

Little Orange Lake 5.56-ac Lot

173 She She Rd, Hawthorne, Florida 32640

John A. "Tony" Wallace, CF, ACF
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PROPERTY OVERVIEW



Sale Price **\$110,000**

Property Overview

Presenting an opportunity to own a lakefront property on Little Orange Lake in North Central Florida! With a total of 5.56 acres and approximately 1.1 acres of uplands recently cleared of all underbrush, this property is ideal for a private and secluded lakefront homesite. Located on pristine 576-acre Little Orange Lake, this property provides almost unlimited fishing, boating, kayaking/canoeing, and other water based recreational opportunities. The property also contains a ±750' boardwalk that reaches from the uplands to the open water of the lake (see Structures and Year Built section below for more information and disclaimer). This property provides the perfect balance of natural tranquility and recreational opportunities while still being just a 30-minute drive to Gainesville for shopping, dining, and other urban amenities.

Offering Summary

Acreage:	5.56 Acres
Price / Acre:	\$19,784
State:	Florida
City:	Hawthorne
County:	Putnam
Property Type:	Waterfront, Acreage and Estates, Hunting and Recreational Land

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands: 20% uplands, 80% wetlands (including lake)

Taxes & Tax Year: \$598.79 2024

Zoning / FLU: Zoning: Agriculture FLU: Rural Residential/AG

Lake Frontage / Water Features: Frontage on Little Orange Lake.

Road Frontage: Frontage on She She Road

Nearest Point of Interest: Less than 30 minutes to Gainesville and the University of Florida. Only 45 minutes drive to the St. Johns River and less than 1.5 hours to the Atlantic beaches.

Structures & Year Built: The property contains a ±750' boardwalk that was constructed sometime in the early 2000's. It appears to be in generally fair condition but is in need of some repairs to make it usable and safe. As such it is included in the sale in its "AS-IS" CONDITION and the seller will not warrant or guarantee its structural integrity.

LOCATION



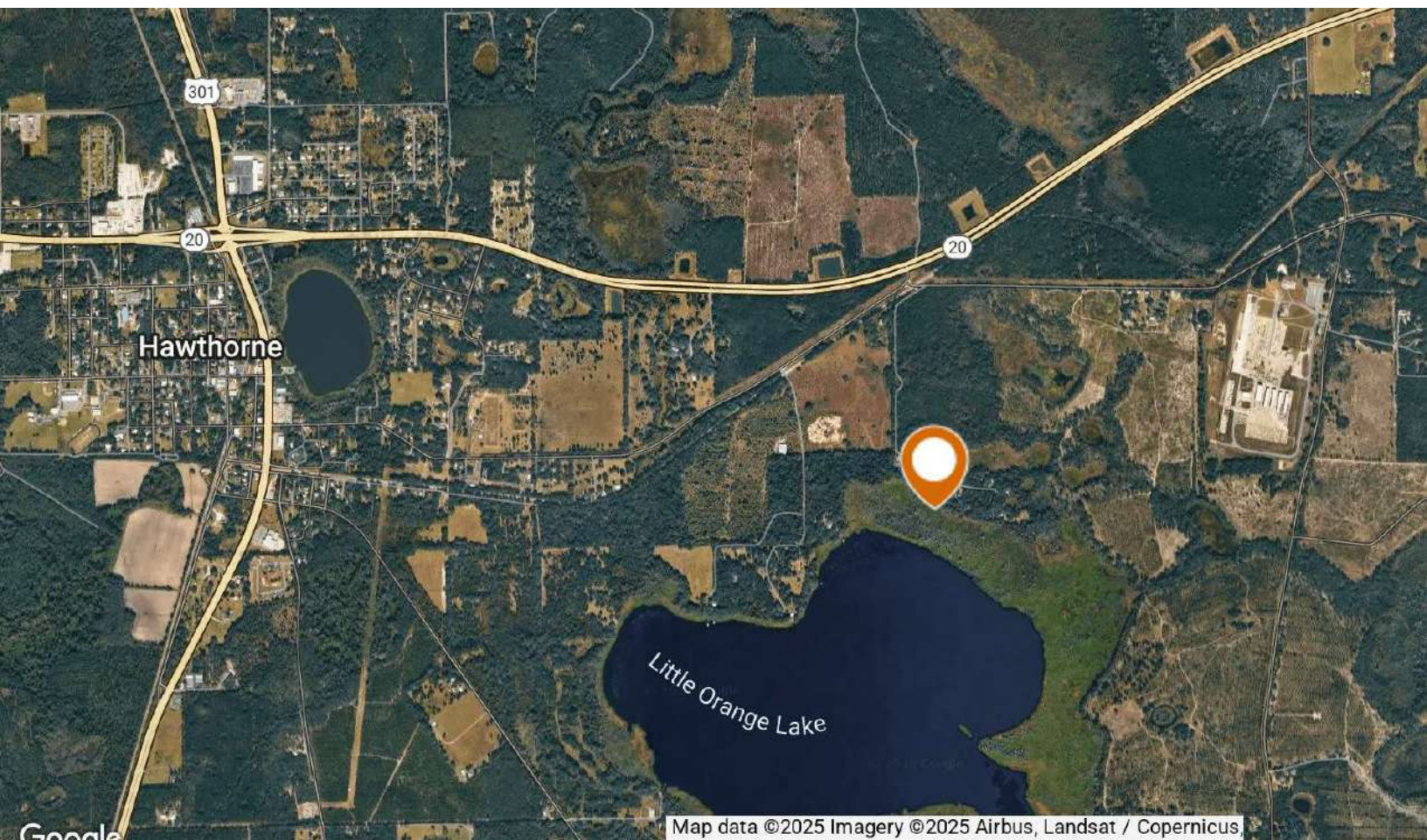
Location & Driving Directions

Parcel: 31-10-23-0000-0010-0070

GPS: 29.5870148, -82.053539

Driving Directions: From intersection of US-301 and SR-20 in Hawthorne travel east on SR-20 for 1.7 miles, Turn right on SE 65th Lane then take an immediate left onto Old Hawthorne Road, Cross RR tracks and take immediate right onto She She Road, Follow She She Road for 6/10 mile to property on right.

Showing Instructions: Property can be viewed from She She Road. Contact Listing Agent before entering property.



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



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 Property

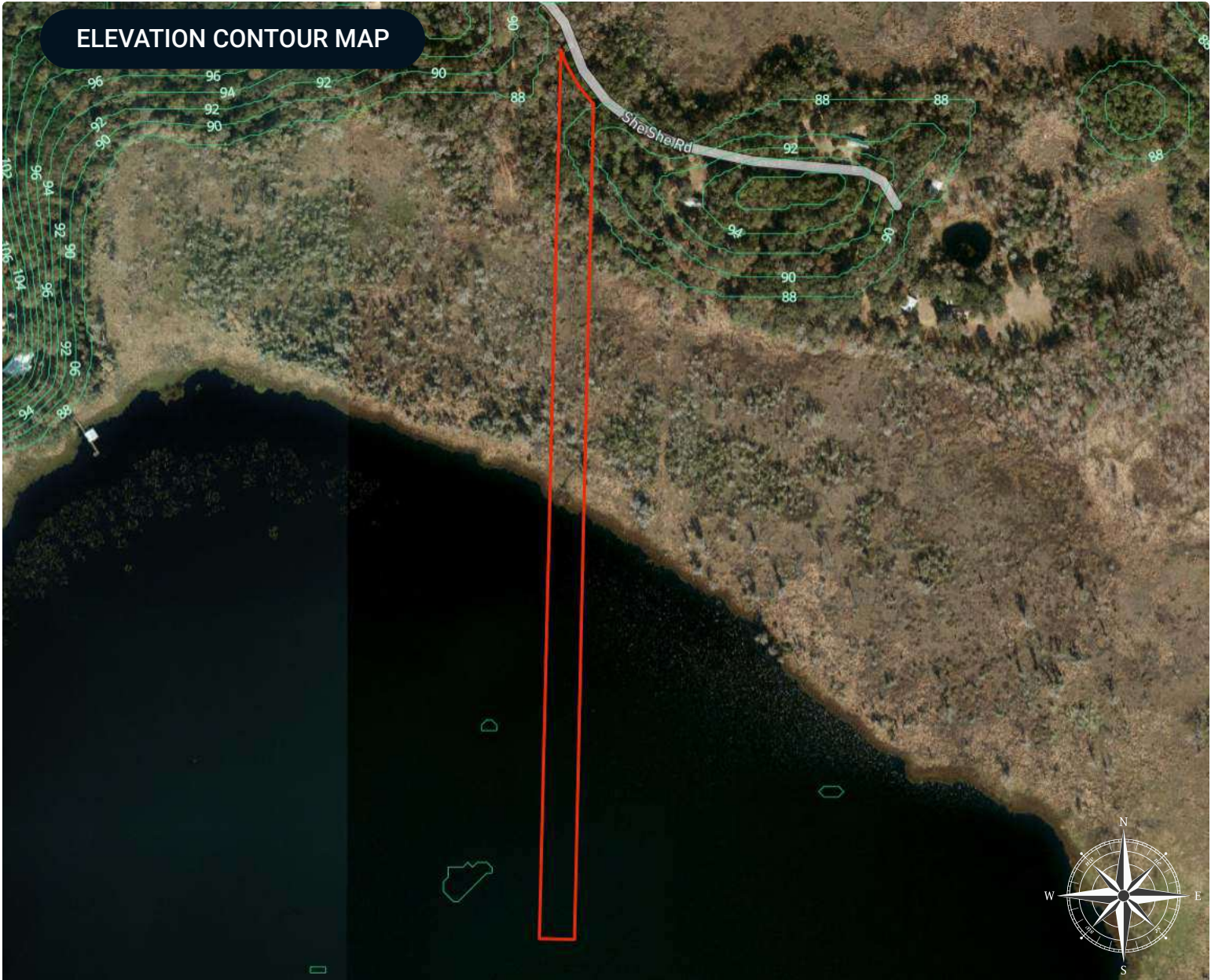
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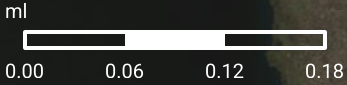
-  Property
-  Wetlands NWI: Lacustrine
-  Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
L1UBH	Lake	2.83
PSS6F	Freshwater Forested/Shrub Wetland	1.46
PEM1F	Freshwater Emergent Wetland	0.16
TOTAL UPLAND		1.11
TOTAL WETLAND		4.45
TOTAL		5.56



ELEVATION CONTOUR MAP

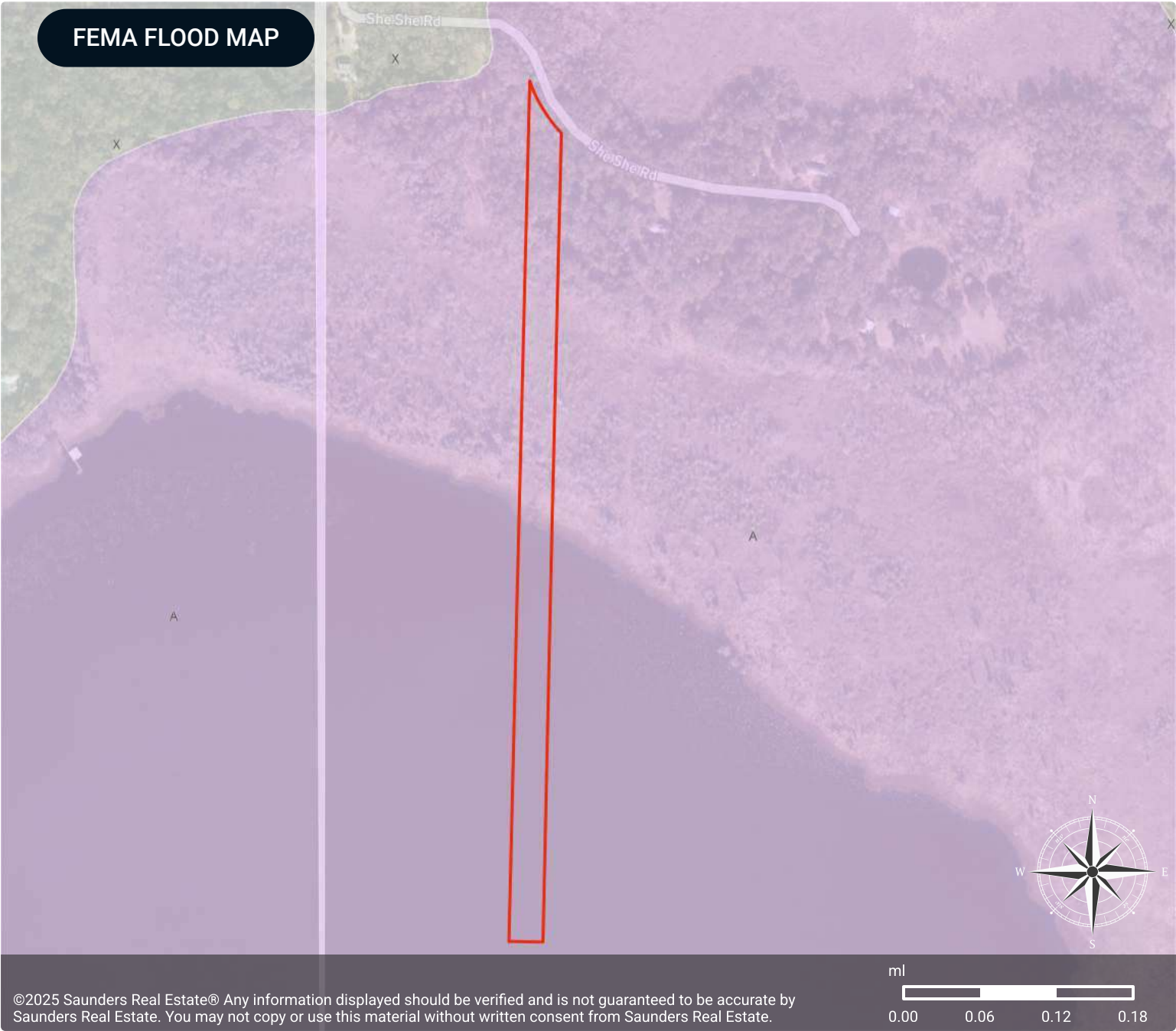
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- Property
- Elevation



FEMA Flood Zones DFIRM



- Property
- FEMA Flood Zones DFIRM:
100 year, BFE no

ZONE	DESCRIPTION	ACRES
A	100-YEAR FLOODPLAIN	5.56
TOTAL		5.56



John A. "Tony" Wallace, CF, ACF

Senior Advisor

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Professional Background

John A. "Tony" Wallace, CF, ACF is a Senior Advisor at Saunders Real Estate.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., (NRPS) a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 35 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Farms and Cropland
- Hunting and Recreational Land
- Conservation Easements

Memberships

- 2023 State-Certified General Real Estate Appraiser (RZ2852) – Florida
- Certified Forester – Society of American Foresters
- Licensed Real Estate Broker (BK578235) – Florida
- Florida Forestry Association
- Member Association of Consulting Foresters



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