



BELL GILCHRIST 48 ACRES

Nw 20th Ave, Bell, FL 32619

Greg Driskell
386.867.2736
greg@saundersrealestate.com



PROPERTY OVERVIEW



Sale Price

\$399,000

PROPERTY OVERVIEW

The Bell Gilchrist 48 Acres property is a beautiful high and dry tract just outside the small town of Bell, Florida. Featuring large oaks, recently planted pines, and a new water well, this property would be perfect for your new home, or just enjoy a peaceful bit of woods to call your own. Minutes from the Suwannee River and multiple springs. Excellent dining options in Bell or nearby Trenton, too, plus easy access to Gainesville and all the amenities that a university town offers.

OFFERING SUMMARY

Acreage:	48.06 Acres
Price / Acre:	\$8,302
City:	Bell
County:	Gilchrist
Property Type:	Timberland

SPECIFICATIONS & FEATURES



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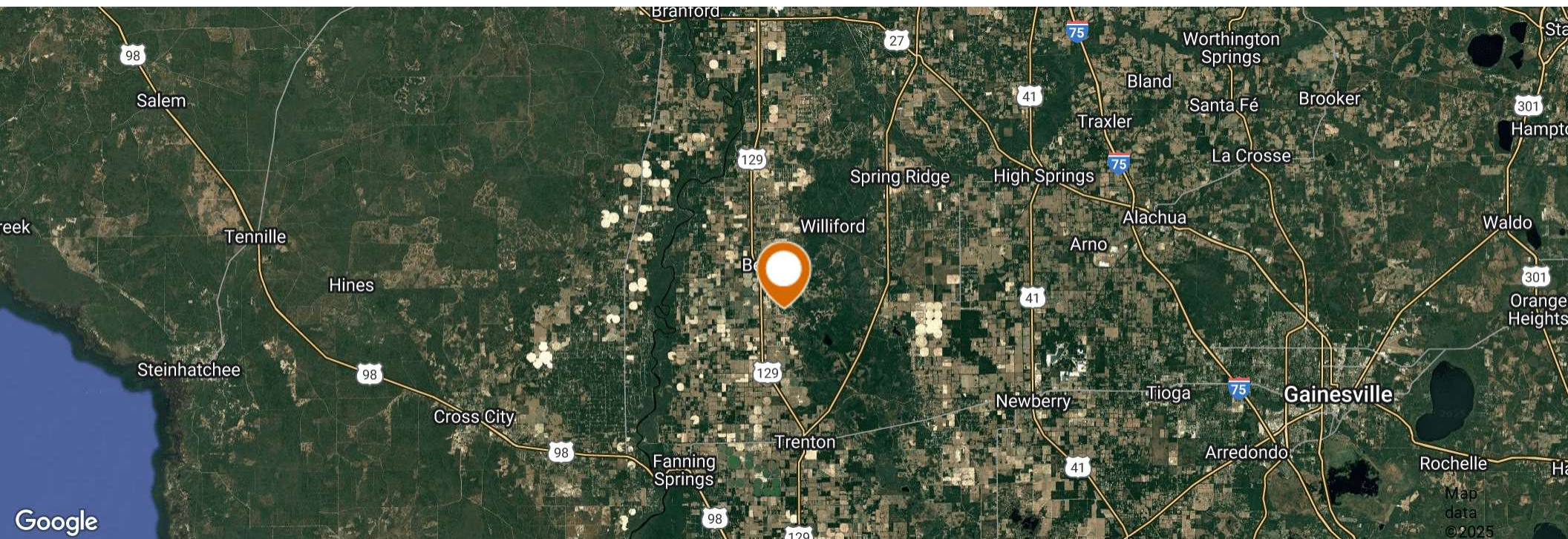
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	98% Uplands
Soil Types:	<ul style="list-style-type: none">• Penney Fine Sands• 0 to 5% slope
Taxes & Tax Year:	\$176.68 for 2024
Zoning / FLU:	A-2 (1 d.u. per 5 ac)
Water Source & Utilities:	Private well
Road Frontage:	Driveway connects to NW 20th Avenue
Nearest Point of Interest:	Suwannee River, numerous springs,
Current Use:	Slash pine planted in 2024
Land Cover:	1 year old pine plantation Oak hammocks
Game Population Information:	Deer and turkey common
Age of Stages of Timber:	34 acres of 2024 planted slash pine

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	32-08-15-0000-0007-0030
GPS:	29.7474962, -82.8373947
Driving Directions:	<ul style="list-style-type: none">• From US 129/CR341 in Bell, go south on US 129 0.2 miles to NW 10th St Turn L (east)• Go 1.2 mi to NW 20th Ave





Looking Southwest from Northeast corner of property

Bell Gilchrist 48 Aerial

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



0 180 360 540 ft

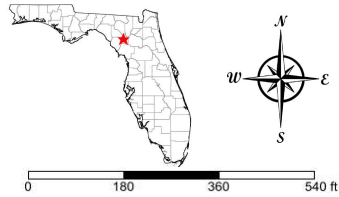
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Bell Gilchrist 48 Soils

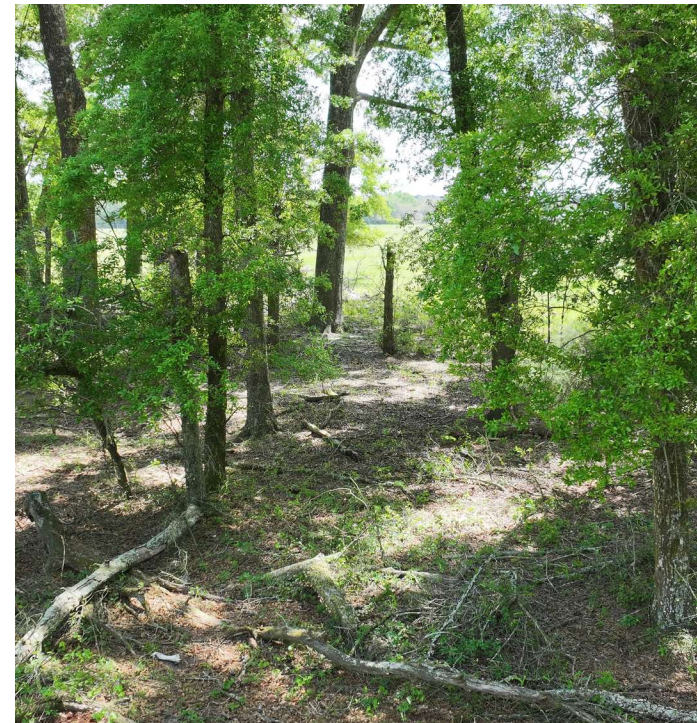
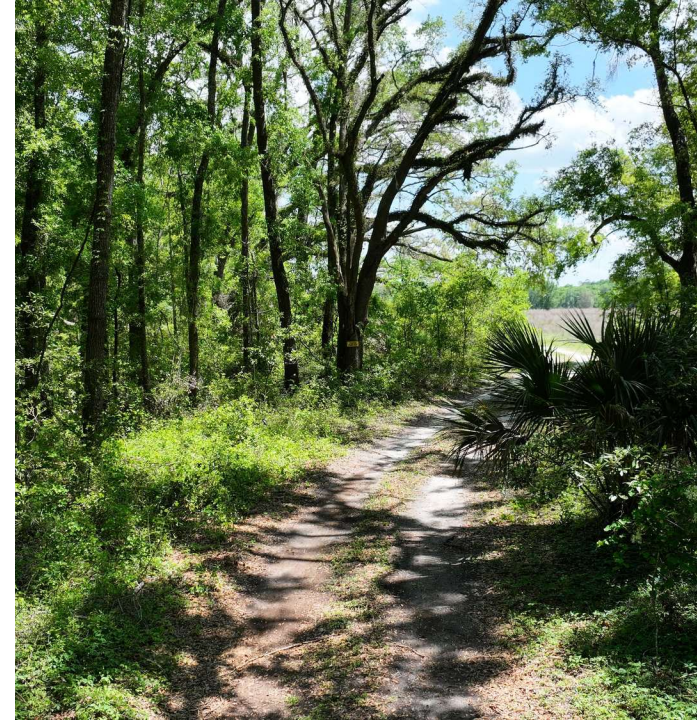
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Soils Boundaries

CODE	DESC	ACRES
2	Penney Fine Sand, 0 To 5 Percent Slopes	47
22	Mandarin Fine Sand	1
TOTAL =		48.4649035607804 acres



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ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



GREG DRISKELL

Senior Advisor

greg@saundersrealestate.com

Direct: 877.518.5263 x372 | Cell: 386.867.2736

PROFESSIONAL BACKGROUND

Greg Driskell is a Senior Advisor at Saunders Real Estate.

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 35 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

Saunders Real Estate
356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

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

