

Fox Pen Lakes

Lake Susan Road, Hawthorne, Florida 32640

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PROPERTY OVERVIEW

Sale Price

\$4,114,500

Offering Summary

Acreage:	633 Acres
Price / Acre:	\$6,500
State:	Florida
City:	Hawthorne
County:	Putnam
Property Type:	Equestrian, Ranch, Timberland

Property Overview

Introducing a unique investment opportunity at Fox Pen Lakes, Hawthorne, FL. This property features a private 10-acre lake, 80 acres of productive hayfields, and over 100 acres of mature planted pines, offering a versatile landscape perfect for a range of investment, recreational, or unique residential opportunities. Located just 25 minutes from Gainesville and a little over an hour from Jacksonville, this property has convenient access to shopping, dining, and airports, while providing the perfect natural setting for a recreational and/or residential retreat. Plus, its adjacency to the Fox Pen Preserve, an Alachua Conservation Trust property, protects you from future land use change to the west. Don't miss the chance to own a piece of versatile and breathtaking land at Fox Pen Lakes.



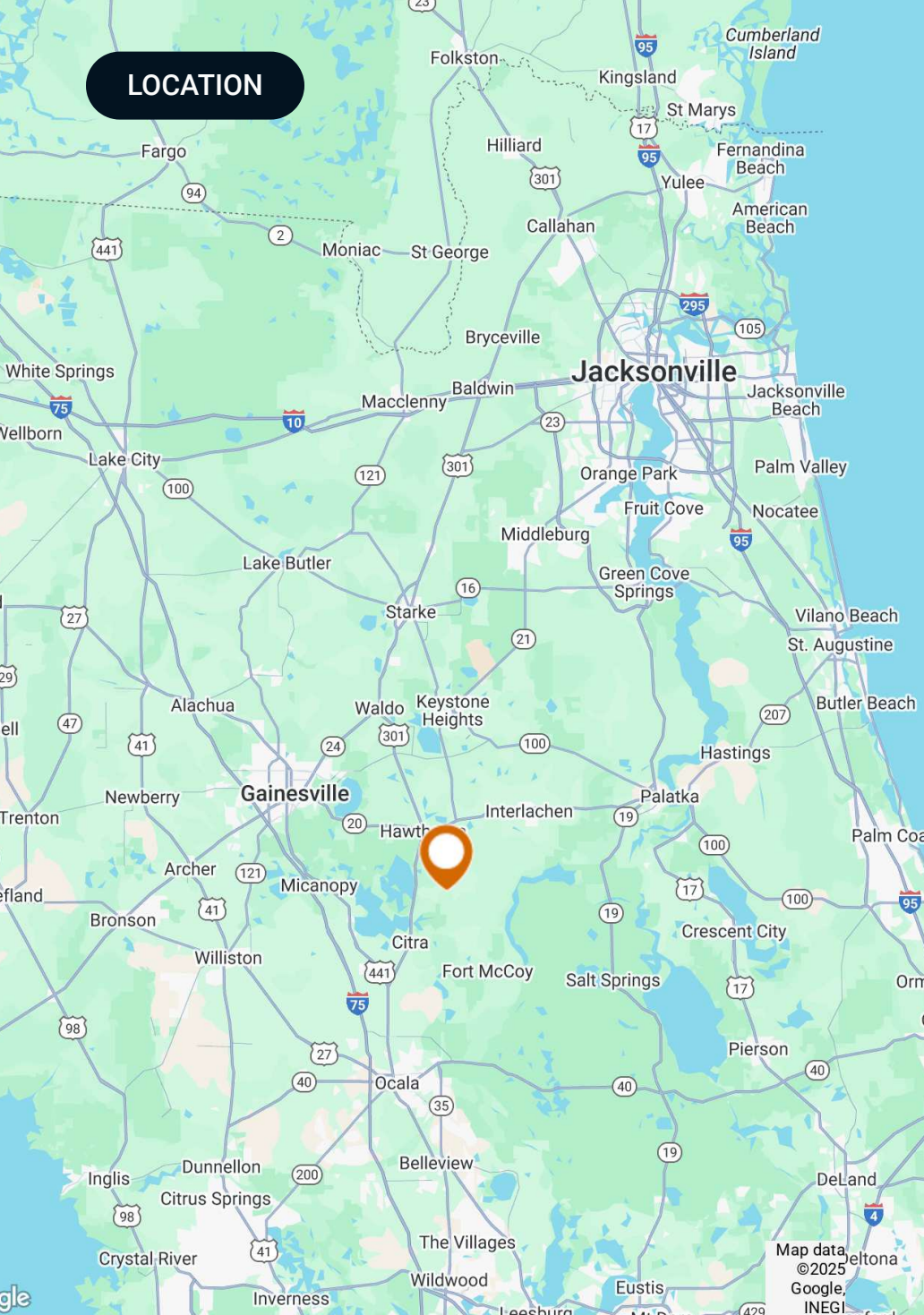
SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:	<ul style="list-style-type: none">• Ranch• Timberland
Uplands / Wetlands:	84% uplands, 16% wetlands
Soil Types:	Primarily Candler Centenary and Tavares fine sands
Taxes & Tax Year:	\$2.83/acre (2024)
Zoning / FLU:	Agriculture/Agriculture
Lake Frontage / Water Features:	10-acre private lake, frontage on 80-acre Moss Lee Lake
Road Frontage:	0.95 miles on Lake Susan Road and 0.7 miles on Gordon Chapel Road, both paved two-lane county roads.
Nearest Point of Interest:	22 miles to Gainesville and Univ. of Florida, 56 miles to Crescent Beach, 30 miles to St. Johns River 60 miles to Jacksonville
Current Use:	Hay production
Grass Types:	Bermuda
Game Population Information:	Excellent deer and turkey populations, excellent bass and bream fishing in private lake

LOCATION



Location & Driving Directions

Parcel: 07-11-23-0000-0050-0000 06-11-23-0000-0020-0000 (part)

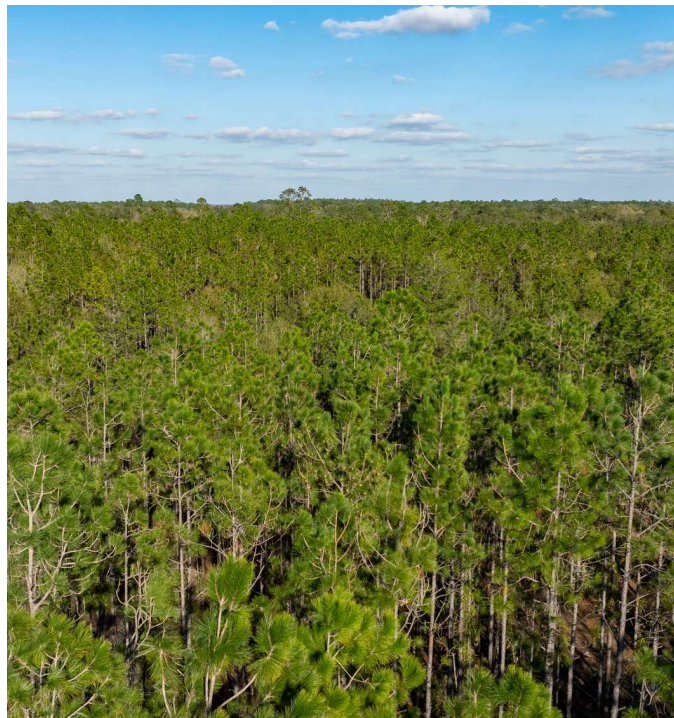
GPS: 29.5494376, -82.0439777

Driving Directions: From Hawthorne travel south on US-301 for 0.7 miles then left onto Holden Park Road for 3 miles, road name changes to Lake Susan Road at curve and property will be on the left.

Showing Instructions: Contact listing agent to arrange showing.



ADDITIONAL PHOTOS





General view

 Fox Pen Lakes



Soils

□ Fox Pen Lakes

■ Soils

MUID	COMPONENT NAME	ACRES
1	Candler	177.88
28	Centenary	116.57
6	Tavares	103.97
4	Zolfo	84.34
99	Water	49.97
16	Adamsville	33.35
30	Hontoon	29.10
32	Sparr	13.91
41	Millhopper	6.65
62	Monteocha	5.60
20	Tavares	3.28
TOTAL		629.61



General view

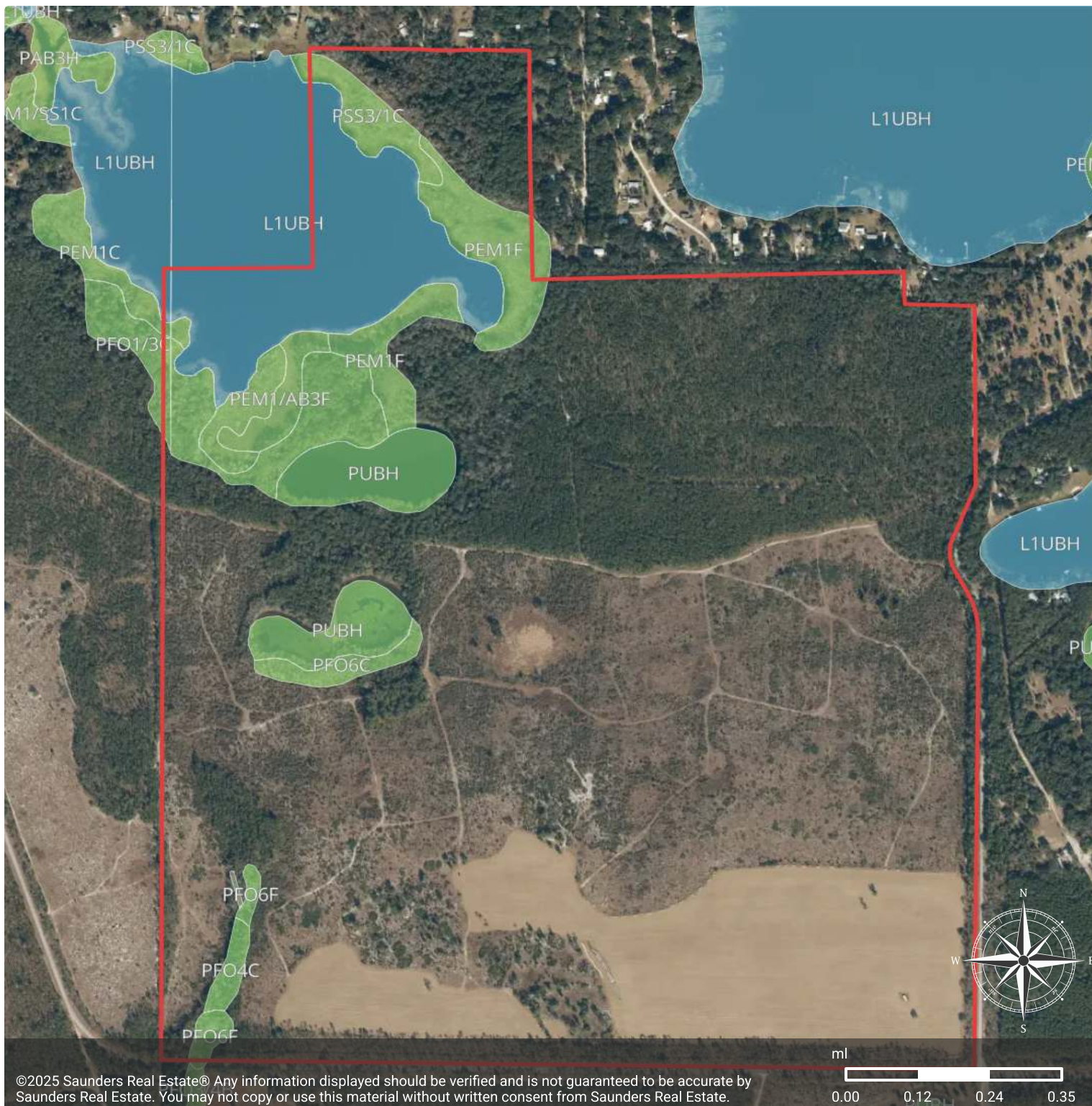
- County
- Fox Pen Lakes
- Elevation
- Census Roadways TIGER



Wetlands NWI

- Fox Pen Lakes
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
L1UBH	Lake	35.66
PUBH	Freshwater Pond	17.35
PEM1F	Freshwater Emergent Wetland	14.99
PFO1/3C	Freshwater Forested/Shrub Wetland	12.50
PSS3/1C	Freshwater Forested/Shrub Wetland	4.98
PEM1C	Freshwater Emergent Wetland	4.50
PEM1/AB3F	Freshwater Emergent Wetland	3.87
PFO6C	Freshwater Forested/Shrub Wetland	3.06
PFO6F	Freshwater Forested/Shrub Wetland	2.06
TOTAL UPLAND		528.69
TOTAL WETLAND		100.91
TOTAL		629.60



ADVISOR BIOGRAPHY



Greg Driskell

Senior Advisor

greg@saundersrealestate.com

Direct: **877-518-5263 x372** | Cell: **386-867-2736**

Professional Background

Greg Driskell is an Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

Education

- Florida Forestry Association's "Forty Under Forty" Award in 2006

\$ 5,089



John A. "Tony" Wallace, CF

Senior Advisor

tony@saundersrealestate.com

Direct: **877-518-5263 x336** | Cell: **352-538-7356**

Professional Background

Tony Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements

ADVISOR BIOGRAPHY



Dusty Calderon

Senior Advisor

dusty@saundersrealestate.com

Direct: **877-518-5263 x376** | Cell: **407-908-9525**

Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

Dusty remains well in tune with most diverse properties and land use types. While his main market is in the Southeast US, Dusty has brokered valuable properties as far west as Oklahoma & New Mexico and has helped ranchers as far away as South America to transact properties and cattle in Brazil and throughout the US.

As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.

Dusty has been able to build many solid lasting relationships and friendships with highly successful clients. Several of these repeat buyers and sellers are heavy hitters in the national and international real estate markets.

"I am very blessed on all fronts. Having been born into a very large family of landowners has given me a lifetime of experience. I have a very detailed perspective of what it takes to bring large legacy family landowners together to meet their often diverse, but intertwined goals."

"Experiencing and fulfilling up-front, handshake-type commitments are key factors to bridging the distance in any land transaction. Working together with buyers and sellers to become more familiar and educated in their prospective markets and needs helps me to drive their success rates up."

ADVISOR BIOGRAPHY



Dean Saunders, ALC, CCIM

Managing Director/ Senior Advisor

dean@saundersrealestate.com

Direct: **877-518-5263 x306** | Cell: **863-287-8340**

Professional Background

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at Saunders Real Estate.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles (D-FL).

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand. The brokerage was also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

In 2025, the agency returned to its origins, parting ways with SVN and rebranding as Saunders Real Estate. This new identity reinforced its commitment to comprehensive real estate services, establishing Saunders Land and Saunders Commercial as distinct divisions focused on land and commercial real estate, respectively.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.

Dean resides in Lakeland, FL, with his wife, Gina, and enjoys spending quality time with their children and grandchildren. He is an avid hunter with numerous trophy mounts. Each year, the Saunders family commissions an original painting to add to The Saunders Art Collection: Natural Lands of Florida and Agricultural Heritage from well-known Florida wildlife artists.

Dean specializes in:

- Legacy Ranches
- Large Acreage Land
- Citrus Groves
- Timberland
- Conservation Easements



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LAND



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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