

Putnam County Lakefront 40.34 Acres

Faye Street, Hawthorne, Florida 32640

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PROPERTY OVERVIEW



Sale Price **\$650,000**

Property Overview

Rare opportunity to own lakefront acreage in the Trail Ridge Lakes Region of North Central Florida. This tract boasts high and dry acreage on pristine 82-acre Moss Lee Lake making it an ideal site for a private and secluded lakefront homesite. Approximately 17 acres of uplands with elevations up to 108' (approximately 20' above Moss Lee Lake!) covered with granddaddy live oaks, stately hickories and magnolias, and sprinkled with Florida cabbage palms. From Moss Lee Lake there is also boat access through a short canal to nearby Holden Pond, and from there, via another canal, there is access to 576-acre Little Orange Lake. This opens up almost unlimited fishing, boating, kayaking/canoeing, and other water based recreational opportunities. This property provides the perfect balance of natural tranquility and recreational opportunities while still being just a short drive to shopping, dining, and other urban amenities.

Offering Summary

Acreage:	40.34 Acres
Price / Acre:	\$16,113
State:	Florida
City:	Hawthorne
County:	Putnam
Property Type:	Waterfront Acreage and Estates

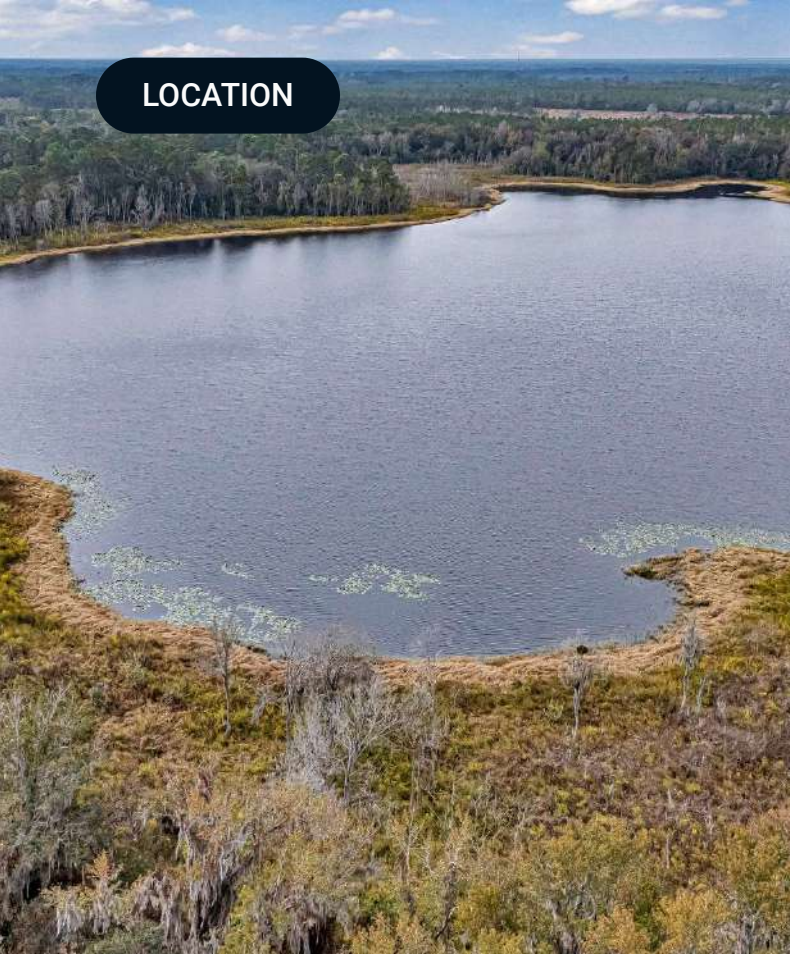
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	43% Uplands/ 57% Wetlands (Lake)
Zoning / FLU:	AG/AG2
Lake Frontage / Water Features:	Approximately 1,800' of frontage on 82-acre Moss Lee Lake which also provides boat access to Holden Pond and Little Orange Lake
Road Frontage:	Faye Street (unpaved)
Nearest Point of Interest:	Less than 30 minutes to Gainesville and the University of Florida. Only 45 minutes drive to the St. Johns River and less than 1.5 hours to the Atlantic beaches.

LOCATION



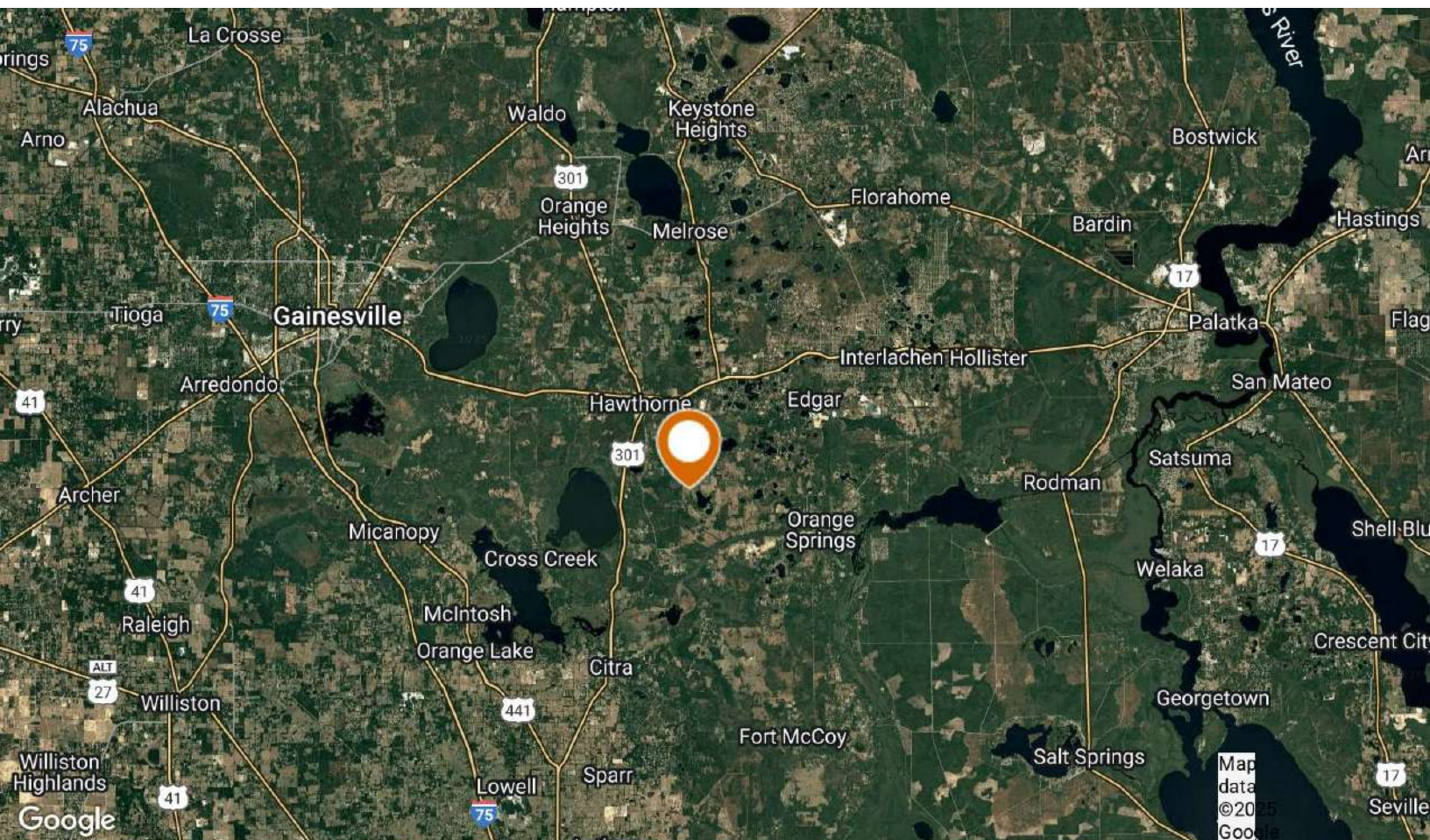
Location & Driving Directions

Parcel: 06-11-23-0000-0020-0000 part

GPS: 29.5613319, -82.0496785

Driving Directions: From Hawthorne take Holden Park Road 2 miles then, left onto SE 101 Ave for 1/2 mile then, right on Faye Street for 1/2 mile, property will be on right

Showing Instructions: Property can be viewed from Faye Street.
Contact agent for showing.



AREA LOCATION MAP

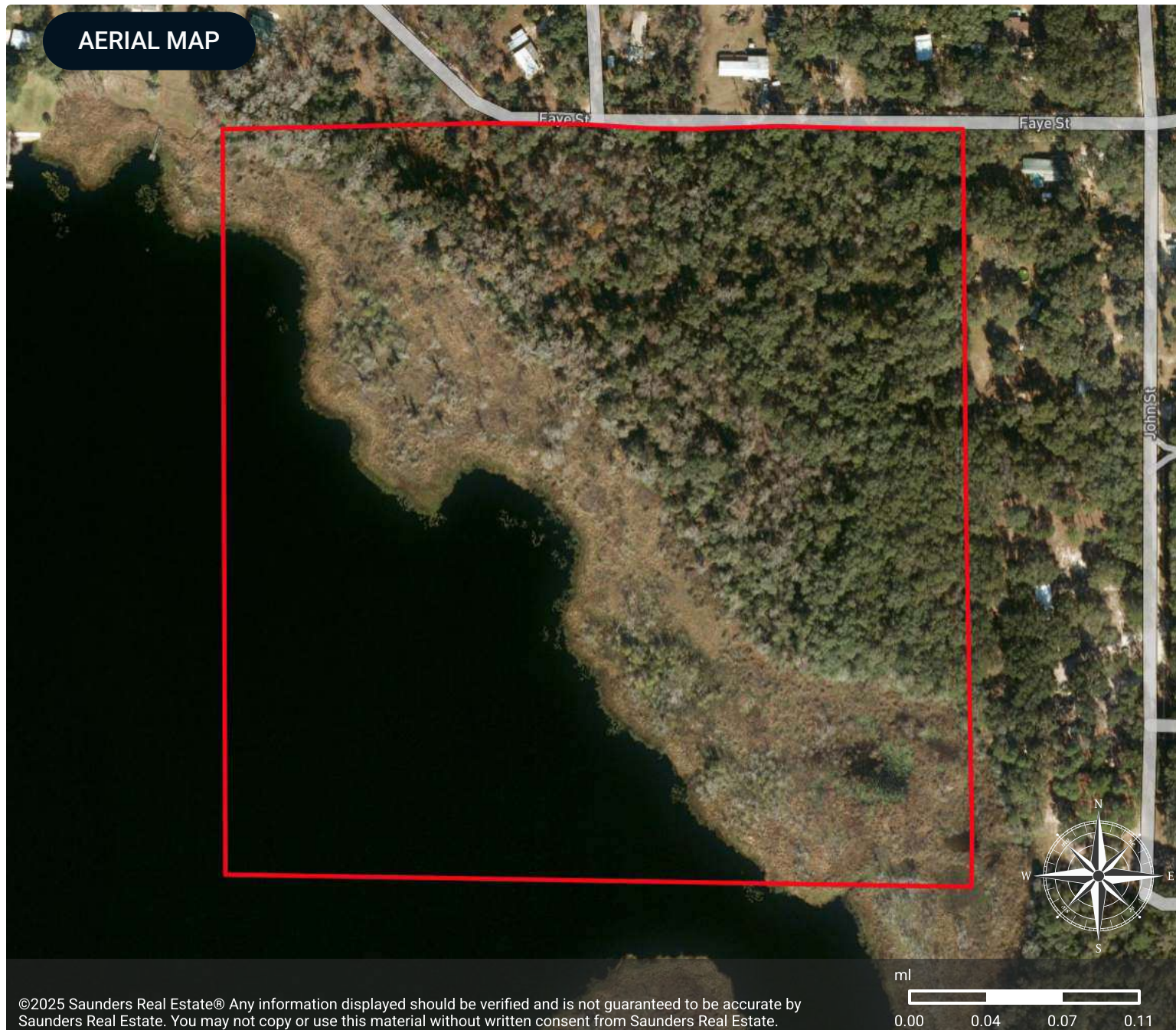


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Property

AERIAL MAP



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☐ Property

ELEVATION MAP

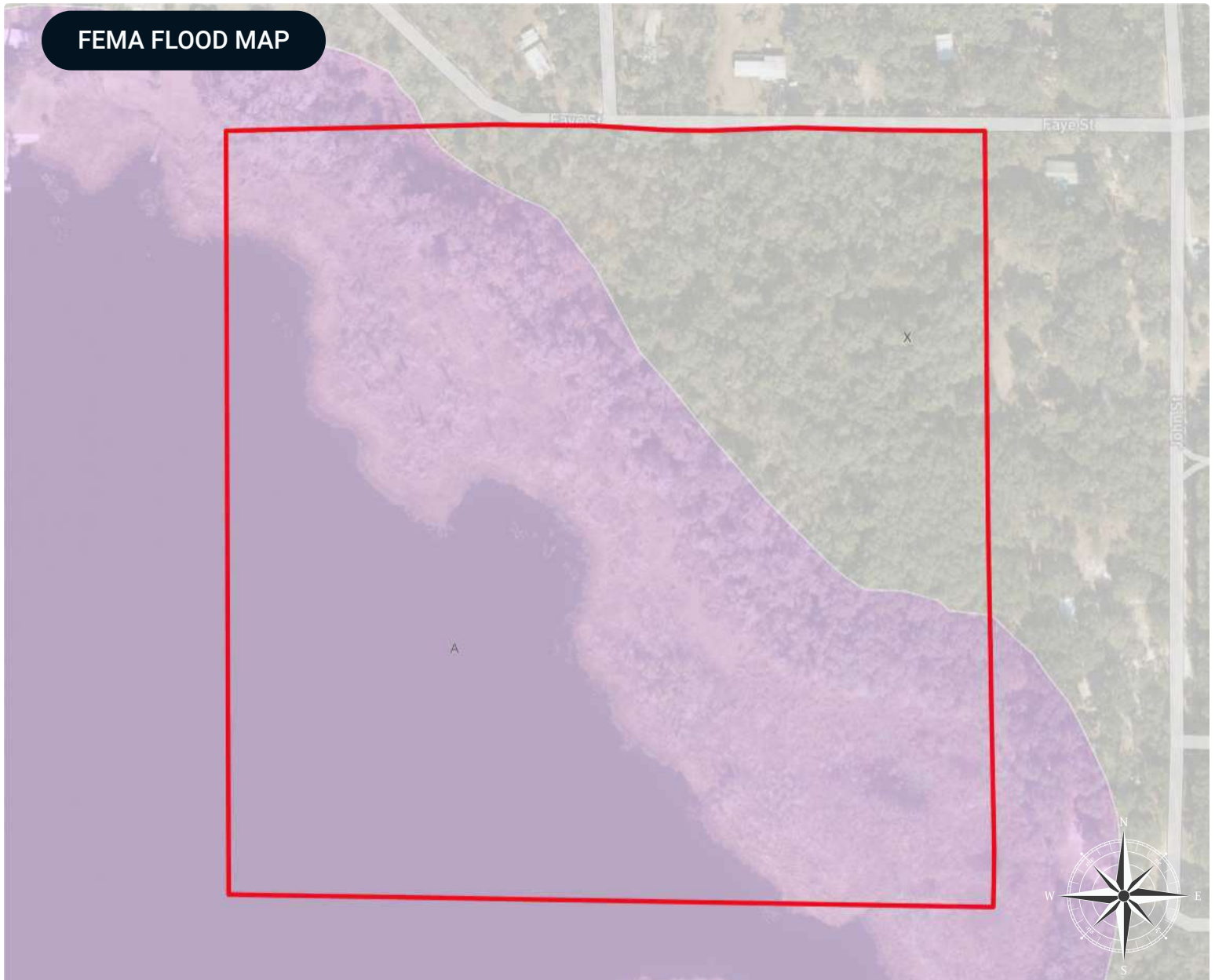


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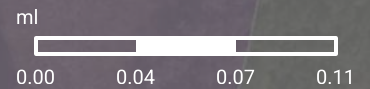


-  Property
-  Elevation

FEMA FLOOD MAP



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FEMA Flood Zones DFIRM



- Property
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE no

ZONE	DESCRIPTION	ACRES
A	100-YEAR FLOODPLAIN	29.64
X	OUTSIDE FLOODPLAIN	10.70
TOTAL		40.34

NWI WETLANDS MAP



Wetlands NWI



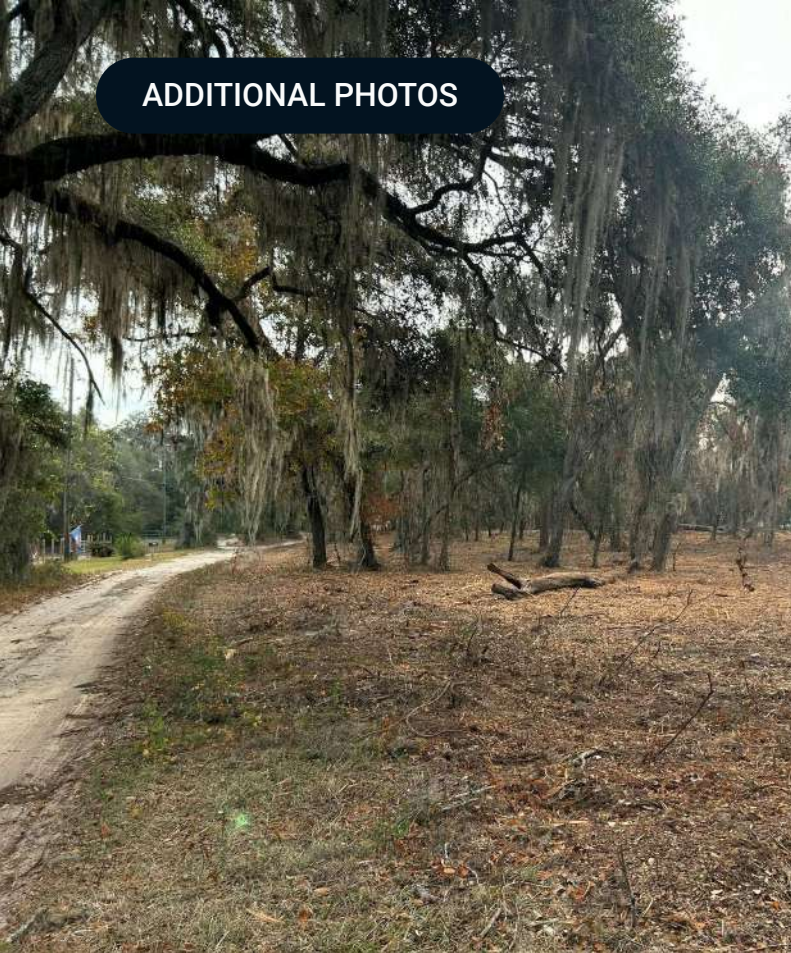
- Property
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
L1UBH	Lake	12.45
PEM1F	Freshwater Emergent Wetland	5.77
PSS3/1C	Freshwater Forested/Shrub Wetland	4.82
TOTAL UPLAND		17.30
TOTAL WETLAND		23.04
TOTAL		40.34

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



John A. "Tony" Wallace, CF

Senior Advisor

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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

Education

- Recipient of 2009 "Above and Beyond" Award

Memberships

- State-Certified General Real Estate Appraiser (RZ2852) – Florida
- Certified General Real Property Appraiser (297757) – Georgia
- Registered Forester (2536) – Georgia
- Certified Forester – Society of American Foresters
- Licensed Real Estate Broker (BK578235) – Florida
- Certified Burn Manager – Georgia
- Society of American Foresters
- Member and SAF Certified Forester
- Florida Forestry Association
- Landowner Committee Chair 2007-2008
- Greenbelt Task Force Chair 2007
- Suwannee River Water Management District
- Land Management Advisory Committee
- Florida Department of Agriculture and Consumer Services
- Timber Cruise/Timber Appraisal Standards, Technical Committee
- Northwest Baptist Church: Deacon, Sunday School Teacher
- Santa Fe High School: Past Band Booster Vice President



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