

PRICE REDUCED!

# 3 CREEKS CROSSING

PENNEY FARMS, FL / CLAY COUNTY

2,608 +/- ACRES

[SREland.com/3Creeks](http://SREland.com/3Creeks)

Tony Wallace, CF, 352.505.9274 and Dean Saunders, ALC, CCIM, 863.648.1528



## SPECIFICATIONS & FEATURES

**Total Acreage:** 2,608 +/- acres

**Sale Price:** ~~\$3,995,000~~ **\$3,495,000**

**Price per Acre:** ~~\$1,532~~ **\$1,340**

**Property Address:** 4153 SR 16 West, Green Cove Springs, FL 32043 in Clay County

**Nearest Intersection:** SR 16 and SR 21, located 2 miles west of property

**Road Frontage:** Over one mile on SR 16

**Fencing:** Some perimeter and interior fencing

**Pastures:** 150 +/- acres of Coastal Bermuda and Bahia pastures

**Soils:** Ortega Penney Centenary, Hurricane Leon Mandarin, Albany Blanton Newnan

**Uplands/Wetlands:** Approximately 76% uplands

**Irrigation/Wells:** (1) 4" well at office/apartment, (1) 3" well at barn and camp area

**Water and Utilities:** Well water, Florida Power & Light

**Zoning:** Ag Agriculture

**FLUM:** AR Agriculture/Residential and Conservation Easement

**Land Cover:** Over 1,500 +/- acres of planted pine, including 700 +/- acres of planted longleaf pine; natural pine, and hardwoods

**Infrastructure:** Excellent internal road systems and bridges provide good access to the interior of the property

**Income Features:**

- Over \$100,000 annual revenue from FWC-permitted gopher tortoise recipient site, with potential to expand
- Additional potential income from timber sales, hay and pine straw production, and hunting leases

**Wildlife Populations:**

- **Game species:** Excellent populations of white-tailed deer and wild turkeys (osceola subspecies), as well as small game
- **Nongame species:** Black bear, Sherman fox squirrel

**Current Use:** Conservation, gopher tortoise recipient site, timber production, recreation

**Potential Uses:** Recreation, hunting, equestrian, birding, hiking, fishing, camping

**Taxes & Tax Year:** \$8,715.39 for 2016

3 Creeks Crossing is a recreational property offering countless activities for the nature lover and avid outdoors enthusiast. The property offers one-of-a-kind historic property full of natural beauty and rare ecosystems.

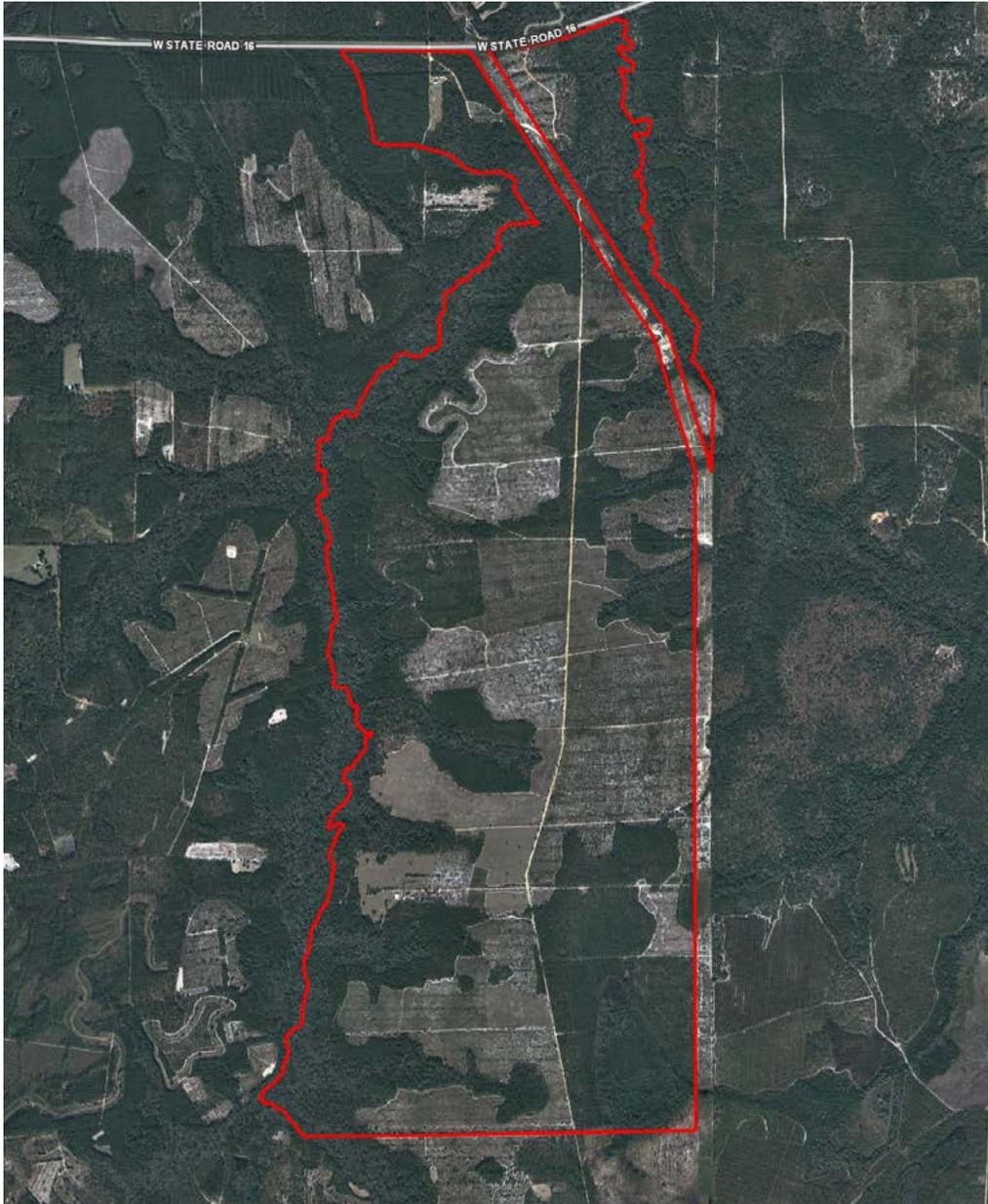
The property has impressive natural land features. Rolling uplands, creek bottoms, seepage slopes, dramatic ravines, and improved pasture provide a habitat for diverse wildlife. Having not been hunted since 2004, there is a rare abundance of game animals including white-tailed deer, Osceola wild turkeys, and many species of small game. Non-game species abound including black bear, gopher tortoise, southeastern kestrel, and Sherman fox squirrel.

Three streams converge and flow through 3 Creeks Crossing - Ates Creek, Greens Creek, and the South Prong of Black Creek. Flowing year round, they feature white sandy banks, rocky riffles, and have an abundance of tasty sunfish known locally as "red bellies".

*Aerial Video, Additional Maps and Details Online*

*[SRELand.com/3Creeks](http://SRELand.com/3Creeks)*





## LOCATION & DRIVING DIRECTIONS

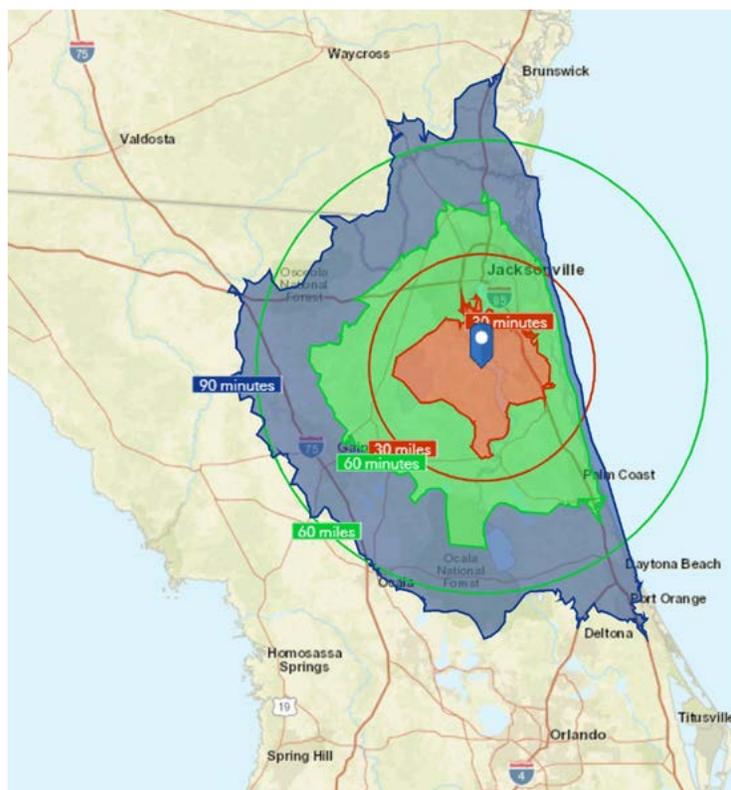
**Parcel IDs:**

13062400682600207 (partial)  
25062400682600203  
25062400682600204  
13062400682600202  
13062400682600206

**GPS:** 29°58'39.45" N, 81°51'48.31" W

**Driving Directions:**

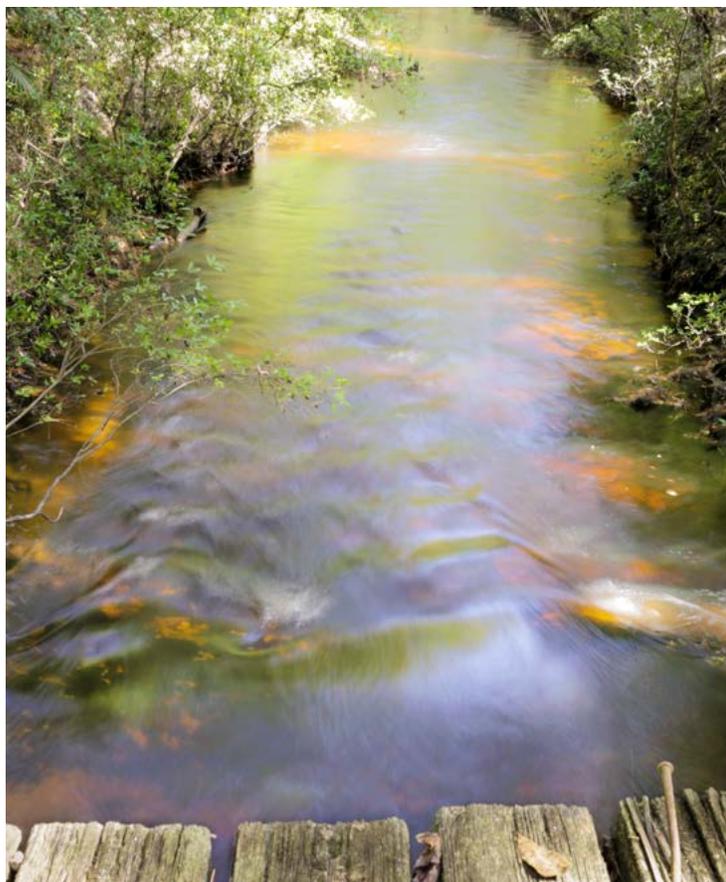
- From the intersection of US 17 and SR 16 in Green Cove Springs, take SR 16 West for 11 miles; Entrance will be on the left (the south side of SR 16)
- From intersection of SR 21 and SR 16, take SR 16 East for two miles; Entrance will be on right (the south side of SR 16).



*Within One Hour  
of Jacksonville  
and Gainesville!*

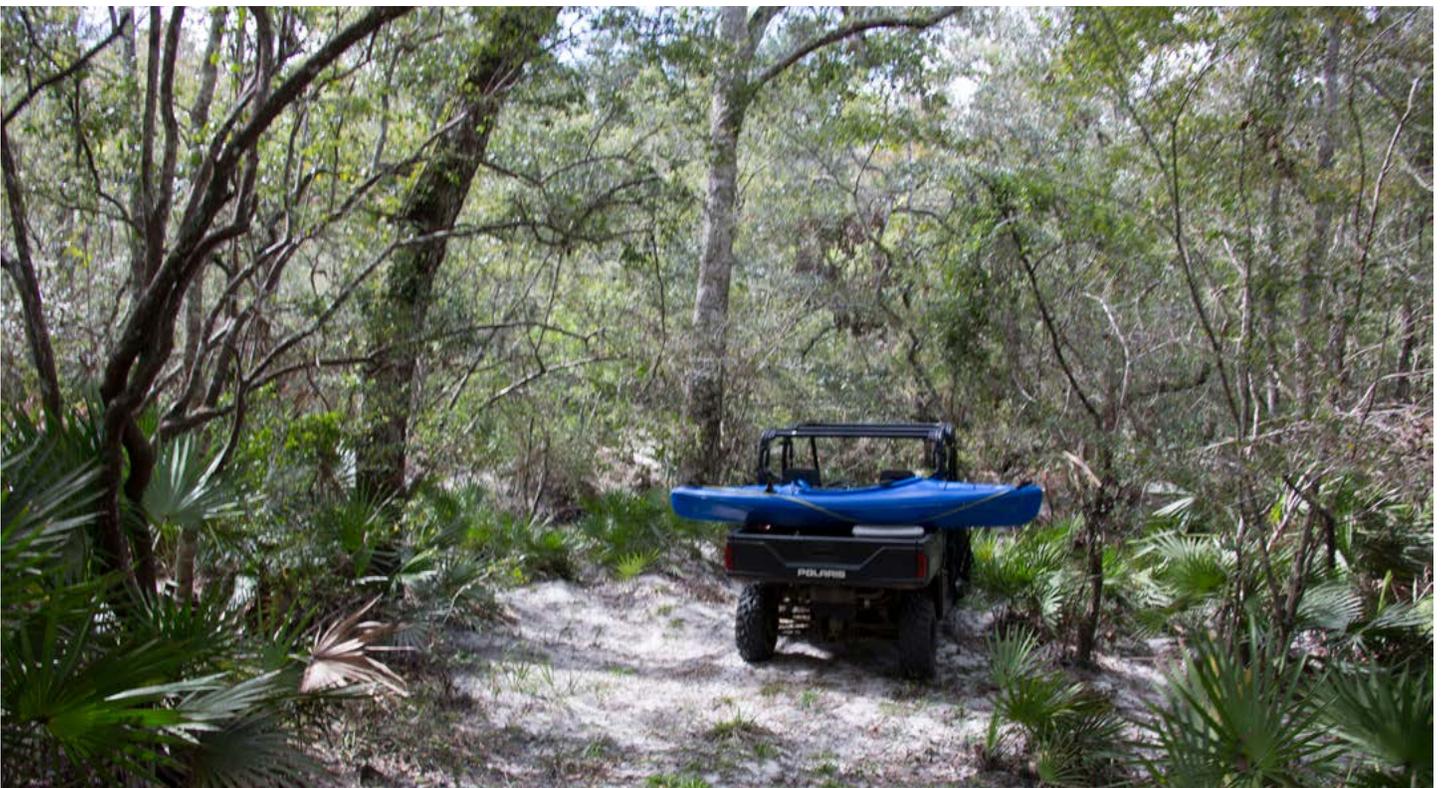
*15 Minutes to  
St. Johns River*

*50 Minutes to  
St. Augustine and the  
Atlantic Beaches*





## *Countless Recreation Opportunities!*





*Property has not been hunted since 2004 and adjacent properties are under quality deer management.*





## Property Structures:

- 3,100 SF land management office with upstairs apartment built in 2010
- 5,400 SF equipment and hay barn
- Metal building with RV port
- Metal wood shed
- Sugar house

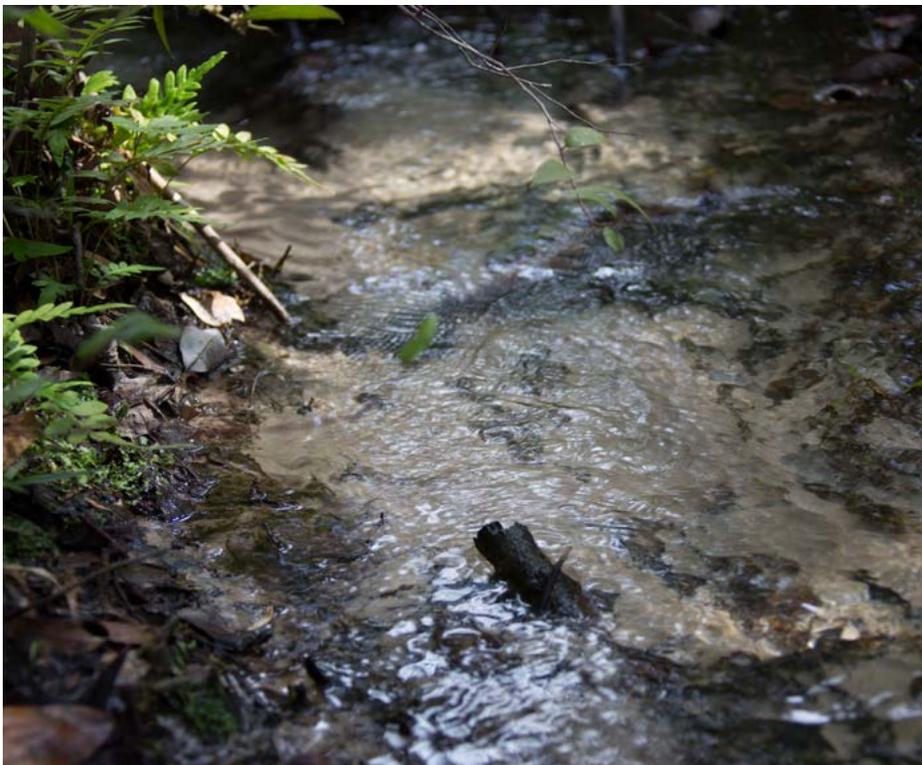




## 3 CREEKS CROSSING HISTORY

3 Creeks Crossing was originally part of a 120,000-acre land purchase in northeast Florida by retail tycoon J.C. Penney in 1922. His dream of developing a model farming community was cut short by the depression, but nearby Penney Farms Retirement Community carries on his legacy. 3 Creeks Crossing subsequently passed into the ownership of Gilman Timber Company, whose careful land stewardship is reflected in the pristine natural hardwood and cypress stands prevalent in the creek bottoms. For over a decade, the current owners have continued to manage the property guided by principles of wise use and conservation.

This property offers an opportunity to continue to preserve a property full of Old Florida history. In addition to a Sugar House on the property where cane-grinding events create an experience of Florida pioneer days, history buffs can find Indian spear points and sharks teeth. The current owners have found a 2,000 year old spear point. From more recent history, there are a couple of old railroad beds on the site as well, with railroad ties and metals lights and other hardware remains that were most likely used as logging trams in the 1920's or earlier.



## Conservation Easements:

- 100 acres of property are unencumbered by conservation easements
- Conservation easements allow:
  - Up to 67,500 SF of building structures
  - Continued gopher tortoise recipient site development
  - Timber harvesting on the uplands
  - Development of an additional 140 acres of pasture and 37 acres of ponds
  - Livestock
  - Recreational rights (including hunting)



**Saunders**

REAL ESTATE

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114 N. Tennessee Ave.  
3rd Floor  
Lakeland, FL 33801

**2,608 +/- Acres • Recreational Property with Income!**

One of a kind opportunity for the avid outdoors enthusiast, hunter, wildlife lover, and conservationist.

## SREland.com/3Creeks

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