

East Alachua County 83 Acres

NE County Road 1469, Hawthorne, Florida 32640

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Zane Mueller
352-303-9322
zane@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$914,980

Offering Summary

Acreage:	83.18 Acres
Price / Acre:	\$11,000
State:	Florida
City:	Hawthorne
County:	Alachua
Property Type:	Acreage and Estates, Hunting and Recreational Land, Farms and Cropland, Ranches and Pastureland

Property Overview

This 83± acre tract in Alachua County is a well-laid-out piece of land that strikes a strong balance between usability and natural character. Zoned Agricultural with a Rural/Agriculture future land use, the property lends itself well to a private homesite, farm, or recreational retreat.

The property was previously cut and replanted, and is now in a natural regeneration phase, giving a buyer a head start on future timber value while still allowing flexibility to shape the land to their needs. With approximately 71± acres of uplands, there is a strong footprint of usable ground for building, pasture, or continued timber management. The balance of the property consists of scattered wetlands and mixed hardwood areas, adding privacy, natural diversity, and solid wildlife habitat.

The tract is easy to navigate, with existing trails throughout and a layout that works well on the ground. Whether you're looking to establish a homesite set back for privacy, create pasture, or maintain it as a recreational hunting property, the property offers a straightforward, usable canvas without heavy limitations. Located just outside Gainesville, it provides a quiet, rural setting while still being convenient to town. Tracts of this size with this level of usability are becoming harder to find in the area, making this a strong opportunity for both end users and long-term investors.





SPECIFICATIONS & FEATURES

Specifications & Features

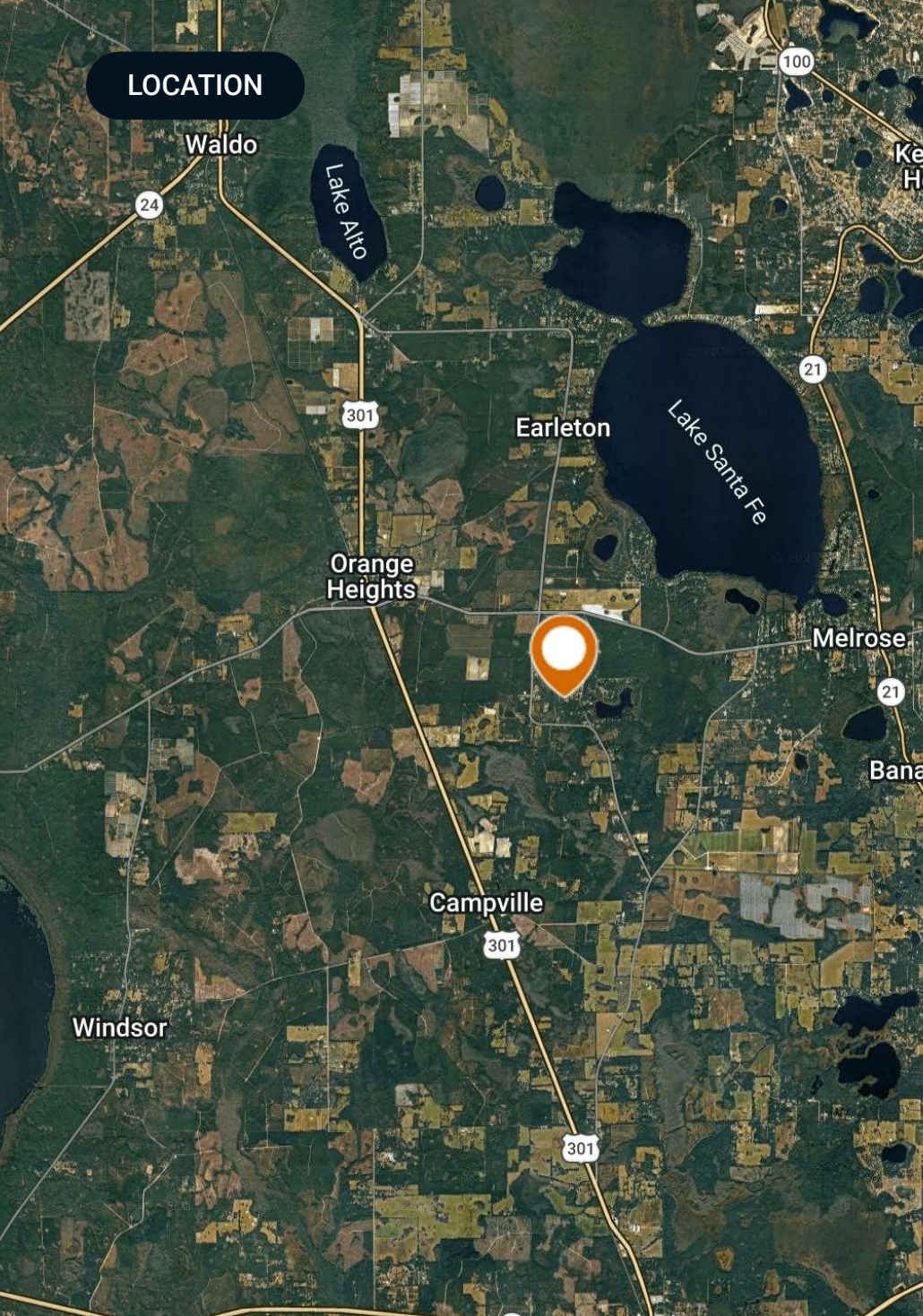
Zoning / FLU:

A/AG

**Nearest Point of
Interest:**

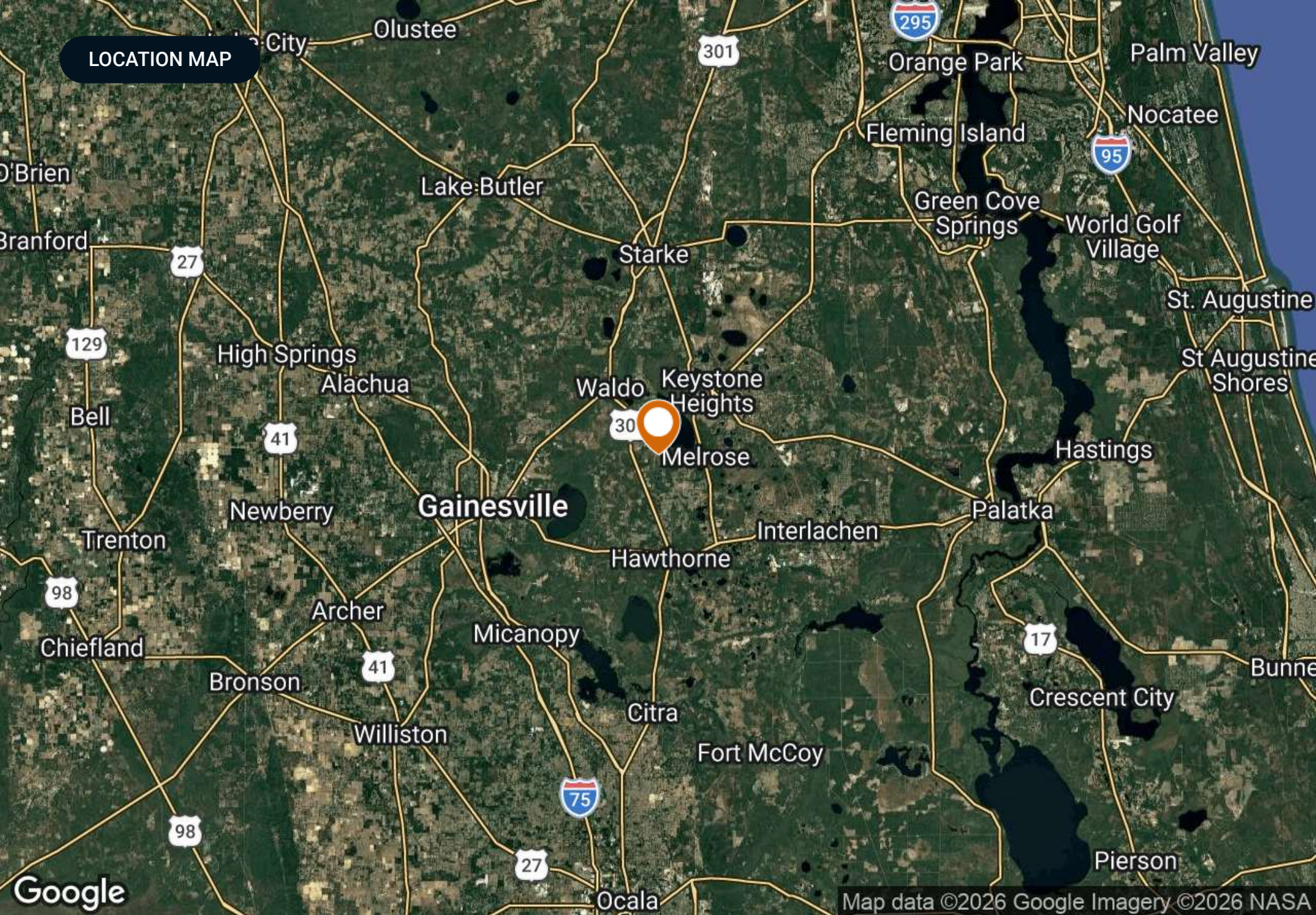
Gainesville
Hawthorne
Melrose
Palatka
Jacksonville

LOCATION



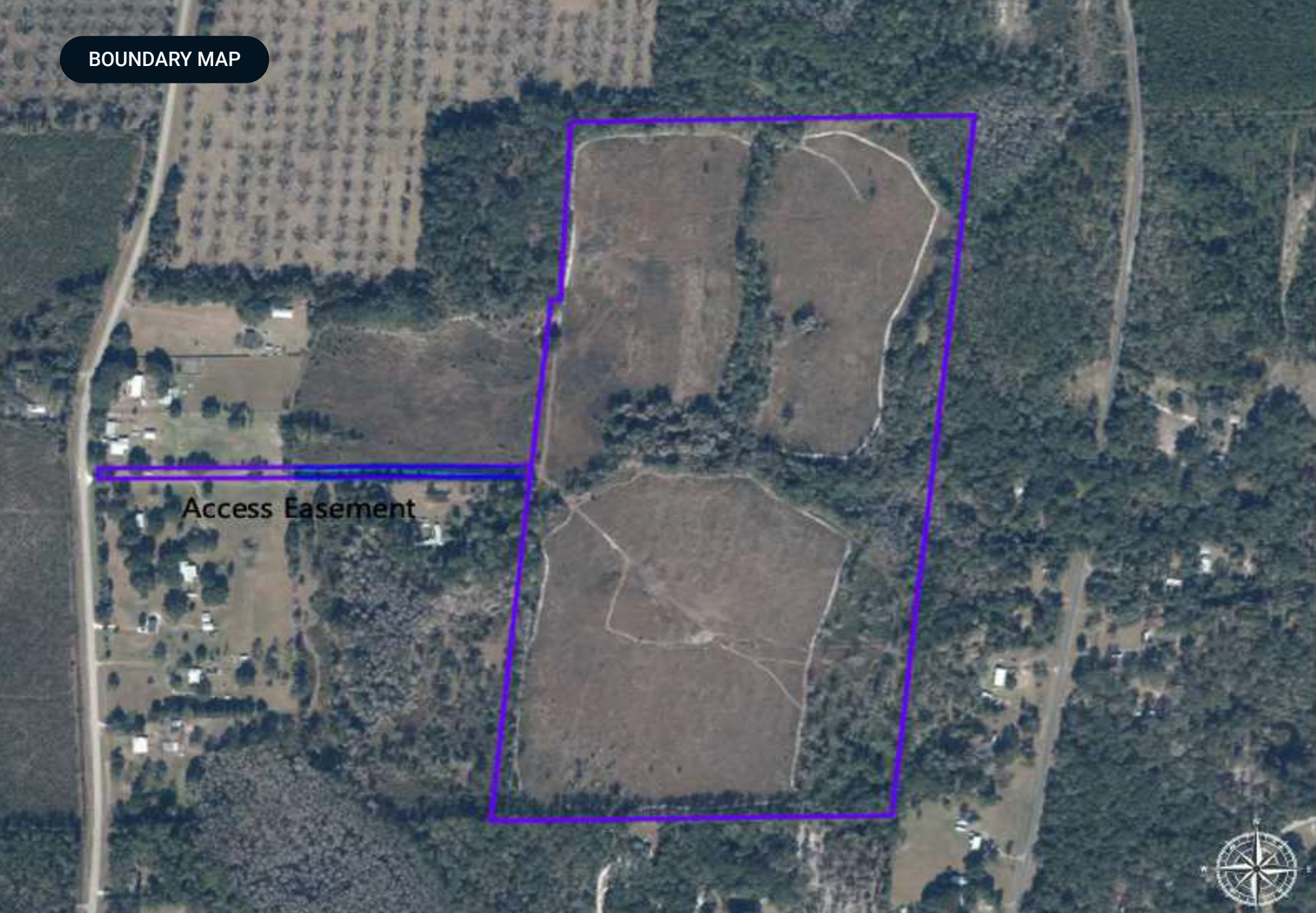
Location & Driving Directions

Parcel: 18810-000-000 18811-000-000
GPS: 29.7067542653, -82.103303213
Driving Directions: Located along NE County Road 1469,
Contact Shea Booster or Zane Mueller
Showing Instructions: Contact Shea Booster or Zane Mueller



LOCATION MAP

BOUNDARY MAP



WETLANDS MAP





ADDITIONAL PHOTOS

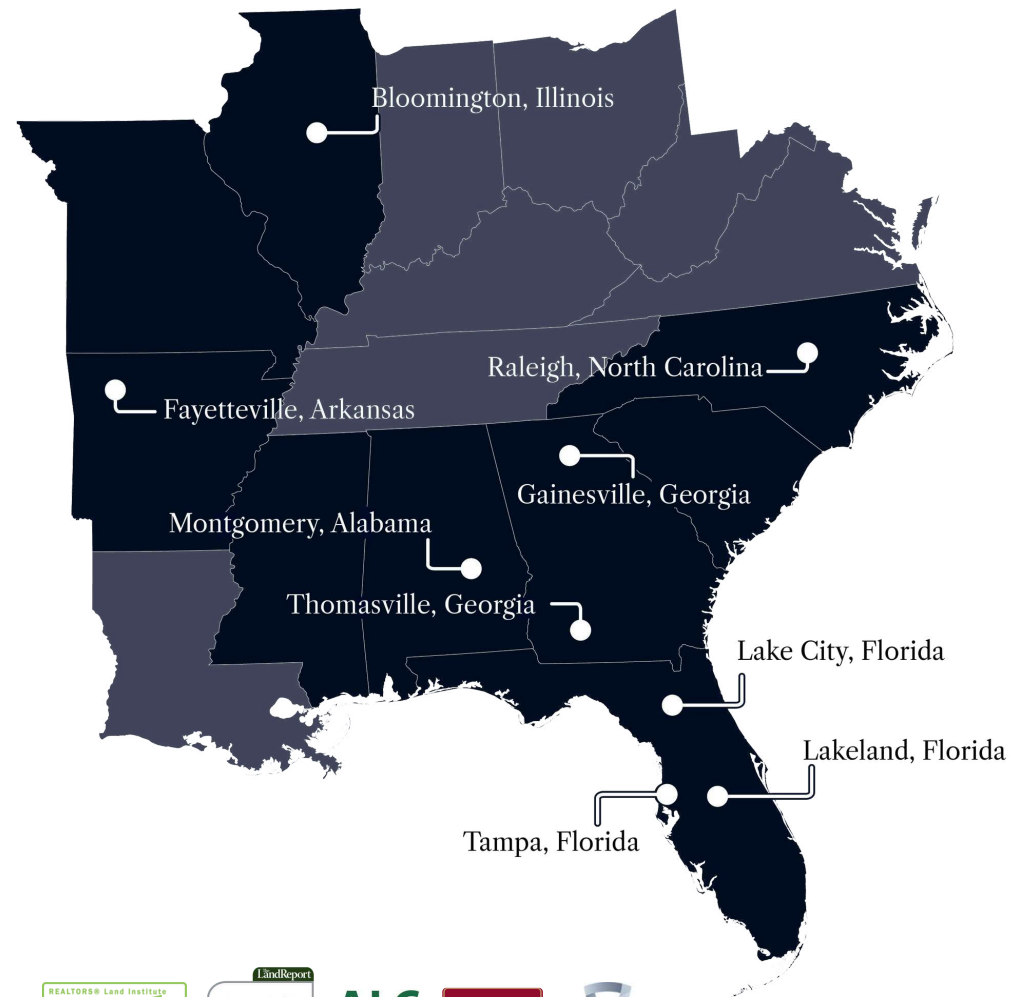




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