



# Alachua Estate Preserve

NW 62nd Avenue and County Road 235, Newberry, Florida 32669

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## Offering Summary

Sale Price:	Contact For Pricing
Acreage:	107 Acres
State:	Florida
County:	Alachua
City:	Newberry
Property Type:	Timberland Acreage and Estates Hunting and Recreational Land

## Property Overview

This recreation property offers a unique upland ecosystem with diverse habitats that support multiple game species, with young Longleaf Pine and Mature live oak throughout. It is especially notable for its mature bobwhite quail population, making it an exceptional hunting and outdoor destination. Seller would like the buyer to be able to build homesite/homesites while protecting the diversity of the property by creating a conservation easement on the property.

## Property Highlights

- Recreation property opportunity
- Unique upland landscape diversity
- Multiple game species. Mature bobwhite quail population



An aerial photograph of a large, irregularly shaped property outlined in yellow. The property is divided into several sections by narrow dirt roads or paths. The land is covered with a mix of green grass, dense trees, and some cleared areas. In the upper right, there is a small building and a swimming pool. The surrounding area includes more trees and some other properties.

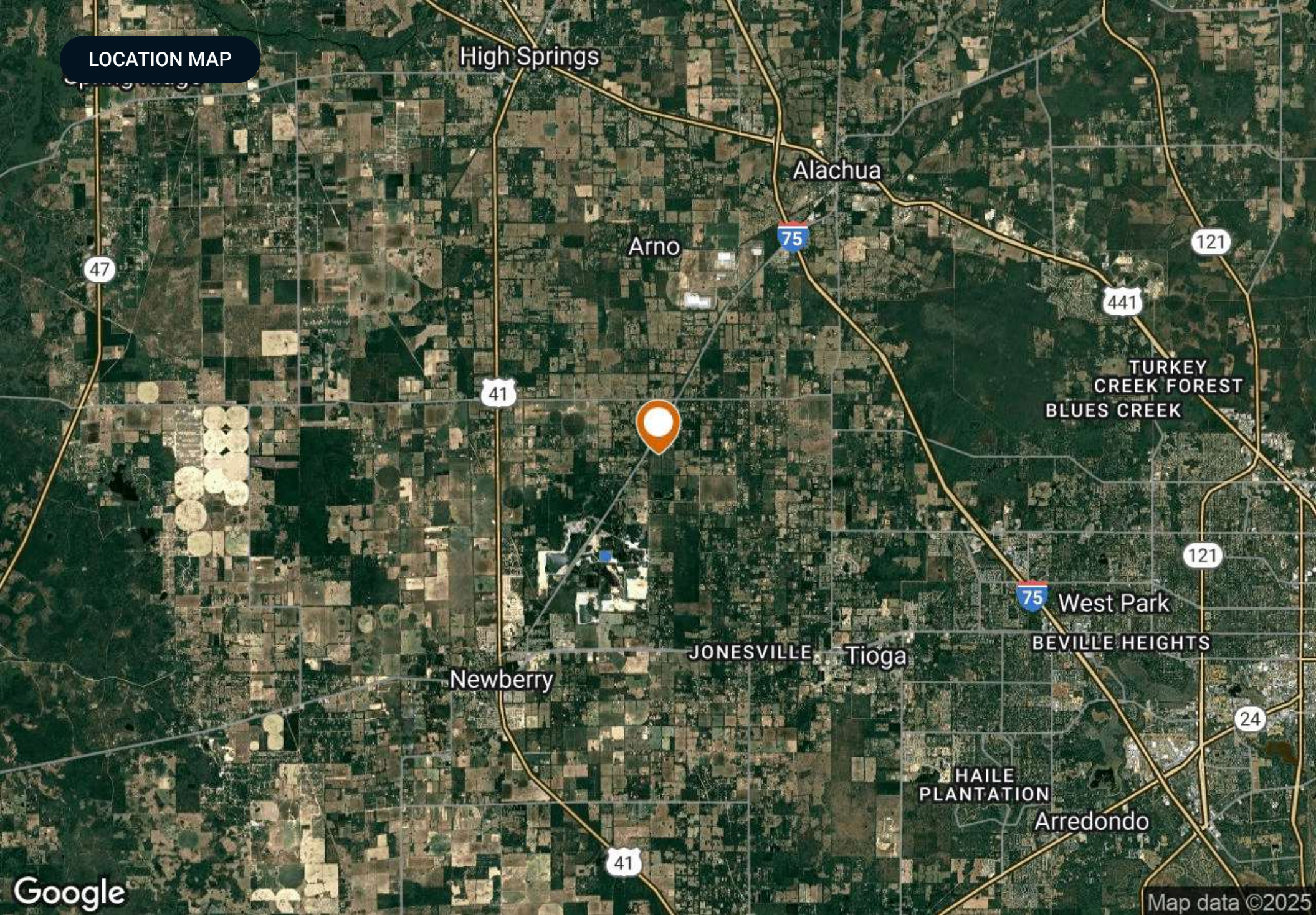
## SPECIFICATIONS & FEATURES

## Specifications & Features

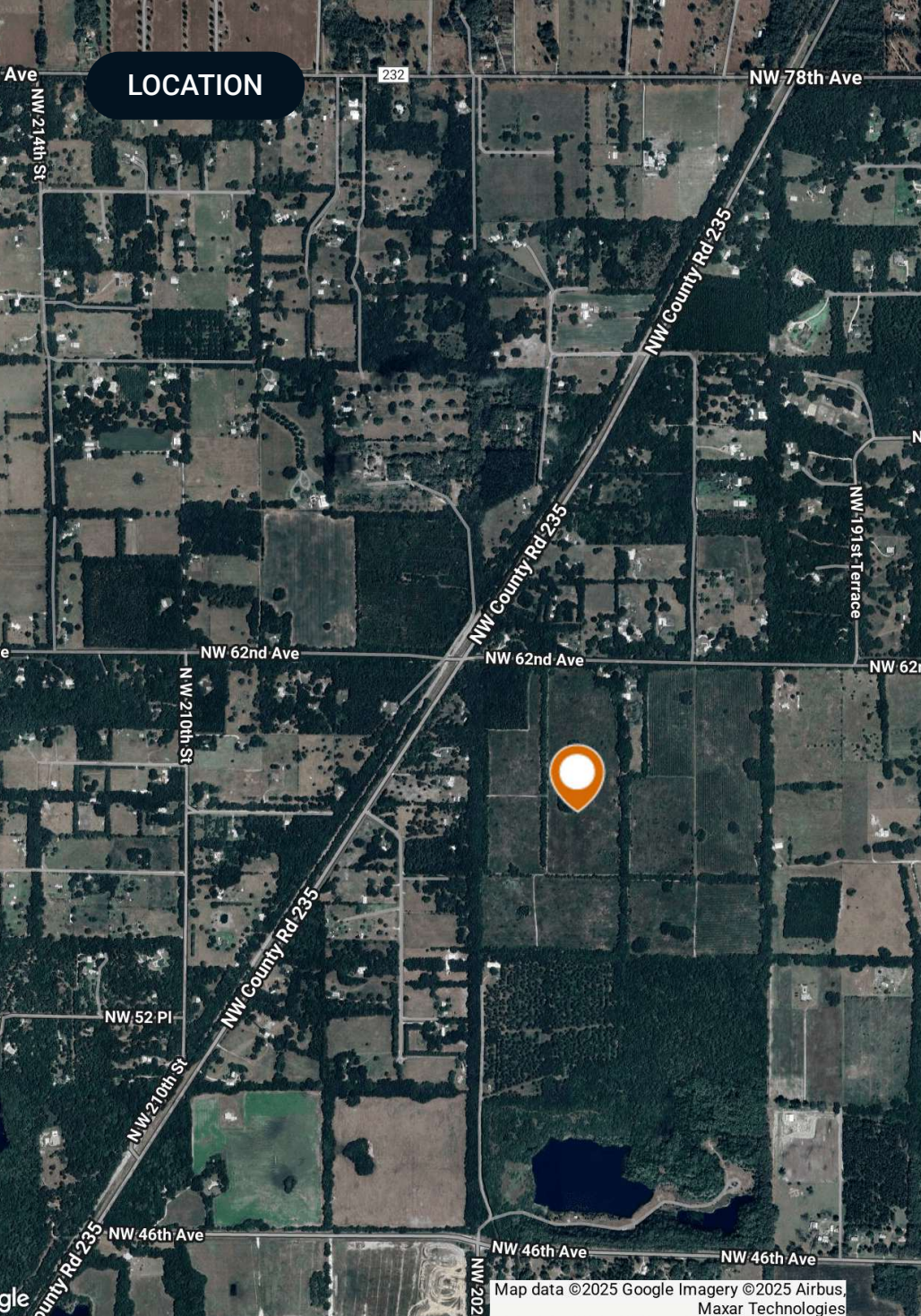
<b>Land Types:</b>	Timberland
<b>Uplands / Wetlands:</b>	All uplands
<b>Zoning / FLU:</b>	Agriculture
<b>Road Frontage:</b>	NW 62nd Avenue
<b>Nearest Point of Interest:</b>	Newberry/Alachua/Gainesville
<b>Current Use:</b>	Agriculture and Recreation
<b>Grass Types:</b>	Native
<b>Potential Recreational / Alt Uses:</b>	Hunting, hiking, outdoor activities. Deer, turkey, bobwhite quail.
<b>Land Cover:</b>	Longleaf pine with massive live oaks throughout. Upper hardwood hammock.
<b>Game Population Information:</b>	Deer, turkey, bobwhite quail throughout
<b>Timber Cruise:</b>	5 year old planted longleaf pine
<b>Current Management Information:</b>	Longleaf being managed for timber production and wildlife habitat



LOCATION MAP







## Location & Driving Directions

Parcel: 04147-008-001 04147-008-000 04147-007-000

GPS: 29.70972, -82.5541204

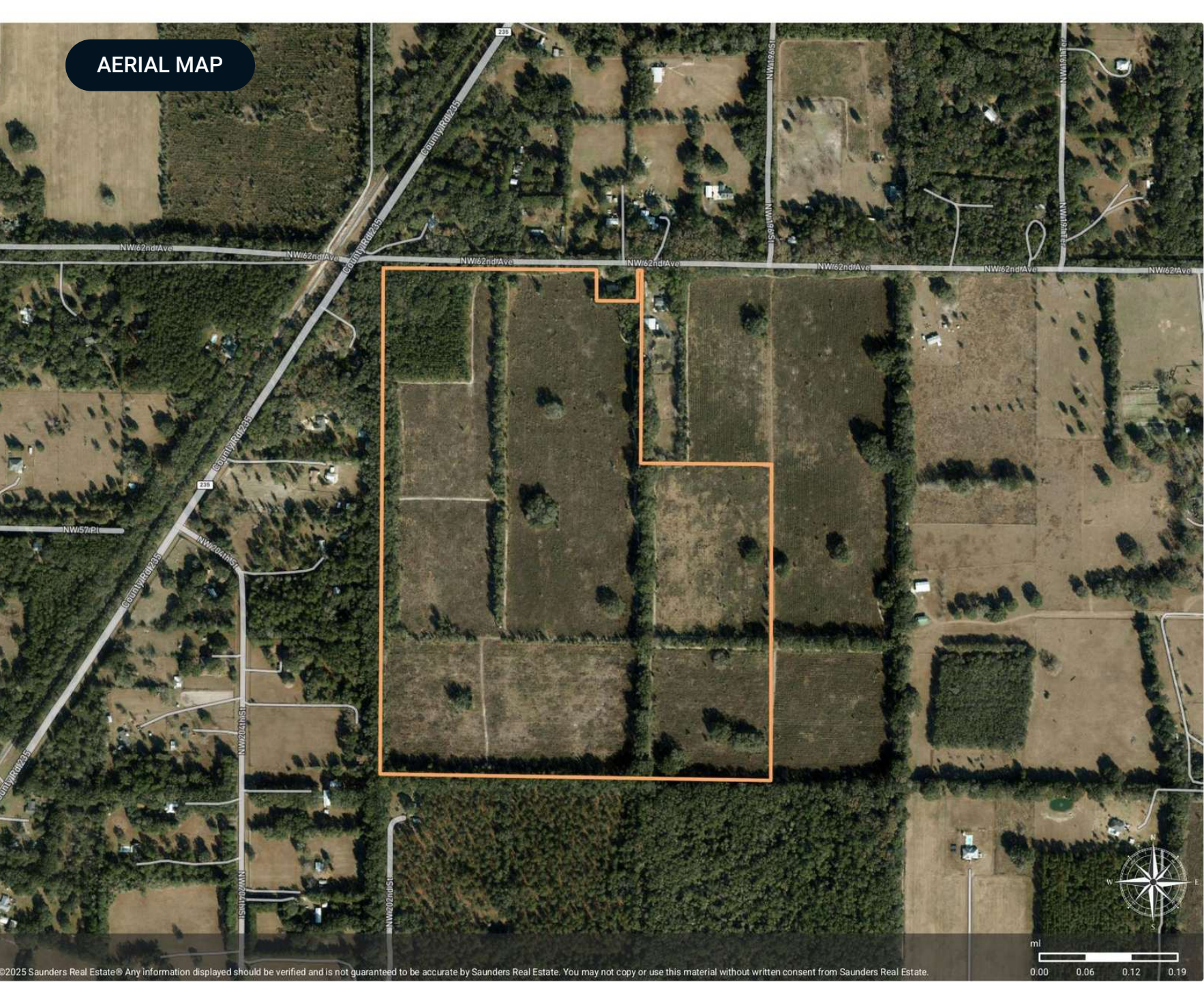
Driving Directions: Drive North from Newberry or South from Alachua and turn East on 62nd Avenue, property just on the South.

Showing Instructions: Please contact listing agent



AERIAL MAP

Polygon



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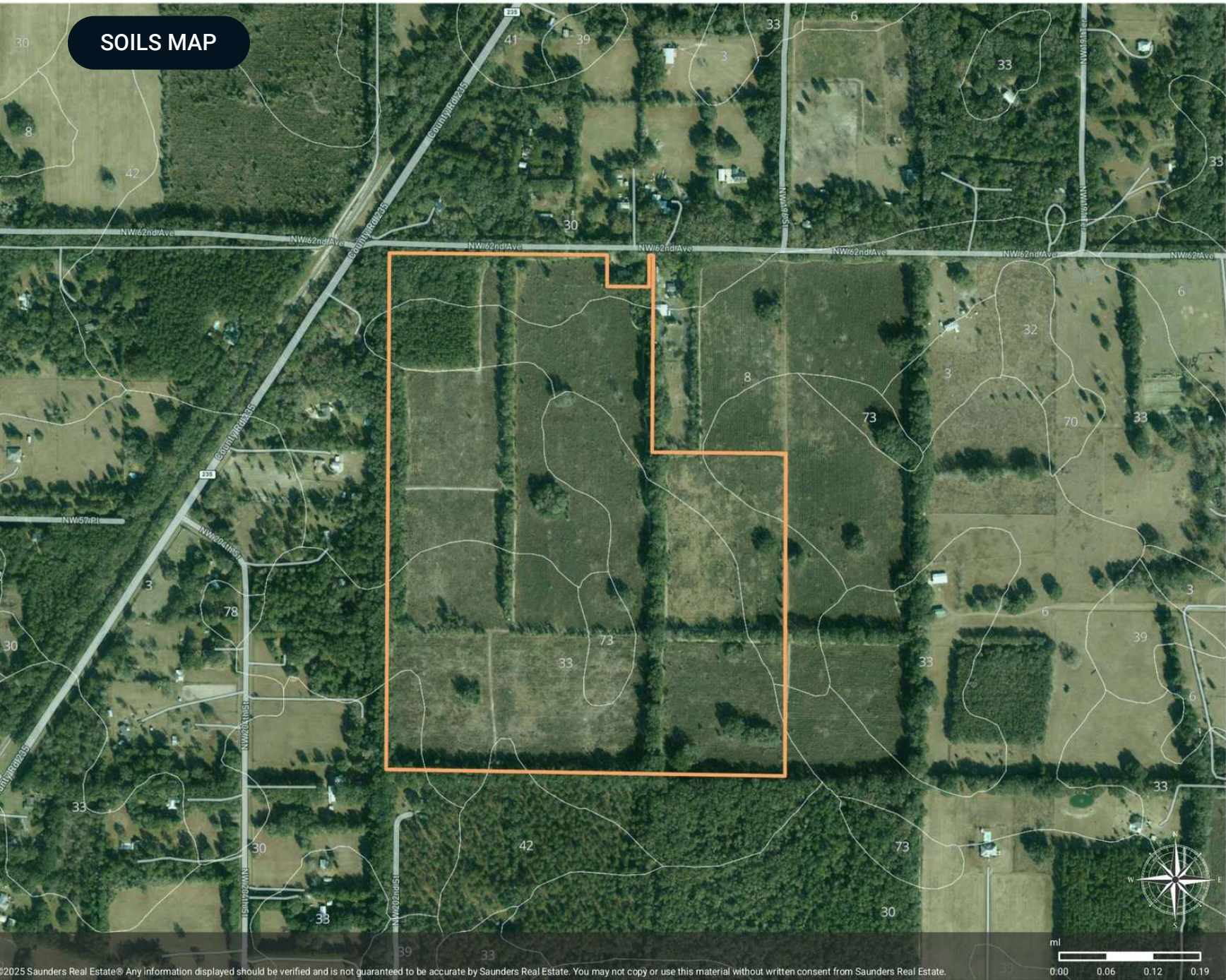


SOILS MAP

Soils

- Polygon
- Soils

MUID	COMPONENT NAME	ACRES
33	Norfolk	49.66
30	Kendrick	29.60
8	Millhopper	18.76
73	Kendrick	3.19
6	Apopka	2.38
42	Pedro	0.49
TOTAL		104.09





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





ADDITIONAL PHOTOS







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