



# Columbia County Hunting and Recreation

Ellisville, Lake City, Florida 32025

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## PROPERTY OVERVIEW



### Sale Price

**\$349,000**

### Offering Summary

Acreage:	43.28 Acres
Price / Acre:	\$8,064
State:	Florida
City:	Lake City
County:	Columbia
Property Type:	Land Investment

### Property Overview

This property in the Lake City area offers a unique investment opportunity with agricultural zoning, providing flexibility for a variety of potential uses. Whether you're considering a private hunting retreat, future homesite, or an investment in timber production, this land delivers multiple options for development and income. The property's natural setting enhances its value, offering a combination of open space and wooded areas that lend themselves to both recreational and productive uses.

Its location is another strong advantage, with easy access to High Springs and Alachua. This makes it a convenient option for buyers looking to maintain a rural setting while staying connected to key areas. The combination of agricultural zoning and versatile use potential positions this property as a practical and attractive investment. It's a solid opportunity for anyone looking to expand their land holdings, establish a recreational base, or develop a rural homestead with future income potential.



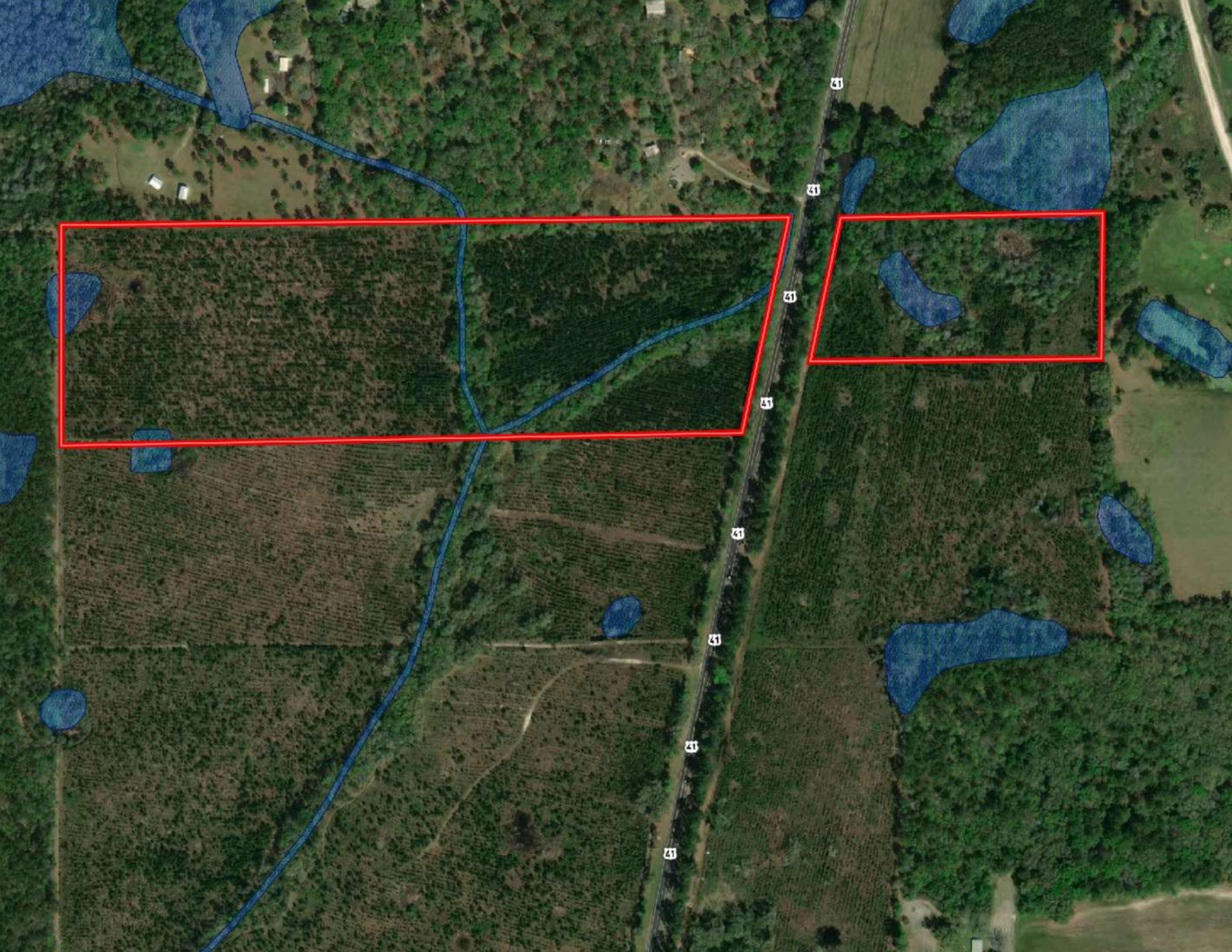
## SPECIFICATIONS & FEATURES



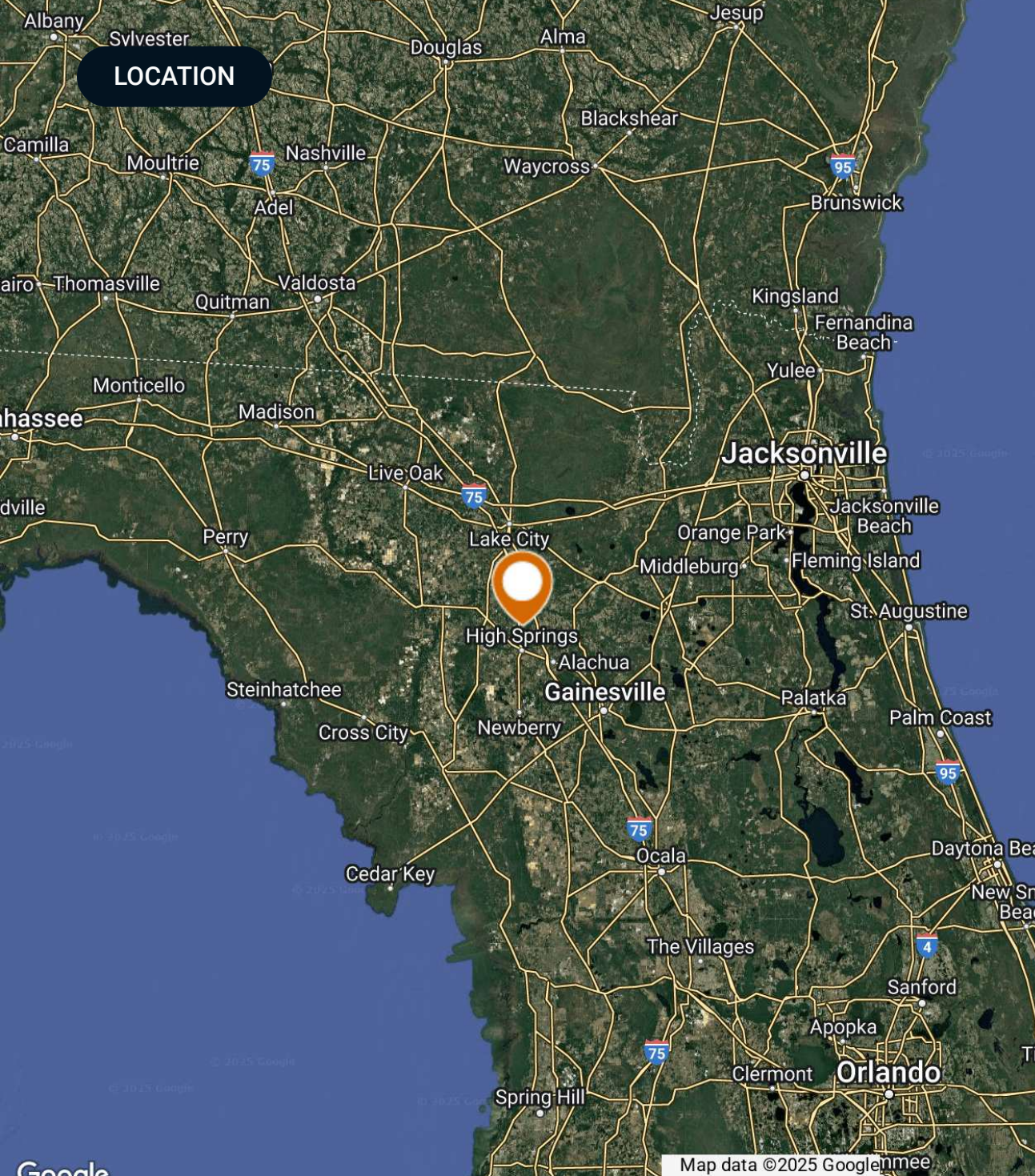
## Specifications & Features

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li></ul>
Uplands / Wetlands:	Mostly pine plantation with creeks crossing the property, approximately 32 acres in planted pine, 1 acre in wetlands and 10 acres in hammock-intermittant dry creek bed.
Zoning / FLU:	Agriculture
Road Frontage:	Frontage on US Highway 441
Nearest Point of Interest:	Gainesville, Lake City, High Springs
Current Use:	Recreation, hunting, potential homesite
Land Cover:	Pine plantation, creeks, hammocks









## Location & Driving Directions

Parcel:	15-6S-17-09676-001
GPS:	30.0038476, -82.5973424
Driving Directions:	Two Miles south of Ellisville I-75 exit.
Showing Instructions:	Contact Ken Rembert



ADDITIONAL PHOTOS







For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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