



East Alachua County 35 Acre Recreation Tract

Northeast 12th Avenue, Hawthorne, Florida 32640

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PROPERTY OVERVIEW



Sale Price

\$300,000

Offering Summary

Acreage:	35 Acres
Price / Acre:	\$8,571
State:	Florida
City:	Hawthorne
County:	Alachua
Property Type:	Hunting and Recreational Land, Acreage and Estates

Property Overview

Located just outside of Hawthorne, FL, this property offers an array of possibilities, from a homesite to a recreational haven or a prime hunting retreat. With its history as a farm, the property provides a unique opportunity to create a personalized sanctuary in a natural setting. The property is just minutes away from the University of Florida, Florida's flagship university, placing you close to one of the state's premier educational, cultural, and sporting destinations.

This property is also conveniently located near Melrose, one of North Florida's most distinctive small communities, known for its natural beauty, spring-fed water, and long-standing reputation as an artist and writer colony. Nearby Lake Santa Fe adds to the appeal with outstanding bass fishing, scenic water views, and abundant recreational opportunities for boating and outdoor enjoyment.

Surrounded by the beauty of the area, including scenic landscapes and diverse wildlife, this location is ideal for those seeking a peaceful escape or an outdoor enthusiast's paradise while still being close enough to enjoy the amenities of Gainesville and the charm of Melrose. Whether you envision quiet acreage for hunting, recreation, or a private retreat, this property offers the rare opportunity to enjoy country living with convenient access to nearby communities, cultural attractions, and everyday conveniences.

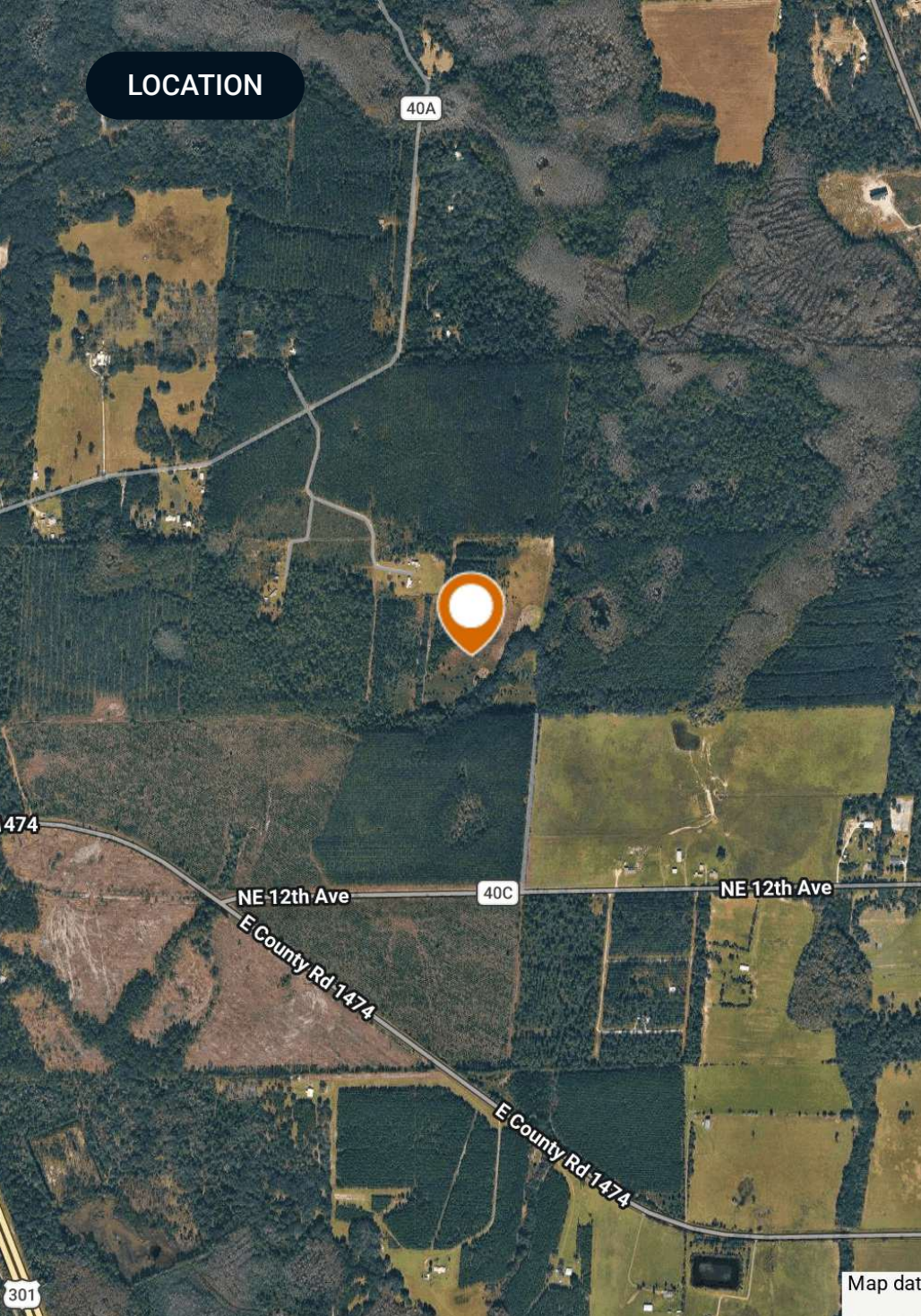
SPECIFICATIONS & FEATURES



Specifications & Features

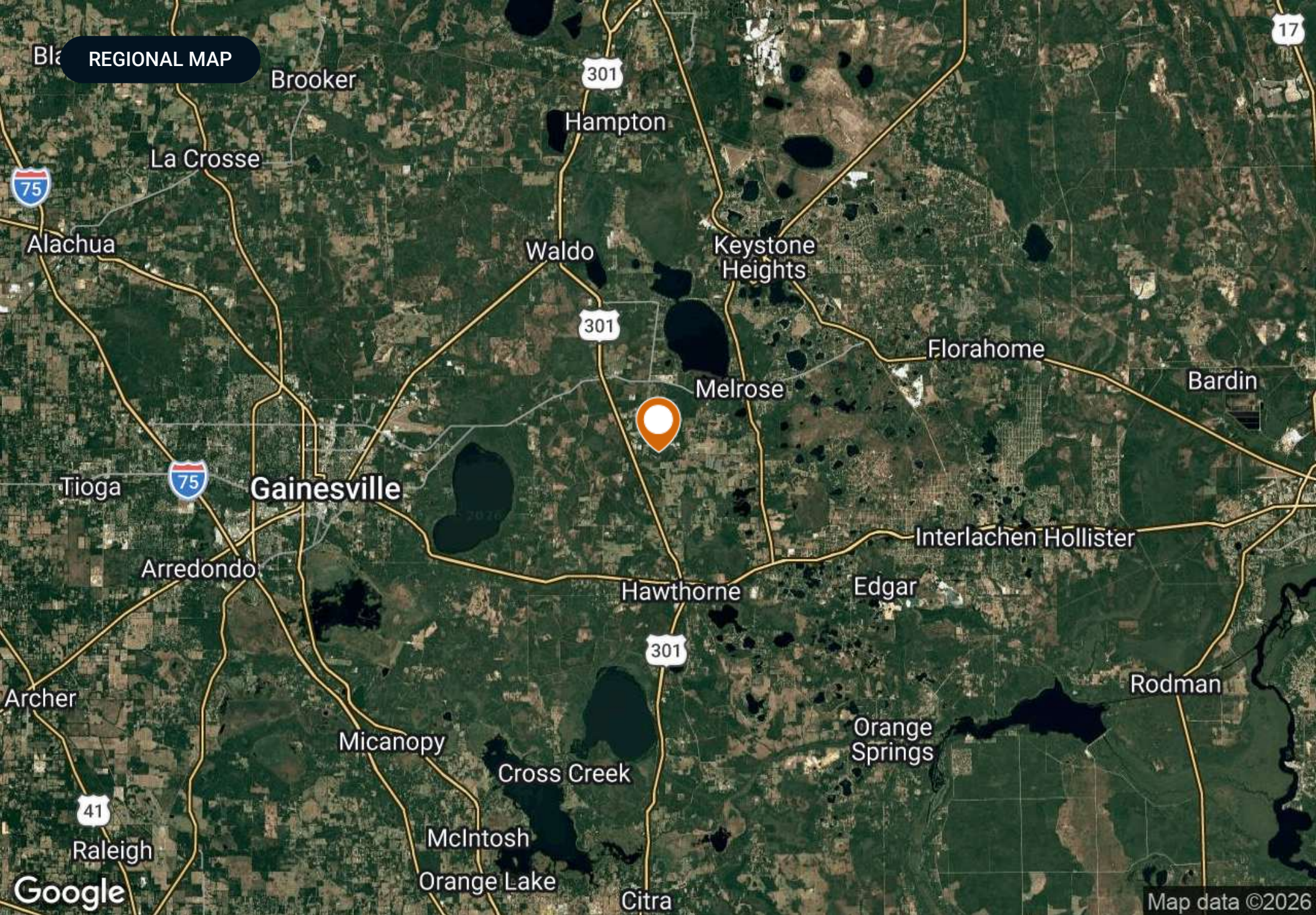
Uplands / Wetlands:	Uplands: 32.78 ± Acres / Wetlands: 2.22 ± Acres
Taxes & Tax Year:	2025: \$200.49
Zoning / FLU:	A
Road Frontage:	Access provided via an easement off of NE 12th Ave
Nearest Point of Interest:	Melrose: 5 Miles Hawthorne: 6 Miles Gainesville: 18 Miles Palatka: 35 Miles
Current Use:	The property is currently used as a hunting and recreation tract.

LOCATION



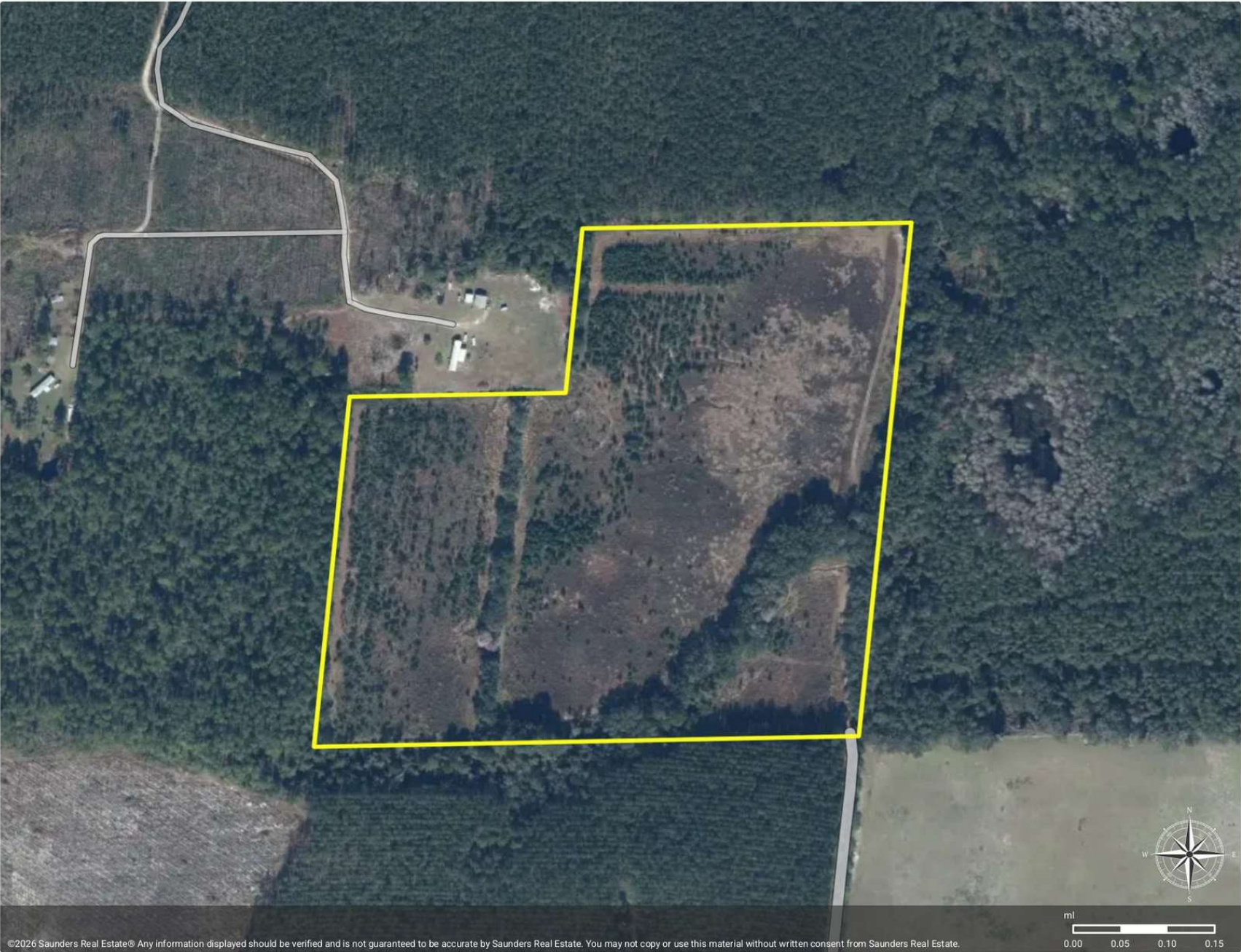
Location & Driving Directions

Parcel: 19038-000-000
GPS: 29.6688800211, -82.1022820465
Driving Directions: Contact Shea Booster
Showing Instructions: Contact Shea Booster



REGIONAL MAP

OUTLINE MAP



**East Alachua County 35 Acre
Recreation Tract**

■ Polygon



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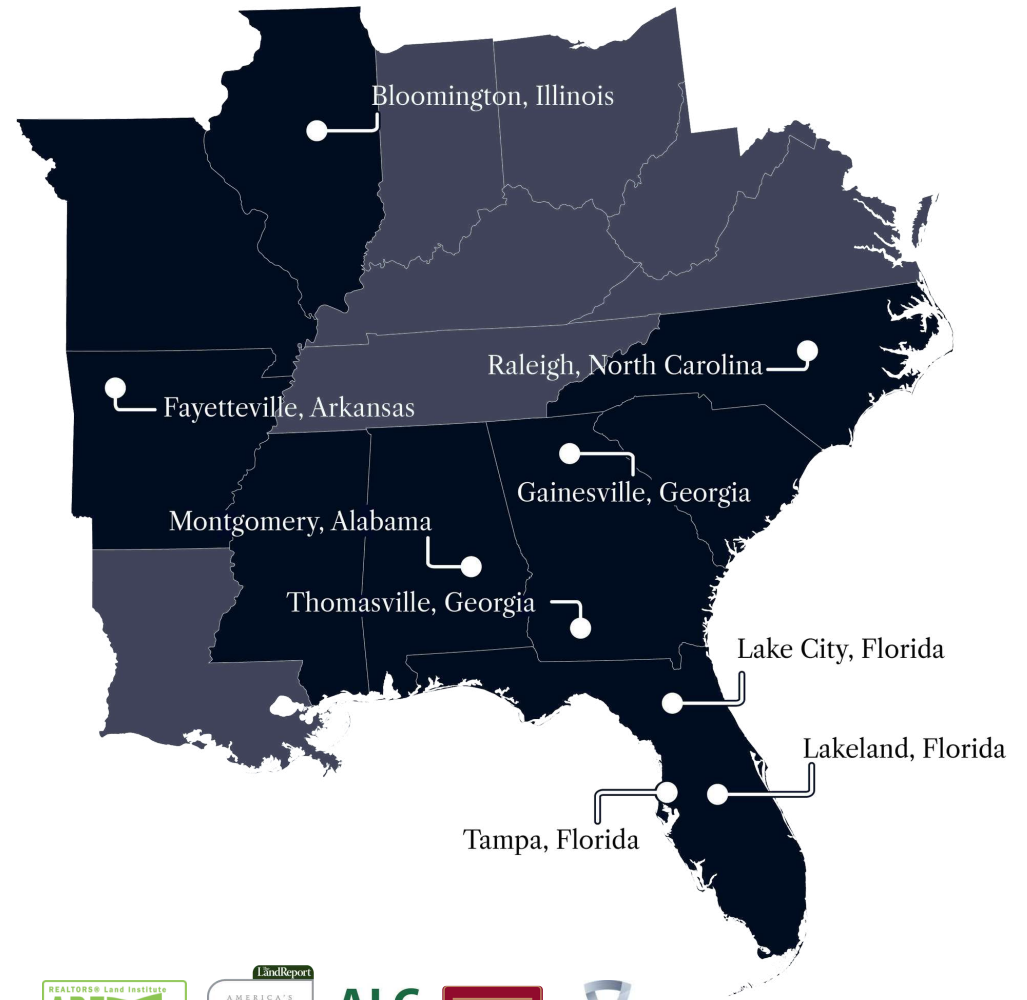
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ADDITIONAL PHOTOS





At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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