



OLD TOWN RANCH

2 NORTHEAST 453RD AVENUE
OLD TOWN, FL 32680

Greg Driskell
386.867.2736
greg.driskell@svn.com

Property Overview



Sale Price

\$1,120,000

PROPERTY OVERVIEW

Secluded ranch with cypress board home, barns, oak hammocks, and pastures ready for your cattle. Plenty of deer, too! The property is located within minutes of Old Town, Trenton, Chiefland, and Cross City and just an hour from Gainesville. The 3 bedroom/2 bath house is perfect for a family or a retired couple. The screened porch is a great place to watch the cows and wildlife with an early morning cup of coffee. Less than 1 mile to the boat ramp & the Suwannee River.

OFFERING SUMMARY

Acreage:	80± Acres
Price / Acre:	\$14,000
City:	Old Town
County:	Dixie
Property Type:	Ranch

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Ranch
Uplands / Wetlands:	100% Uplands
Soil Types:	Otela Limestone Substratum - Chiefland-Kureb Complex
Taxes & Tax Year:	\$882 for 2023
Water Source & Utilities:	Multiple private wells, including one with a working windmill to fill cattle trough & tank
Nearest Point of Interest:	Suwannee River, Steinhatchee, Horseshoe Beach
Fencing:	Fenced and cross-fenced into multiple pastures
Current Use:	Cattle ranching
Grass Types:	Bahia and Bermuda
Potential Recreational / Alt Uses:	Hunting
Land Cover:	Bahia & Bermuda pasture, oak hammock
Structures & Year Built:	2584 sf Cypress board home built in 1970 Detached garage and multiple barns
Main Infrastructure:	Cattle pens, multiple pastures, loading chutes, barns.
Game Populations Information:	Good deer population

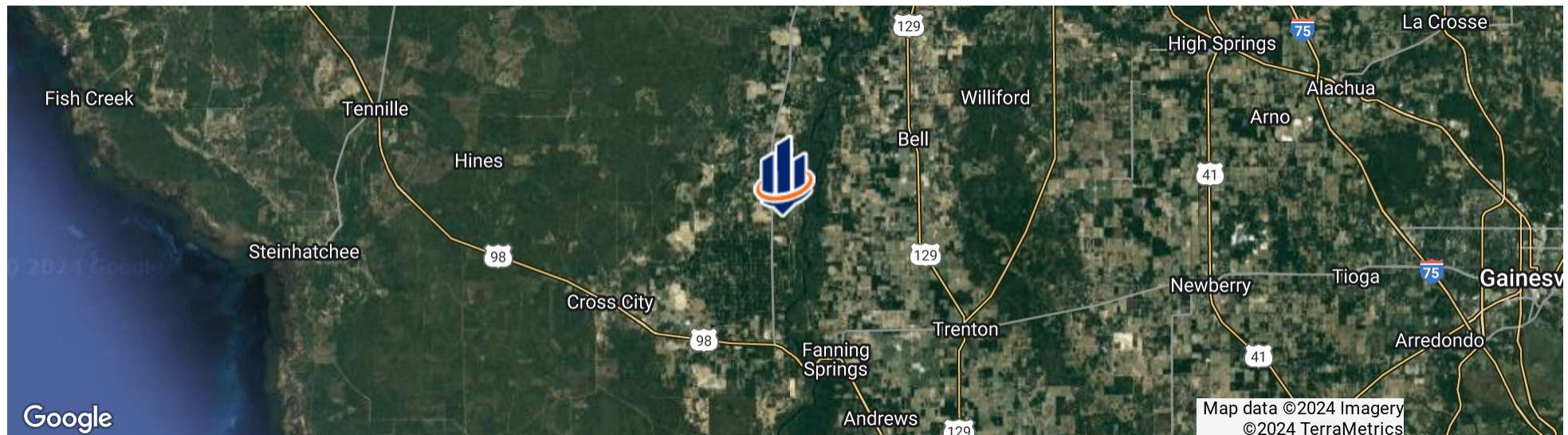
Location



LOCATION & DRIVING DIRECTIONS

Parcel: 24-09-13-0000-4414-0000
GPS: 29.6925921, -82.97268629999999

- Driving Directions:
- From US 19/SR 349 Old Town: North on SR 349 5.9 miles to NE 424th Ave
 - Turn right & go 0.9 miles to NE 790 St & turn left
 - Go 1/2 mile to NE 453 Ave & turn left
 - Go 0.12 mile to entrance at dead end.









Home Photos



Additional Home Photos



Property Photos





GREG DRISKELL

Senior Advisor

greg.driskell@svn.com

Direct: 877.518.5263 x372 | Cell: 386.867.2736

PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. [NRPS], a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

SVN | Saunders Ralston Dantzler
356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.SVNsaunders.com

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

