BIENVILLE
A HUNTING AND FISHING RESORT

HAMILTON COUNTY | WHITE SPRINGS, FL
10,119 ± ACRES

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Bienville is a hunting and fishing resort and one of America’s most renowned largemouth bass fishing destinations. Current operations cater to a diverse clientele including individual sportspersons, as well as families and corporate groups. Noted corporate clientele includes B.A.S.S., ESPN, Remington, OLN, Ferguson Enterprises, Rigid Tools, DeWalt Tools, Moen and Amana, and sporting enthusiasts will recognize the names of Roland Martin, Chris Dorsey, Shaw Grigsby, Bernie Schultz, Al Linder, Bill Dance, and Jimmy Houston who have made Bienville a destination of choice.

The pristine accommodations provide guests the opportunity to relax and enjoy a superb outdoor experience. The property provides an incredible variety of outdoor activities such as bass fishing, kayak fishing, alligator hunting, fine dining, and well-appointed lodging. Given the size and diverse resources of the property, almost unlimited opportunities exist for other outdoor-based recreational activities and uses including hunting, RV camping, equestrian, motocross, and ATV trail riding, just to name a few.

Bienville includes 10,119 acres located in Hamilton County in northern Florida. It is conveniently located just minutes north of the intersection of Interstates 10 and 75 and is only a 1.5-hour drive from the Jacksonville International Airport. There are five guest lodges each with five bedrooms, with two double beds and a private bath in each room. All lodges have a central great room with telephone, hardwood pine floors, wood-burning fireplaces, satellite TV wireless internet, full kitchens, and screened in back porches overlooking Lake Purvis. The Main Lodge has an office, Pro Shop, commercial kitchen, and dining room that can accommodate
up to 60 people along with an outdoor dining deck overlooking the lake. Other improvements include a separate lodge for fishing guides and employees’ use, as well as numerous outbuildings including an equipment shop, equipment and storage sheds, dog kennel, fish cleaning shed, and grain silos.

**FISHING AT BIENVILLE**

Bienville is the place where anglers’ dreams of Florida trophy bass come true. With thousands of acres of mineral-rich waters, Bienville produces incredible numbers of Florida trophy bass, crappie, and bluegill. Bienville trophy lakes are the result of years of phosphate mining, so all lakes vary in size, depth, water clarity, cover, and structure. Crappie in excess of 2 pounds are not uncommon and the Florida Largemouth Bass record to date is a 15.68-pound lunker.

**HUNTING AT BIENVILLE**

With over 10,000 acres of upland and wetland habitat, Bienville hunting and fishing resort provides some of the most diverse hunting opportunities of any place in Florida. From exceptional wing shooting for ducks, quail, and doves, to white-tail deer and feral hog big game hunting, not to mention exceptional wild turkey hunting and even alligator hunting for the most adventurous hunters, this hunting and fishing resort offers something for every sportsperson. Although Florida is not typically known as a big buck state, Hamilton County is an exception and can produce free-range bucks in the 150-inch class.
SPECIFICATIONS & FEATURES

**Acreage:** 10,119 ± Acres  
**Listing Price:** $12,900,000  
**Price Per Acre:** $1,274  
**County:** Hamilton County  
**Address:** 16673 SE 81st Drive, White Springs, FL 32096  
**Road Frontage:** Frontage on CR-137, a two-lane paved highway  
**Zoning/FLU:** Ag-1, Mixed Use  
**Current Use:** Recreation/Fishing Resort  
**Land Cover:** Mostly reclaimed lands and lakes from former phosphate mining operation.  
**Income Features:** Currently producing revenue from resort-based activities including lodging, group meetings, events venue, dining, guided fishing trips, alligator hunts, guided deer hunts, and duck hunting leases. Potential for other income from the development of an RV park, ATV trails, equestrian facility, and trails, etc.

**Amenities:**
- Five lodges, each with 5 bedrooms (two double beds and a private bath in each room)
- All lodges have a central great room with telephone, hardwood pine floors, wood burning fireplaces, satellite TV wireless internet, full kitchens, and screened in back porches overlooking Lake Purvis
- The 5 lodges can accommodate up to 50 total guests comfortably
- The restaurant is managed by Chef Rose Morgan (Le Cordon Bleu graduate)
- Onsite non-GMO organic garden
- Two of the five lodges can accommodate small meetings
- The Main Lodge would be available for groups from 30 to 50 persons
- Additional “Whitetail Lodge” for use by guides and employees
- A cookhouse and bar supplement the main lodge area facilities
LOCATION & DRIVING DIRECTIONS

Parcel ID: 1045-000, 1083-000, 1086-000, 1090-000, 1091-000, 1092-000, 1094-000, 1095-000, 1166-000, 1170-000, 1172-000, 1191-000, 1192-000, 1193-000, 1548-010, 1768-000, 1168-000, 1173-030, 1234-060, 1195-060, 1196-060, 1230-060, 1545-010, 1632-000, 1617-010, 1194-060, 1637-000

Driving Directions: From White Springs
- Head north from White Springs on US 41N for 3.4 miles
- Turn right onto SE CR 137 and follow it for 1.9 miles to the Guest Entrance sign on the right
- Follow the signs for 1.1 miles to the main lodge

Showing Instructions: Interested buyers will need to arrange a showing. Please contact Dean Saunders or Tony Wallace for more information.
The main lodge facilities are home to the Pro Shop and restaurant managed by Le Cordon Bleu graduate, Chef Rose Morgan.
Enjoy a relaxing meal overlooking the water.
There are five guest luxury log cabins each with five bedrooms, two double beds, and a private bath in each room. All lodges have a central great room with telephone, hardwood pine floors, wood-burning fireplaces, satellite TV wireless internet, full kitchens, and screened in back porches overlooking Lake Purvis. The Main Lodge office and pro shop as well as a commercial kitchen and dining room that can accommodate up to 60 people along with an outdoor dining deck overlooking the lake. Other improvements include a separate lodge for fishing guides and employees’ use, as well as numerous outbuildings including an equipment shop, equipment and storage sheds, dog kennel, fish cleaning shed, and grain silos.
Incredible numbers of Florida trophy bass, crappie, and bluegill. Crappie in excess of 2 pounds are not uncommon and the Florida Largemouth Bass record to date is a 15.68-pound lunker!
Stunning views overlooking the water

Relaxing pavilion
GAME POPULATIONS

With over 10,000 acres of upland and wetland habitat, Bienville provides some of the most diverse hunting opportunities of any place in Florida. From exceptional wing shooting for ducks, quail, and doves, to white-tail deer and feral hog big game hunting, not to mention exceptional wild turkey hunting and even alligator hunting for the most adventurous hunters, the a hunting and fishing resort offers something for every sportsperson. Although Florida is not typically known as a big buck state, Hamilton County is an exception and can produce free-range bucks in the 150-inch class.
POTENTIAL RECREATIONAL USES

Numerous outdoor recreation uses and further development potential. The property provides an incredible variety of outdoor activities such as bass fishing, kayak fishing, alligator hunting, sporting clays, fine dining, and well-appointed lodging. Given the size and diverse resources of the property, almost unlimited opportunities exist for other outdoor-based recreational activities and uses, including hunting, RV camping, equestrian, motocross, and ATV trail riding, just to name a few.
Roads provide essential infrastructure to travel around the property.
Bienville's trophy lakes are the result of years of phosphate mining, varying in size, depth, water clarity, cover, and structure.
10,119 ± Acres • Recreation & Fishing Resort with lodges, restaurant, main lodge, and more!
Numerous outdoor recreation uses and further development potential

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