



ACTIVE · SET PRICE

Moody Northeast

± 211 Acres | Bradford County | Florida | Near Lake Butler

Moody Northeast

PRICE	PRICE / ACRE	ACREAGE
\$1,285,020	\$6,050	± 211

PROPERTY OVERVIEW

This tract consists of approximately 213 acres located off CR 235 to 198th Street in Bradford County, just a short distance east of Lake Butler. This tract has two parcels, one approximately 156 acres and one approximately 53 acres, joining at the northeast corner. This tract has two stands of timber consisting of approximately 17 and 13 years, with 81.9% upland acres and 18% bottomland. Since the property is a short distance from Gainesville, it would make a great getaway for family fun, such as hunting and riding ATVs.

PROPERTY DETAILS

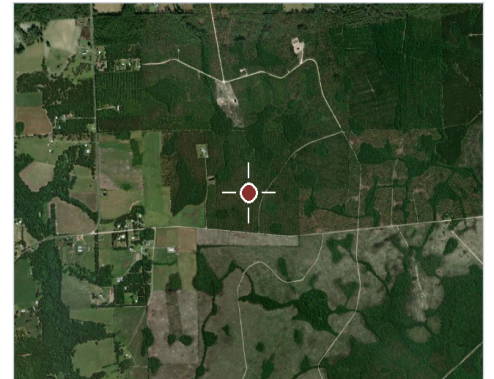
TYPE	ACCESS
Recreation (ATV-UTV) · Timberland (Bottomland Hardwood)	Dirt Road · Legal Access

WATER FEATURES	VIEWS
Marsh	Timber

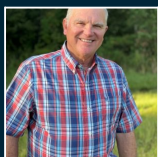
COUNTY TAX PARCEL IDS
00658-0-00000 and 00530-0-00000

DOCUMENTS INCLUDED
Location Map · Parcel Map · Stand Map

LOCATION



Bradford County, Florida



Dan Baldwin

Real Estate Associate Broker, FL & GA
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dan.baldwin@afmforest.com
Principal Broker: Michael Calder (Florida)

SCAN TO VIEW



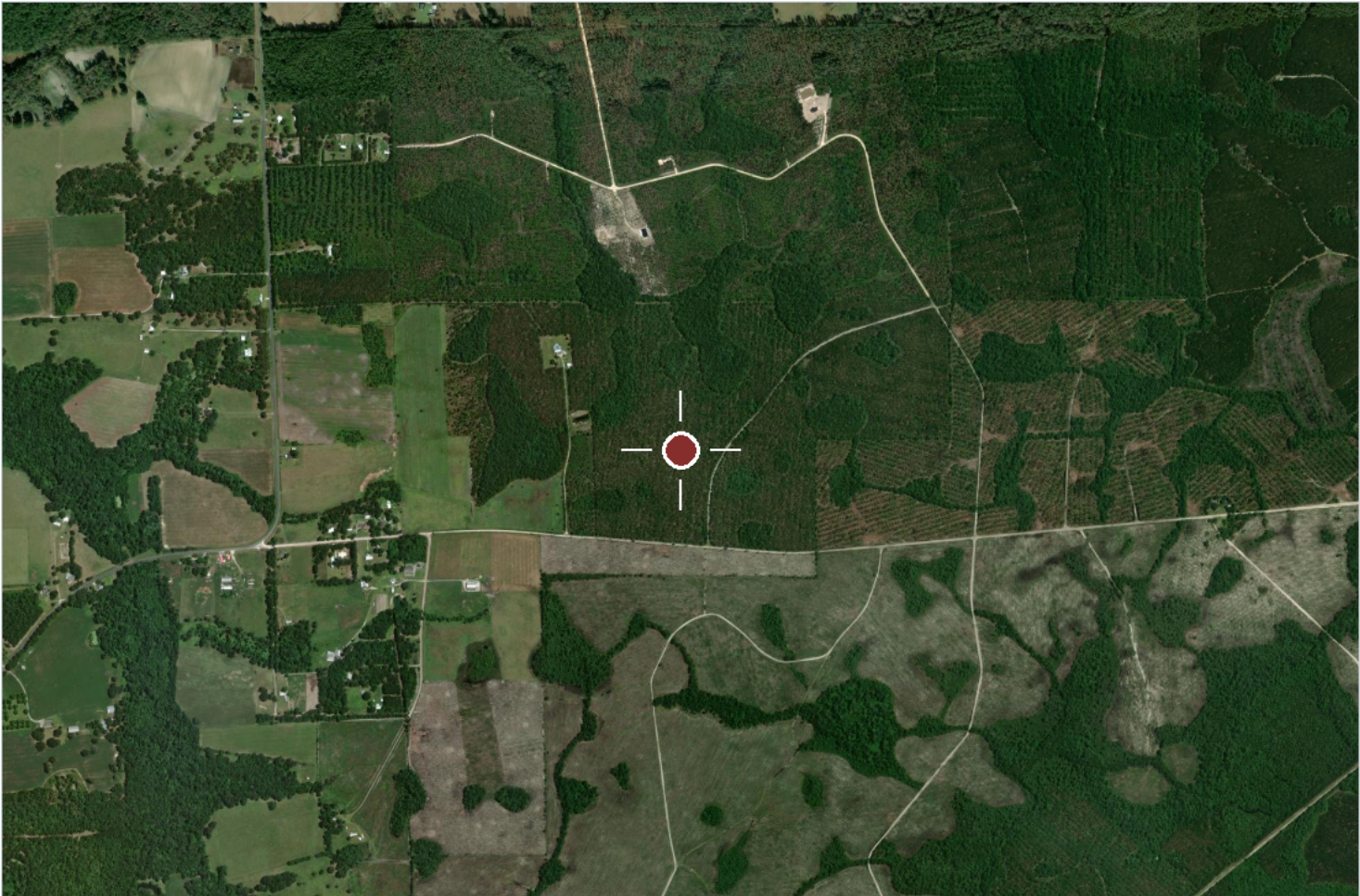
Property Photos

Moody Northeast · Bradford County · Florida · Near Lake Butler

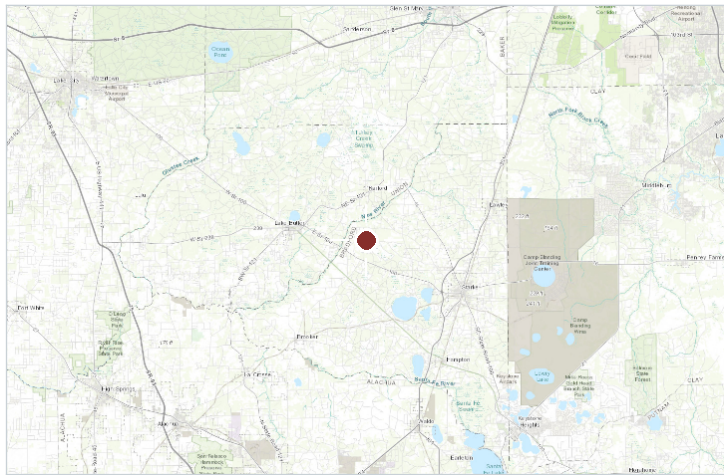


Location & Access

Moody Northeast · Bradford County · Florida · Near Lake Butler



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Bradford County, Florida

NEAREST CITY
Lake Butler

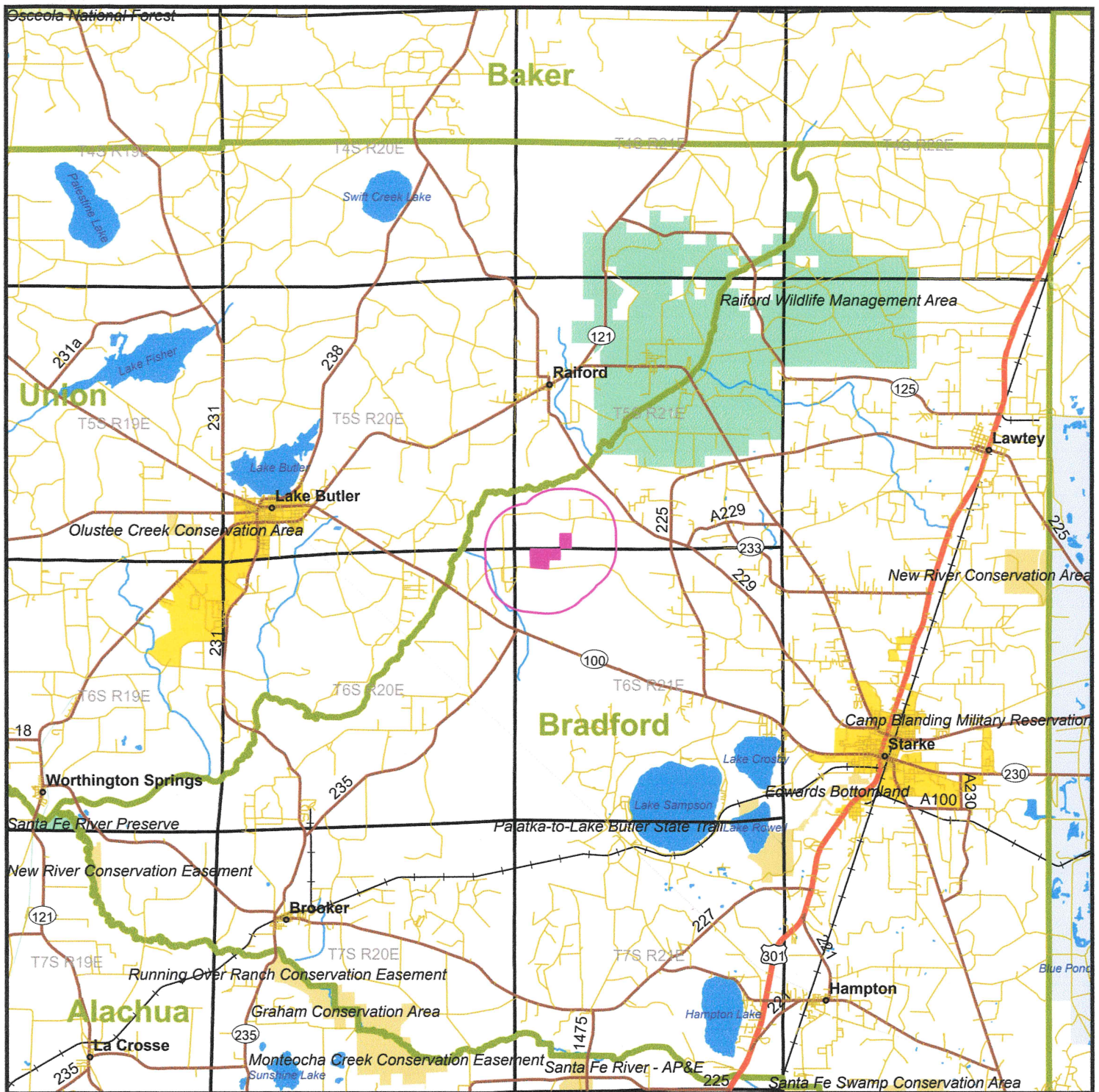
APPROXIMATE CENTRE
30.00665, -82.24011

COUNTY TAX PARCEL IDS
00658-0-00000 and 00530-0-00000

INTERACTIVE MAP



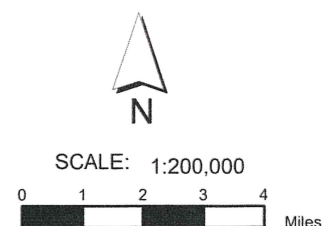
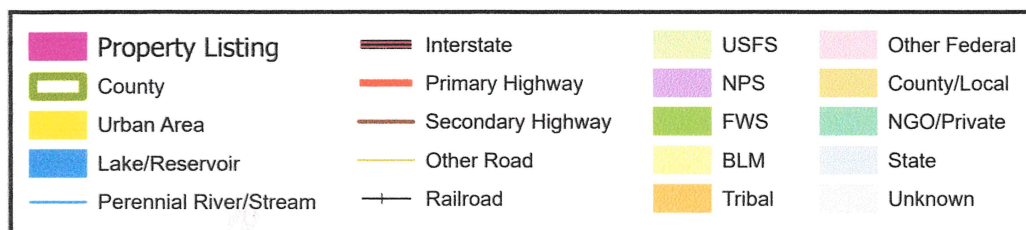
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Comp 145A - 1 Moody Northeast - Location Map

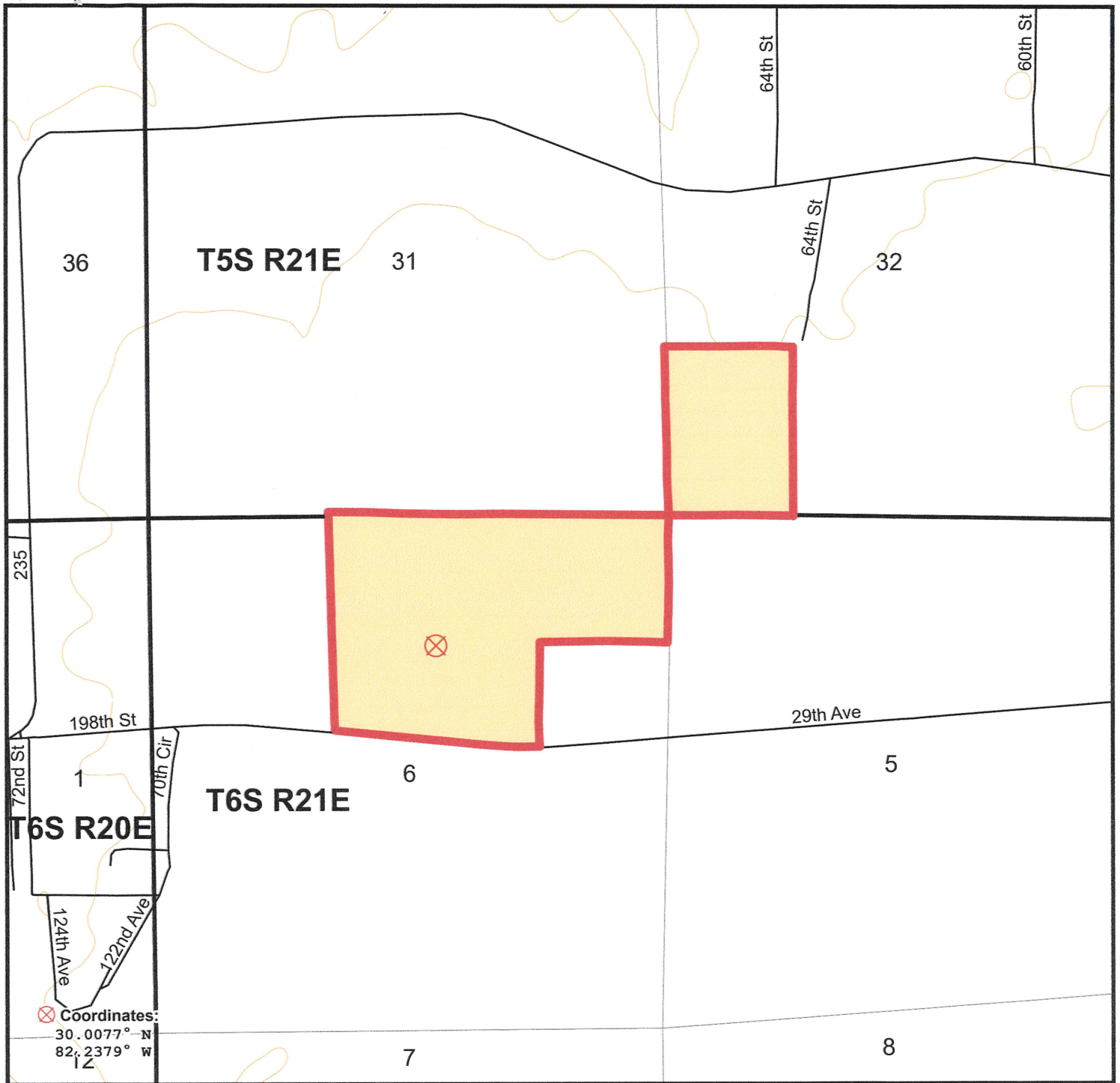
Parcel # 12007Hb0182

Bradford County, FL - approx. 212.4 acres +/-

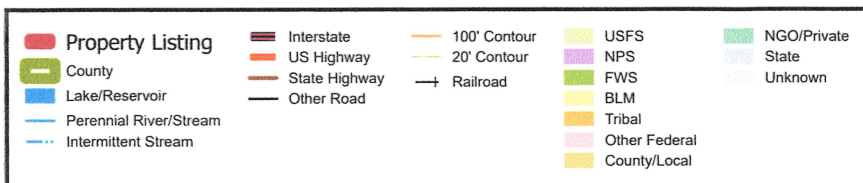


The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability.

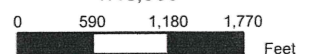
10/24/2023



Comp 145A - 1 Moody Northeast - Parcel Map
Parcel #12007Hb0182
 Bradford County, FL - approx. 212.4 acres +/-



SCALE: 1:18,000

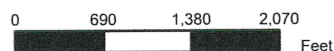




Comp 145A - 1 Moody Northeast - Stand Map
Comp 145A - 1 Moody Northeast
Parcel # 12007Hb0182
 Bradford County, FL - approx. 212.4 acres +/-



SCALE: 1:18,000



Stand #	Cover Type	Age	Acres
29	Pine Plantation >= 12 yr12-		82.1
32	Hardwood	89	18.6
33	Hardwood	55	14.7
42	Pine Plantation >= 12 yr17		91.7
43	Pine Plantation >= 12 yr12		0.2
44	Hardwood	55	5.1

Smaller stands have been excluded to fit in the allowable space

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