

Property Description



PROPERTY DESCRIPTION

Trailhead Blue Springs encompasses 11,971 acres of productive cattle and timber land in Bronson, Florida. The property features 3,200 acres of pasture, 2,100 acres suitable for reforestation or conversion to pasture, 1,500 acres of planted pines, 900 acres of native range, and 4,200 acres of mixed hardwoods and wetlands. Improvements on the property include three wells, an equipment barn, cattle pens, and a well-maintained interior road system. The ranch supports a diverse blend of operations, including cattle grazing, timber and hay production, as well as recreational uses such as hunting and fishing.

The majority of the property is encumbered by a conservation easement (CE). The easternmost 288 acres (east of the power lines) is not subject to the CE. The CE allows for continued agricultural operations- cattle and timber as well as hunting. The CE also allows the property to be divided along NE 94th Place/CR 339A, resulting in approximately 3,988 acres north of the road and 7,983 acres south of it. Lastly, the CE allows for four building envelopes and the right to build up to 15,000 SF per building envelope. The building envelopes will not exceed 10 acres and is limited to one residential structure and ancillary structures.

The 288 acres that is not subject to the CE is zoned R2, which allows for homes and mobile homes. Per the city, R2 zoning allows for two homes per acre. It has over five miles of frontage along US Highway 27 and State Road 24. Water is to the site, and sewer lines are nearby located within the town of Bronson.

The Little Waccasassa River and Waccasassa River run through the property and is fed by Blue Springs, located at the end of NE 94th Place/CR 339A. The roadway bisects the property.

LOCATION DESCRIPTION

The property is located in Bronson (Levy County) - west of the intersection of US 27 and State Road 24. The easternmost 318 acres is located within the town limits of Bronson. The surrounding area consists of large timber, agricultural, and conservation lands. It's bordered by over 18,000 acres of conservation and wildlife management areas.

It is commutable to Williston (15 minutes), Chiefland (20 minutes), Gainesville (40 minutes), and Ocala (50 minutes). Jacksonville, Orlando, and Tampa are all within two hours.

VIDEO

<https://youtu.be/GGLUCiGaH8g>

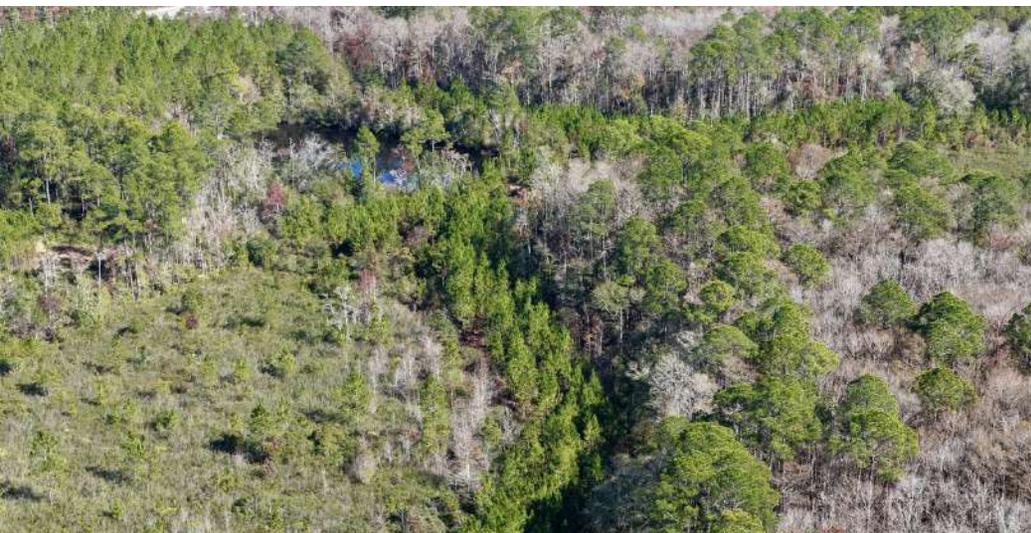
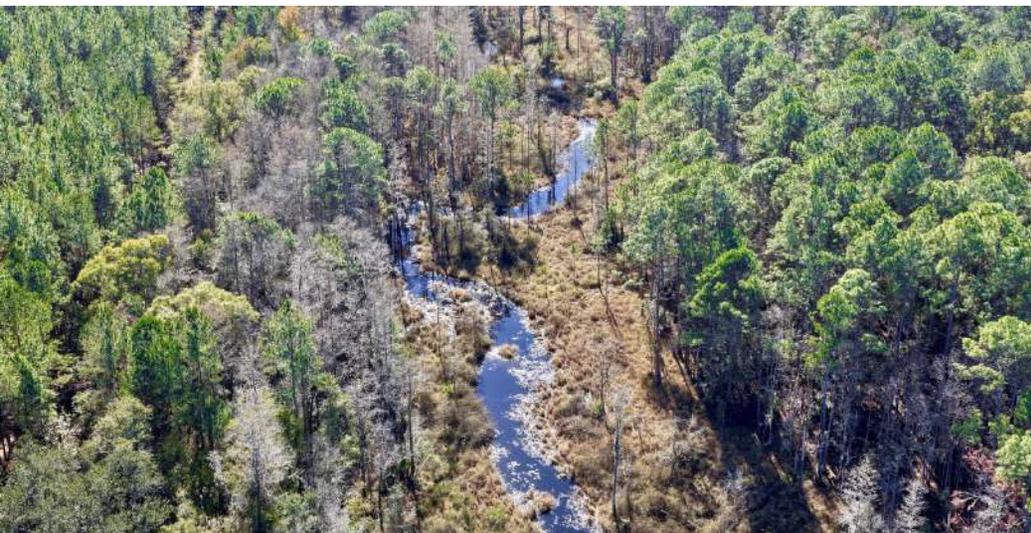
Property Photos



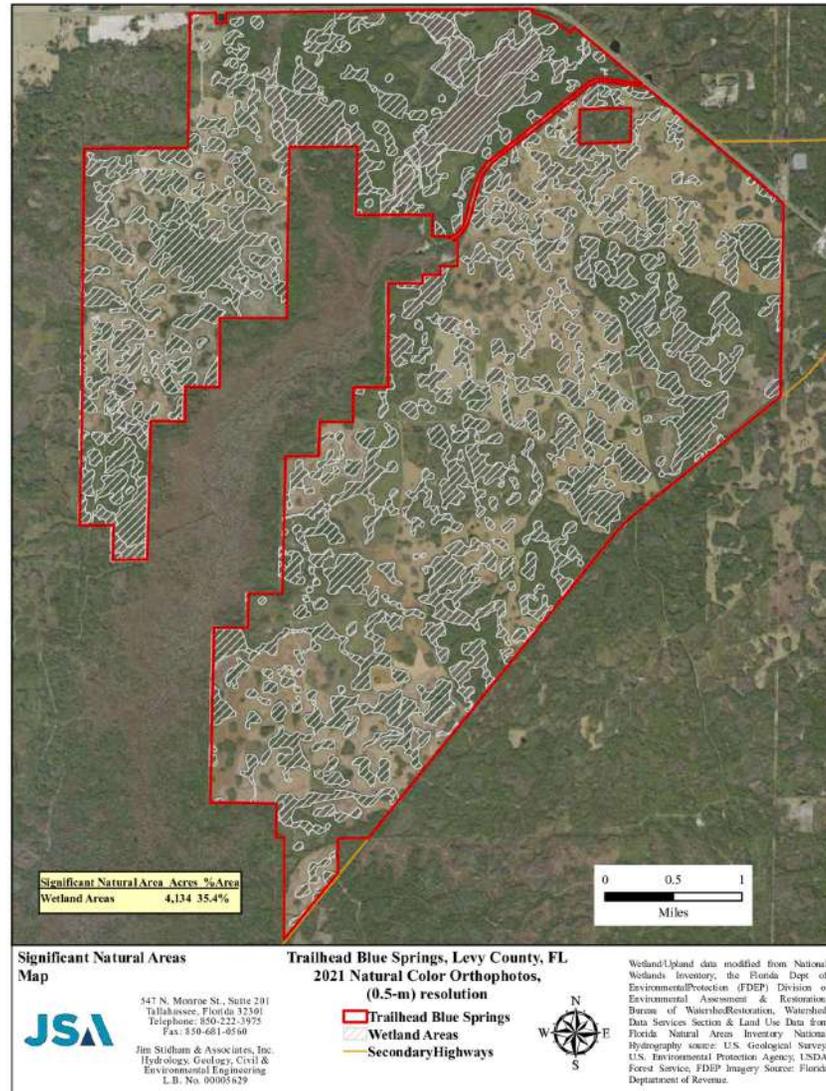
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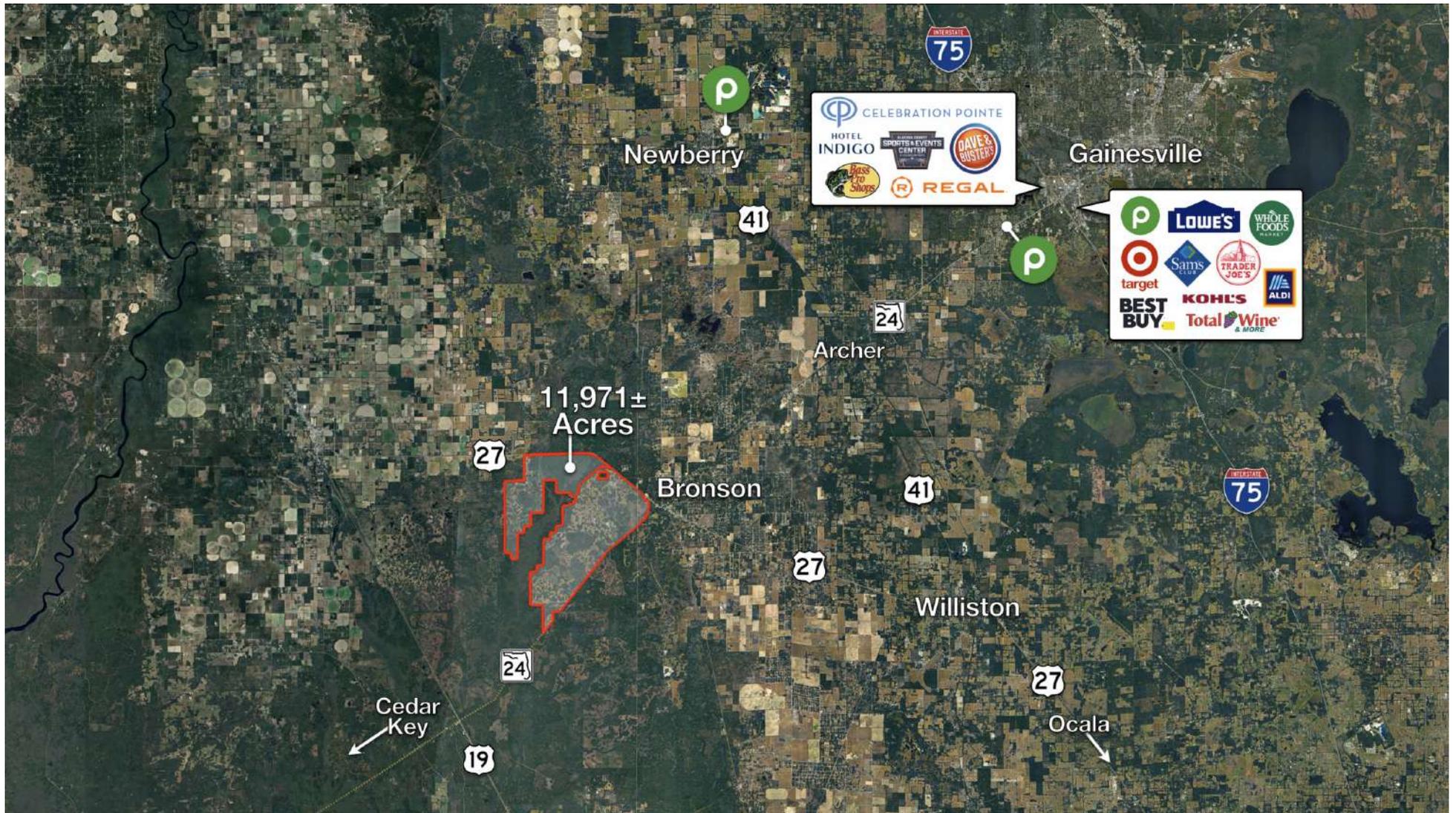
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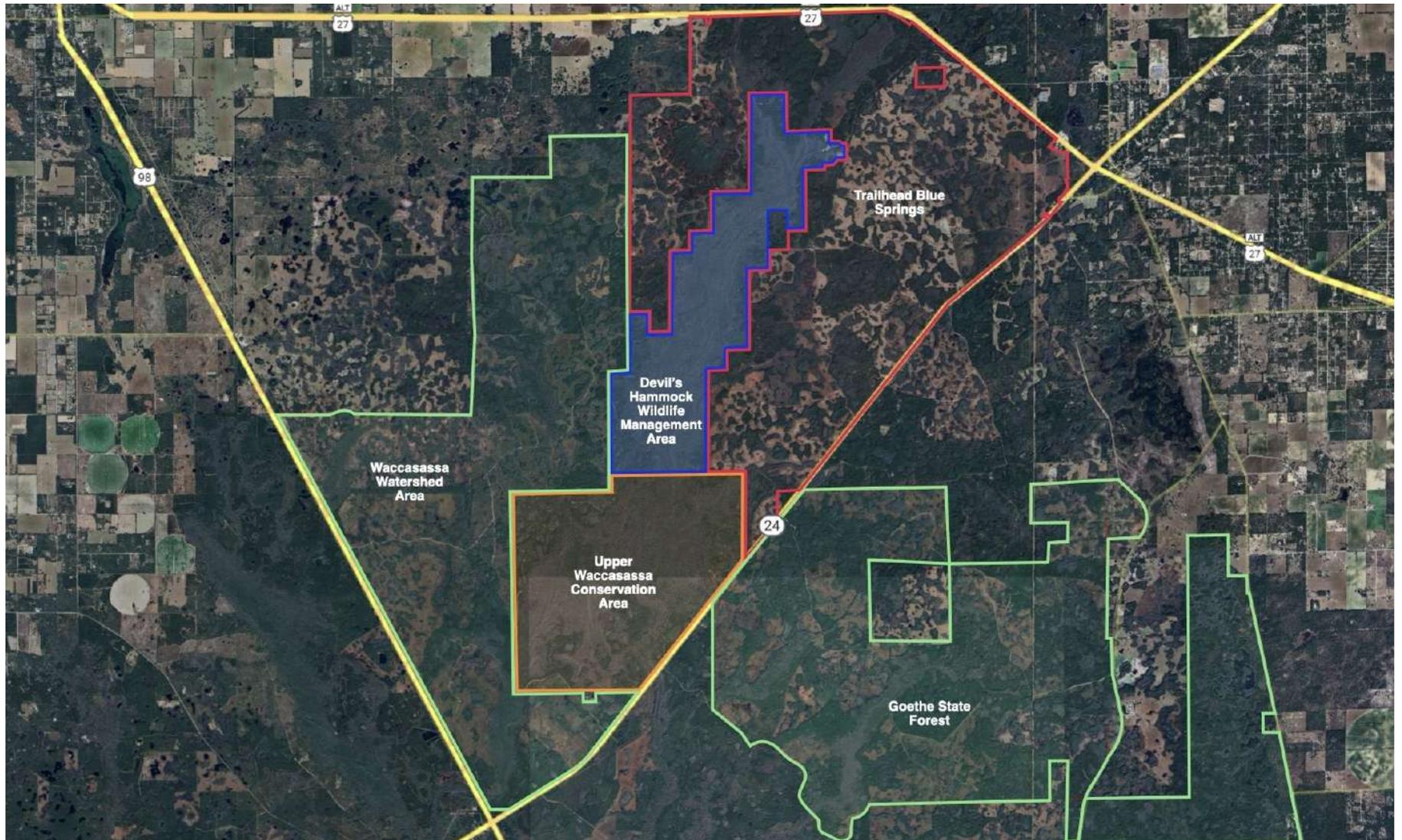
Wetlands



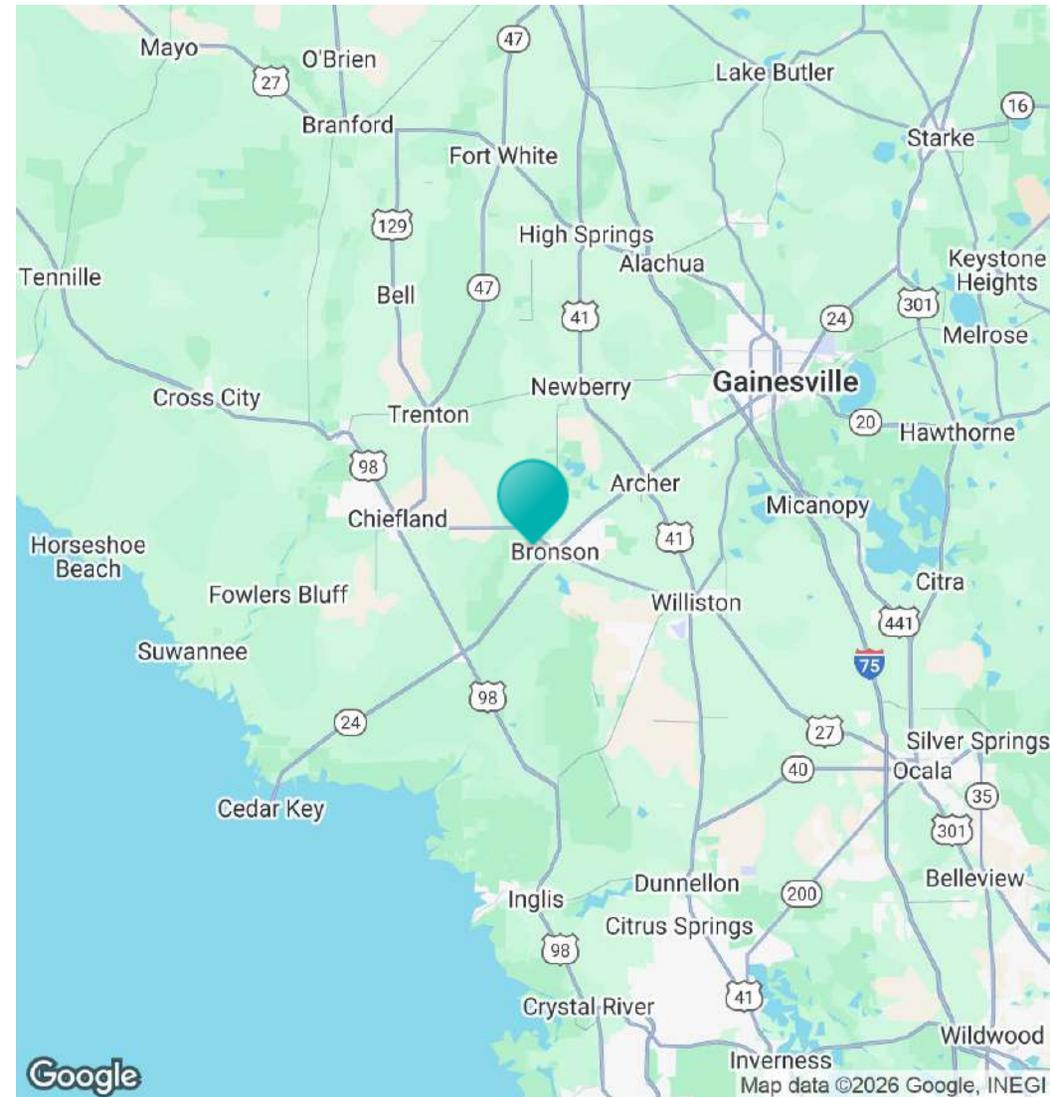
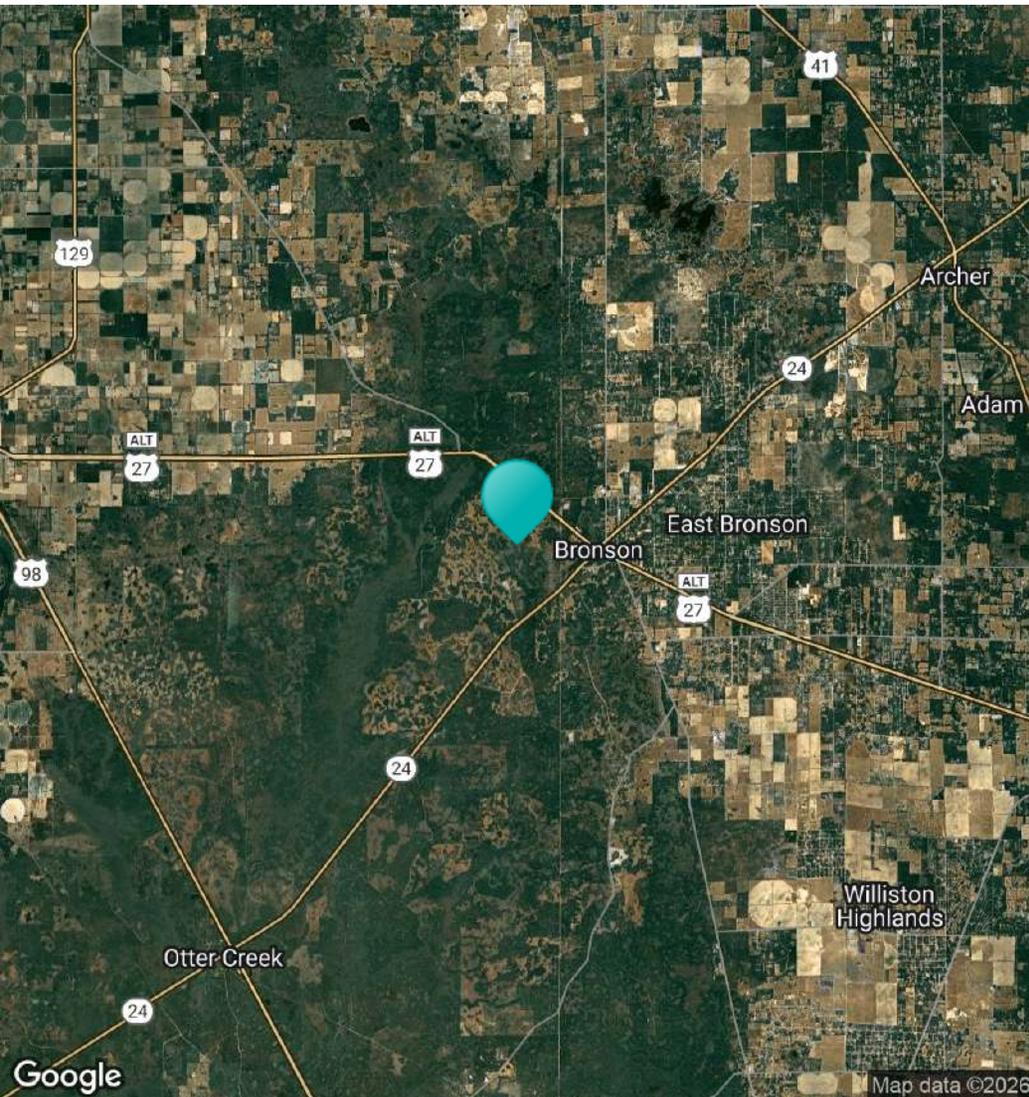
Area Map



Neighboring Lands Map



Location Maps



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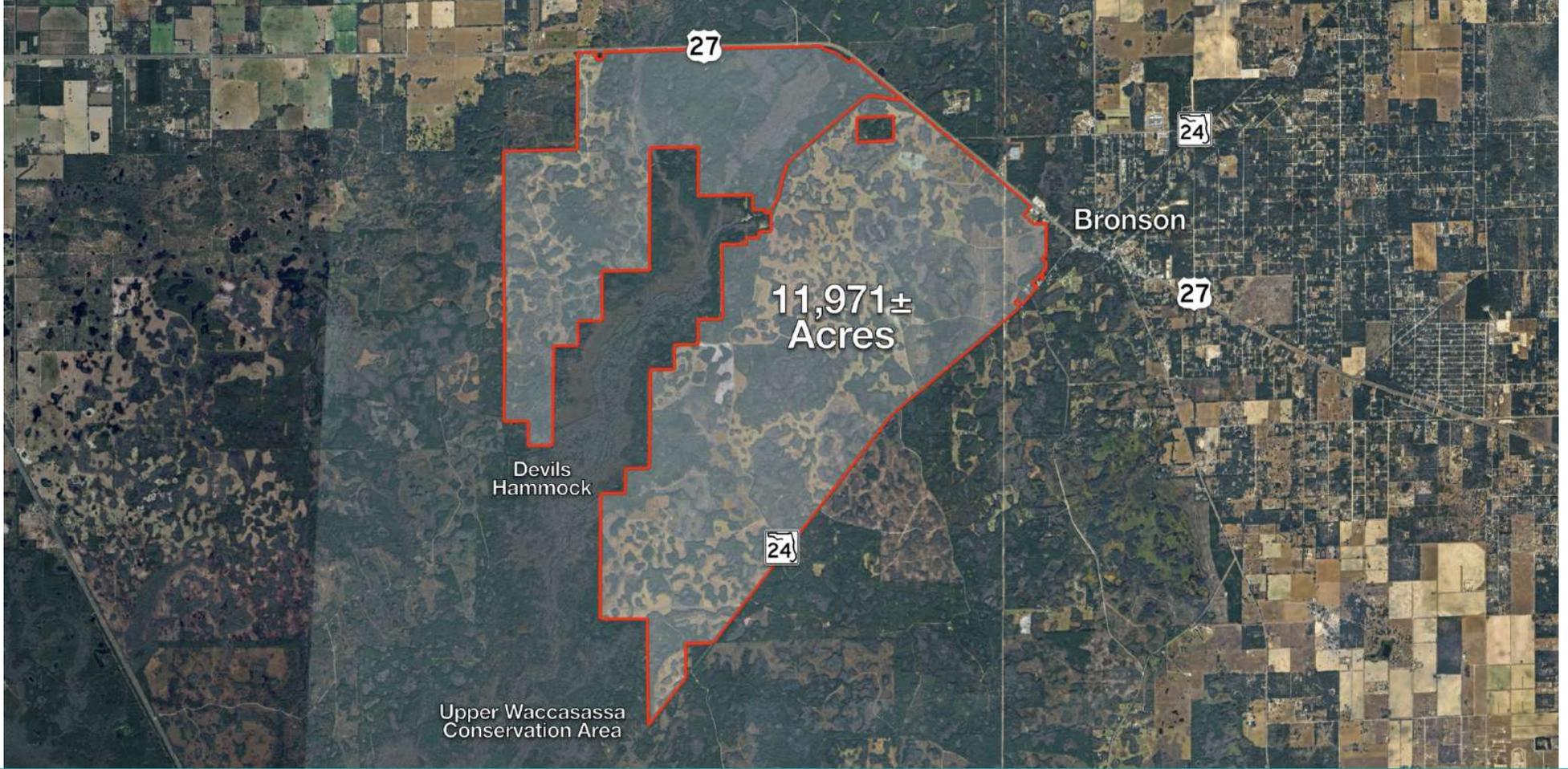
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Eshenbaugh Land Company, LLC in compliance with all applicable fair housing and equal opportunity laws.

Eshenbaugh Land Company is a licensed real estate brokerage firm in Florida and William A. Eshenbaugh is the broker of record.



Your Advisors



J. Michael Strahan, ALC, CCIM, MAB
Senior Advisor/Partner
813.287.8787 x105
michael@thedirtdog.com

Questions | Give us a call or drop us an email

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www.thedirtdog.com

