



Clay County Timber and Recreation

0 George's Lake Road , Keystone Heights , Florida 32656

Shea R. Booster
541-771-1177
shea@saundersrealestate.com

Dean Saunders, ALC, CCIM
863-287-8340
dean@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$560,000

Offering Summary

Acreage:	226.94 Acres
Price / Acre:	\$2,468
State:	Florida
City:	Keystone Heights
County:	Clay
Property Type:	Timberland, Hunting and Recreational Land, Conservation Easements

Property Overview

Located along the southern border of Clay County, this 226± acre property offers the perfect blend of timber investment and outdoor recreation. The tract features well-maintained planted pine stands with a balanced age class distribution, healthy natural wetlands, and a strong internal road system that provides easy access throughout the property.

The timber component includes approximately 40 acres of 14-year-old pine that should be ready for its first thinning within the next year, 77 acres of 16-year-old pine that has already been thinned, and 21 acres of pine hand-planted in containers in November, adding a young, vigorous stand to the rotation. The 77-acre stand is currently having the rows mowed, further enhancing both the property's beauty and long-range sight lines for hunting and management. Together, these stands offer both near-term and long-term income potential while maintaining a diverse and attractive forest structure.

An existing hunting lease provides immediate income potential and can be terminated with notice, offering flexibility to new owners. The property is permanently conserved to preserve its natural beauty and ecological integrity, yet still operates as an efficient and productive timber property by utilizing Best Management Practices.

For the outdoor enthusiast, this is truly a hunter's dream. Scattered wetlands provide reliable water sources for wildlife, supporting strong populations of deer and turkey. To the north, the property adjoins a 4,000+ acre mitigation bank, ensuring that surrounding lands remain undeveloped and that wildlife have thousands of contiguous acres to roam, significantly enhancing habitat quality and hunting opportunities.

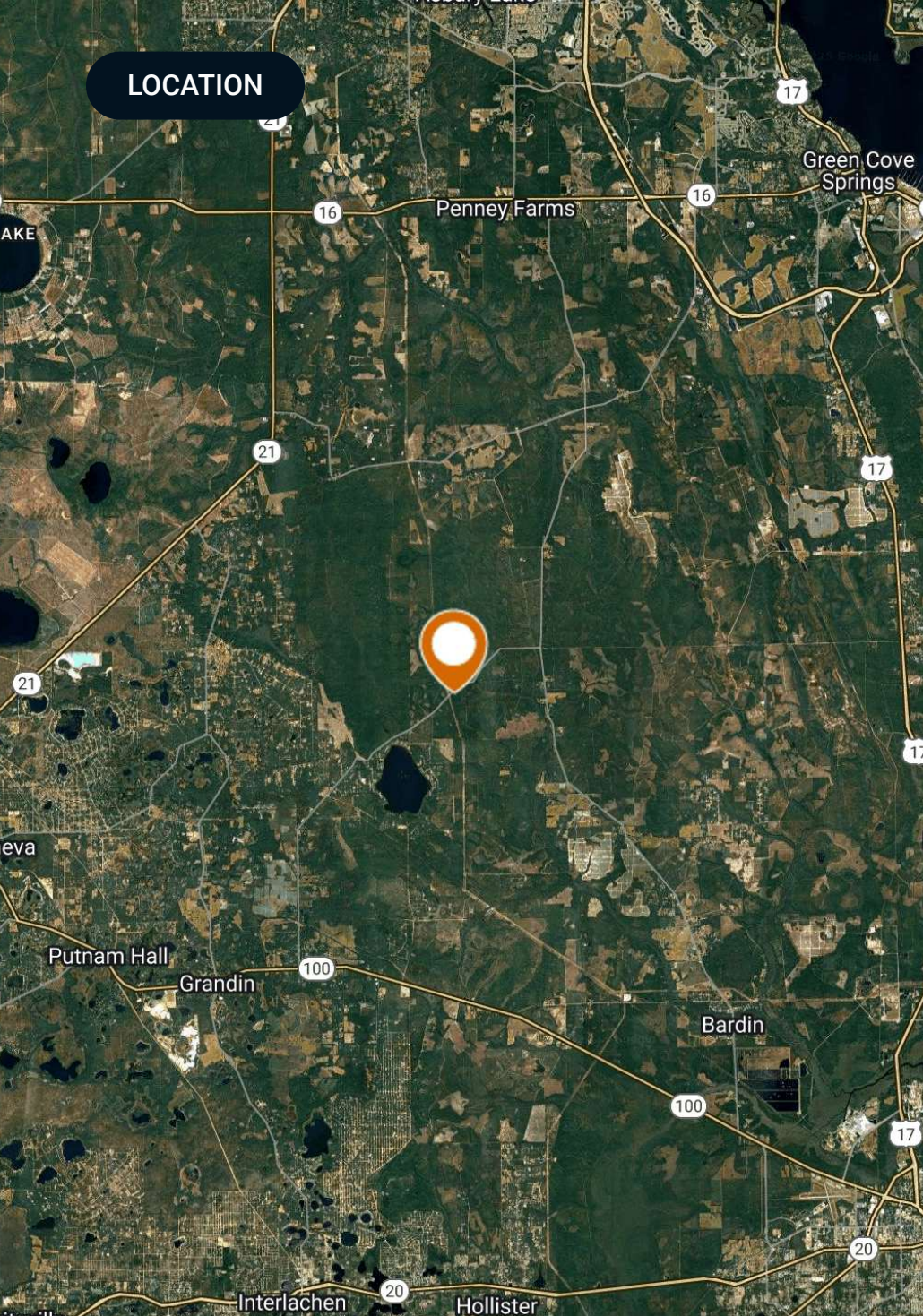
The Clay County Timber & Recreation Tract delivers an exceptional combination of natural beauty, wildlife habitat, and well-managed timber, making it an outstanding opportunity for the timberland investor or avid outdoorsman seeking both recreation and long-term value.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	Uplands: 146 ± acres Wetlands 80.26 ± acres
Taxes & Tax Year:	2025: \$634.06
Zoning / FLU:	AG
Road Frontage:	2,100' +/- on George's Lake Road
Nearest Point of Interest:	Green Cove Springs: 16 +/- Miles Interlachen: 19 +/- Miles Palatka: 19 +/- Miles Gainesville: 39 +/- Miles Jacksonville: 60 Gainesville: 39 +/- Miles
Fencing:	Partial Fencing
Current Use:	The property is currently used as a profitable timber recreation tract with a timber plan, hunting lease, and conservation easement all in place.



Location & Driving Directions

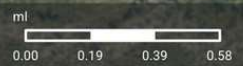
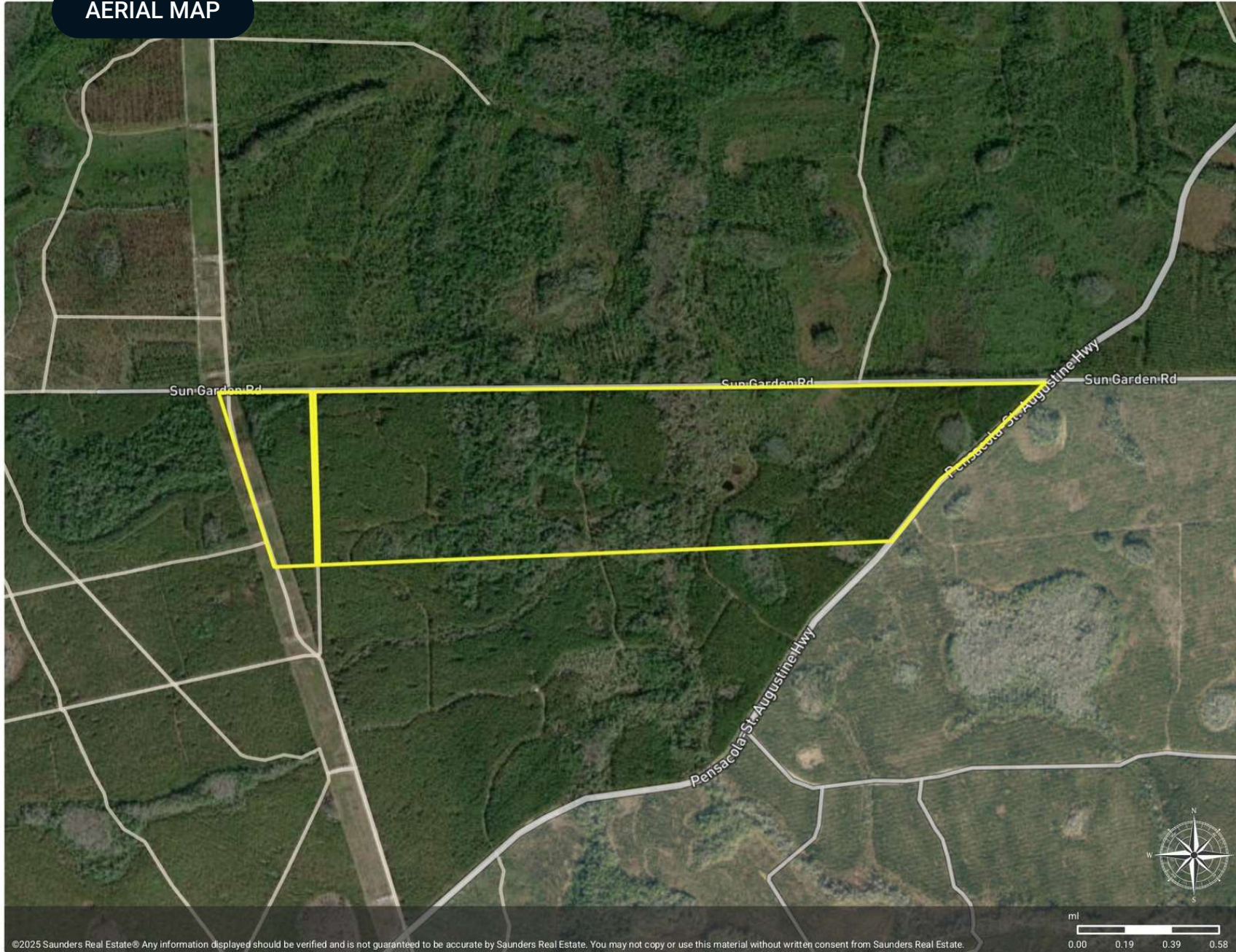
- Parcel: 05-08-25-010664-001-00
- GPS: 29.8352954, -81.8298995
- Driving Directions: Contact Shea Booster
- Showing Instructions: Contact Shea Booster

AERIAL MAP



Clay County Timber and Recreation

Polygon



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WETLANDS MAP



Wetlands NWI

- Polygon
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
PFO2/1C	Freshwater Forested/Shrub Wetland	63.24
PFO1C	Freshwater Forested/Shrub Wetland	8.58
PFO2C	Freshwater Forested/Shrub Wetland	5.06
PEM1C	Freshwater Emergent Wetland	1.52
PFO4C	Freshwater Forested/Shrub Wetland	1.47
PUBFx	Freshwater Pond	0.38
TOTAL UPLAND		167.96
TOTAL WETLAND		80.26
TOTAL		248.22



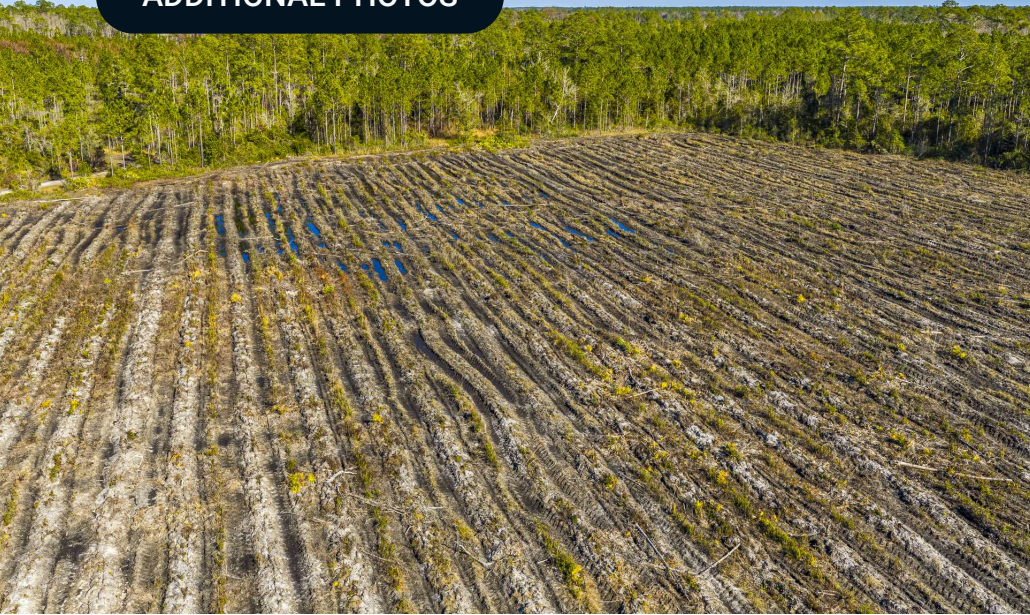
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ADDITIONAL PHOTOS

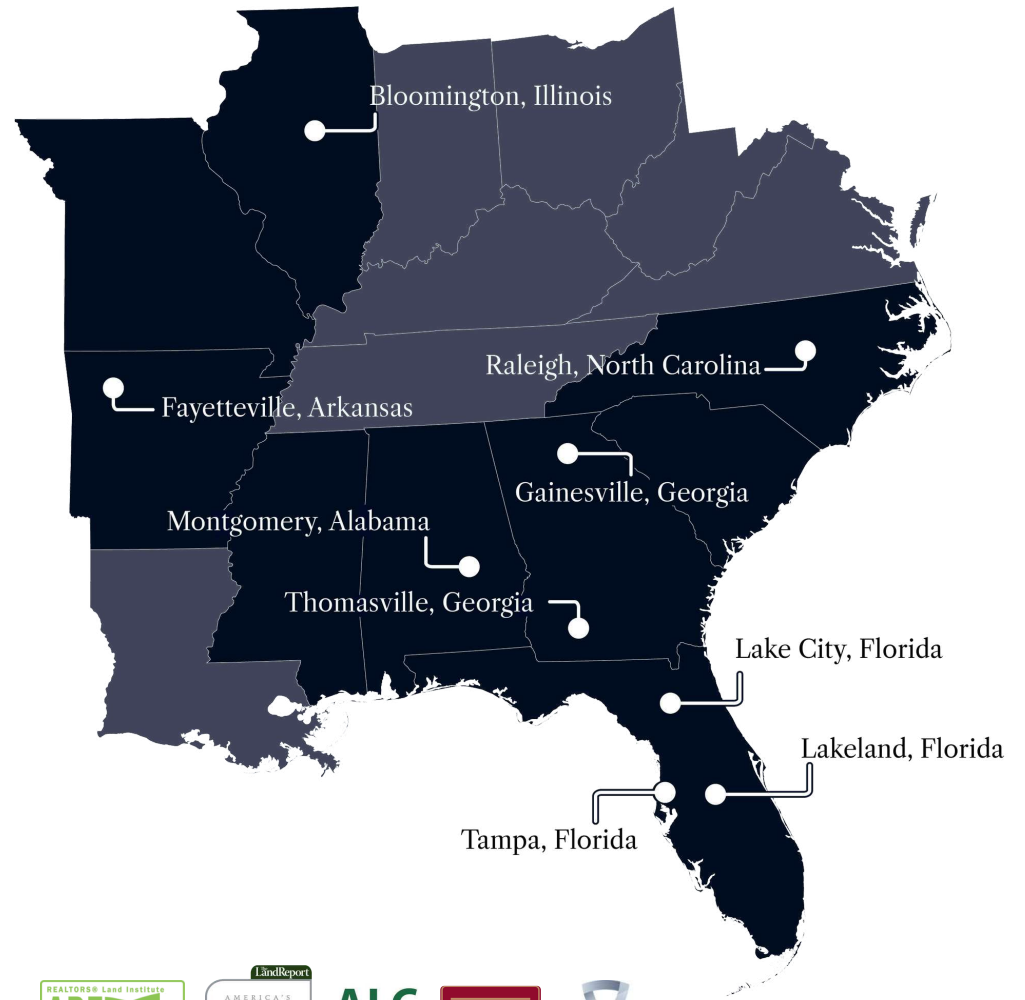


ADDITIONAL PHOTOS





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