving Directions:
- From the intersection of US-17 and CR-309 in Satsuma, take CR-309 west for 6/10 mile
- Turn right on St. Johns Ave;
- Take St. Johns Ave for 5/10 mile and turn right on 4th street,
- Take 4th Street 9/10 mile to gate at intersection of 4th Street and Chamberlain Rd.

Showing Instructions: Gate is locked; contact listing agent to arrange showing,
WETLANDS MAP
1,209.8 ± Acres • 3+ Miles of frontage on the St. Johns River
Perfect for fishing or hunting!

SREland.com/StJohnsRiver
Dean Saunders, ALC, CCIM  863.774.3522  |  Dean@SREland.com
Tony Wallace, CG  352.505.9274  |  TWallace@SREland.com