

# Egret Hammock



## Property Features

Located near the headwaters of the serene blackwater Steinhatchee River that flows for almost a mile through the property, Egret Hammock is largely made up of a beautiful mosaic of mixed hardwoods and cypress. Numerous rivulets and small ponds are spread throughout the property and form the foundation of this unique ecosystem. There are also 135 acres of planted slash pine that will provide future cash flow opportunities - 40 acres planted in 2012 and another 95 acres in 2021. It's a perfect fit for a recreational or naturalist buyer who will also benefit from the property's 480 acres being nearly completely surrounded by one of Florida's largest private landowners. This wide-ranging buffer provides a haven from a fast-growing state where landscapes can quickly change.

Beyond the boundaries of Egret Hammock, a smorgasbord of other recreational opportunities await. Just to the south, the Steinhatchee Springs Wildlife Management Area is popular for hunting, fishing, wildlife viewing, kayaking, horseback riding, hiking, and biking. Steinhatchee Falls is a particularly picturesque spot where you can swim and picnic. This is the place where General Andrew Jackson supposedly crossed with his army in pursuit of Seminoles in the early history of Florida. Downstream

## At a Glance:

*Acreage:*  
480± acres

*Asking Price:*  
\$3,000 per acre

*Location:*  
Lafayette County, Florida

### *Special Attributes:*

- Beautiful hardwood and cypress hammocks
- Surrounded by a large landowner
- Numerous nearby recreational opportunities
- 25 mi. to Gulf of Mexico / Steinhatchee

**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



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## Property Features *continued*

where the Steinhatchee River meets the Gulf of Mexico lies the small Old Florida village of Steinhatchee. Here, it's all about fishing where both commercial and sports fisherman ply the river and the gulf. During the scalloping season, people come from all over to snorkel in the shallow waters in pursuit of this delicacy.

Egret Hammock features just under one mile of paved road frontage on paved County Road 51 seven miles south of Mayo between U.S. Highway 27 and U.S. Highway 98. Gainesville is reached just 70 miles to the east.

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## Photos



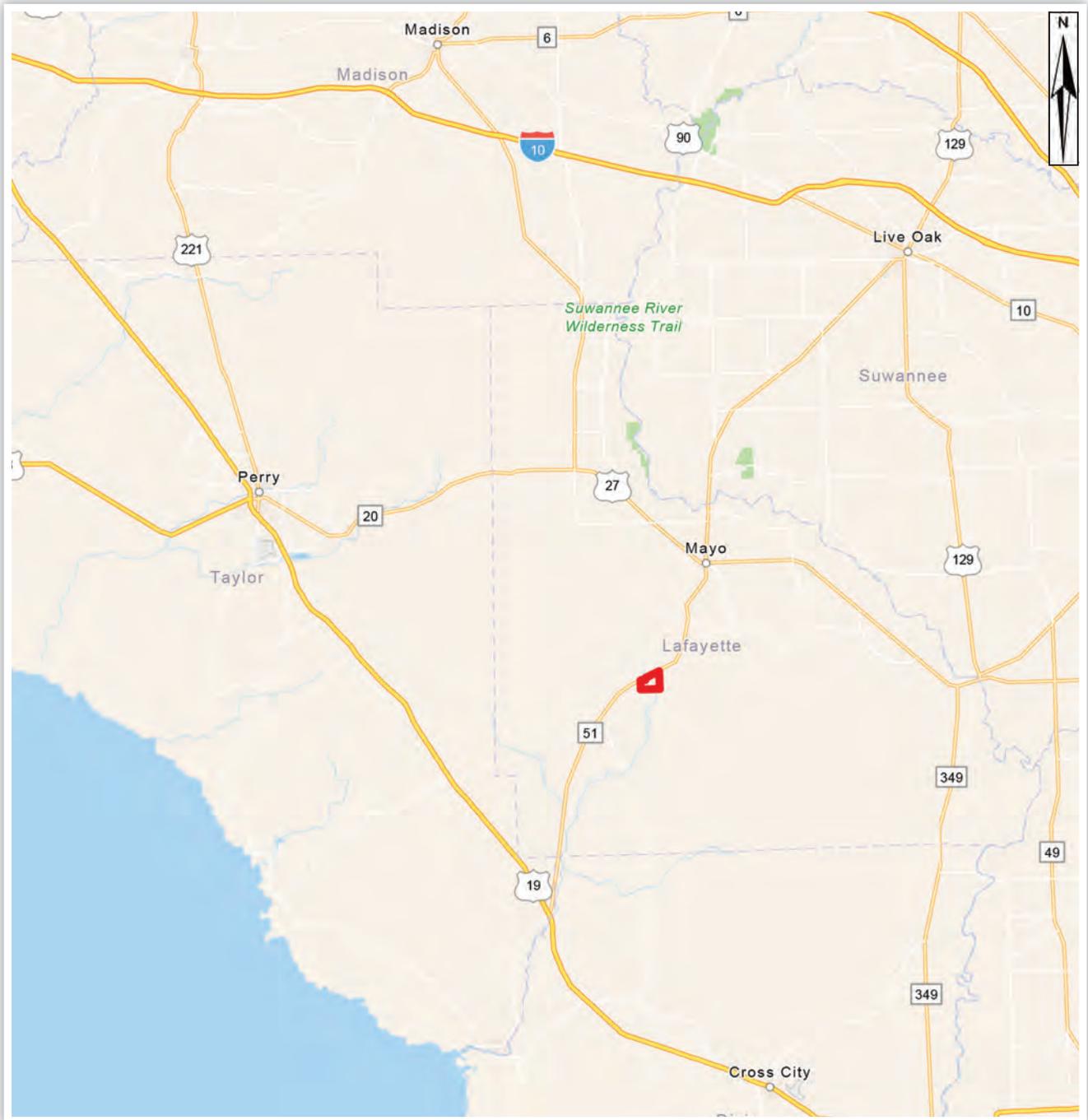
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Please note that while all information is believed to be reliable, none is guaranteed.

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## Location Map



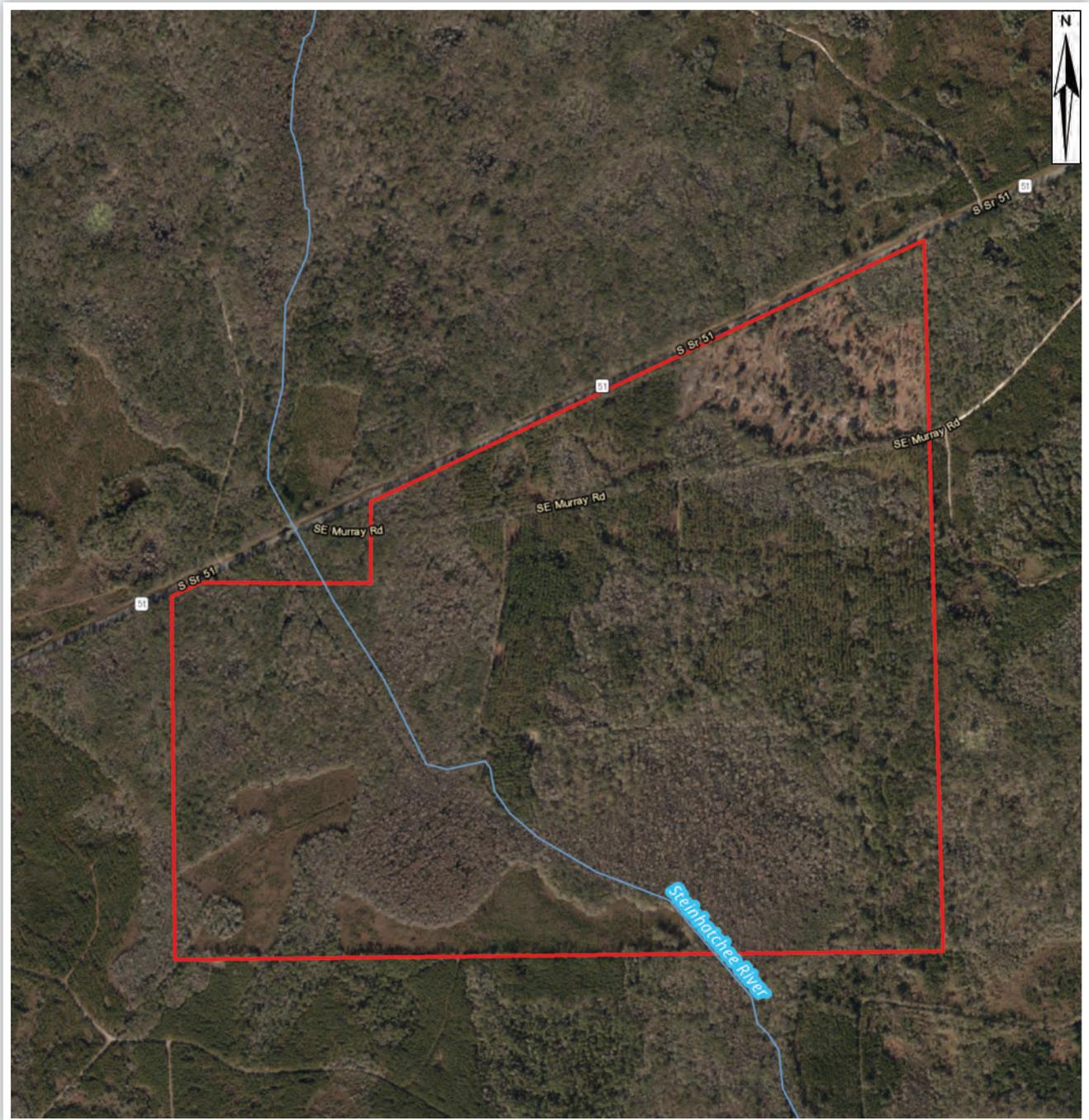
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## Aerial Map



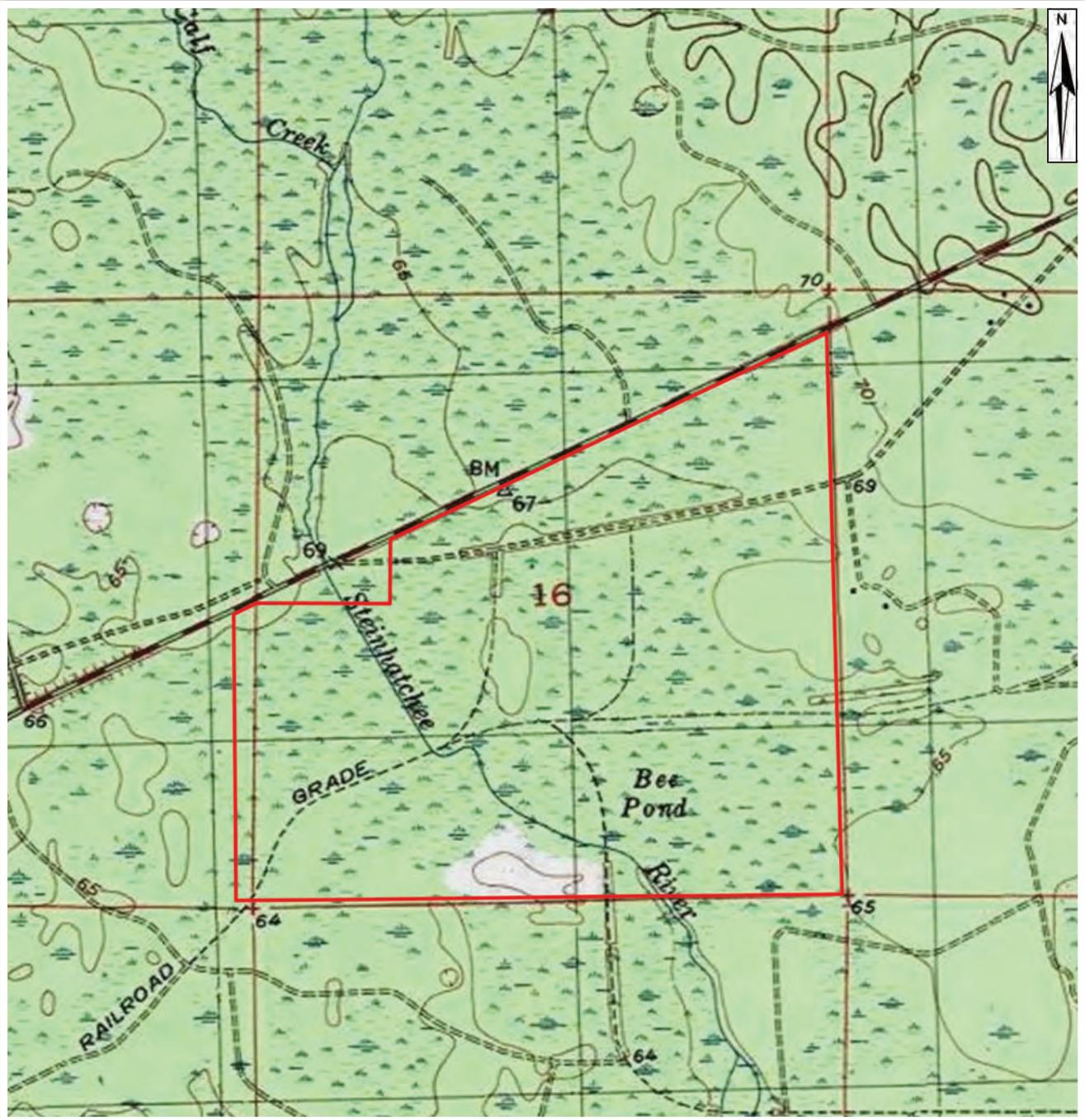
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## Topo Map



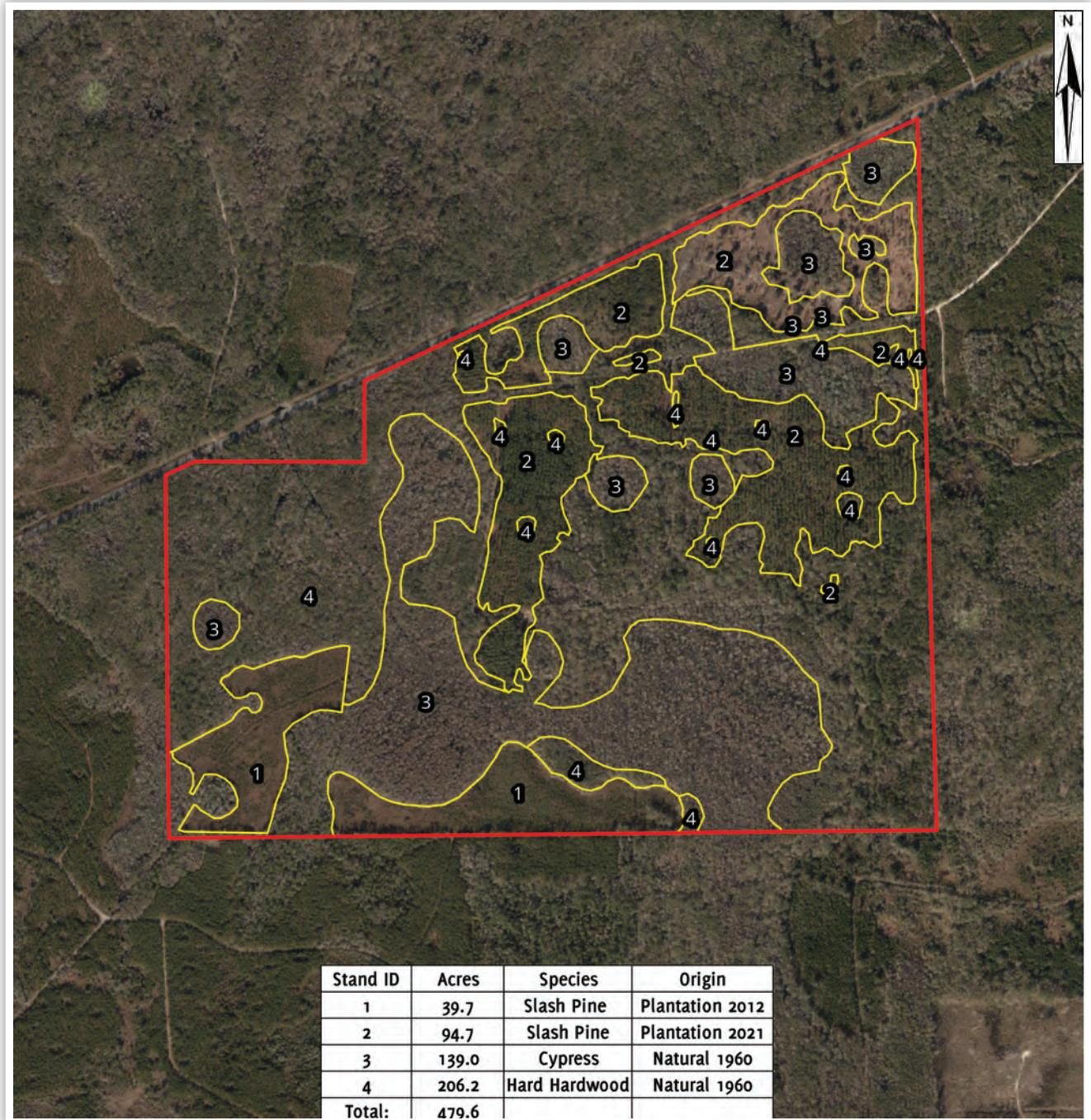
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## Timber Stand Map



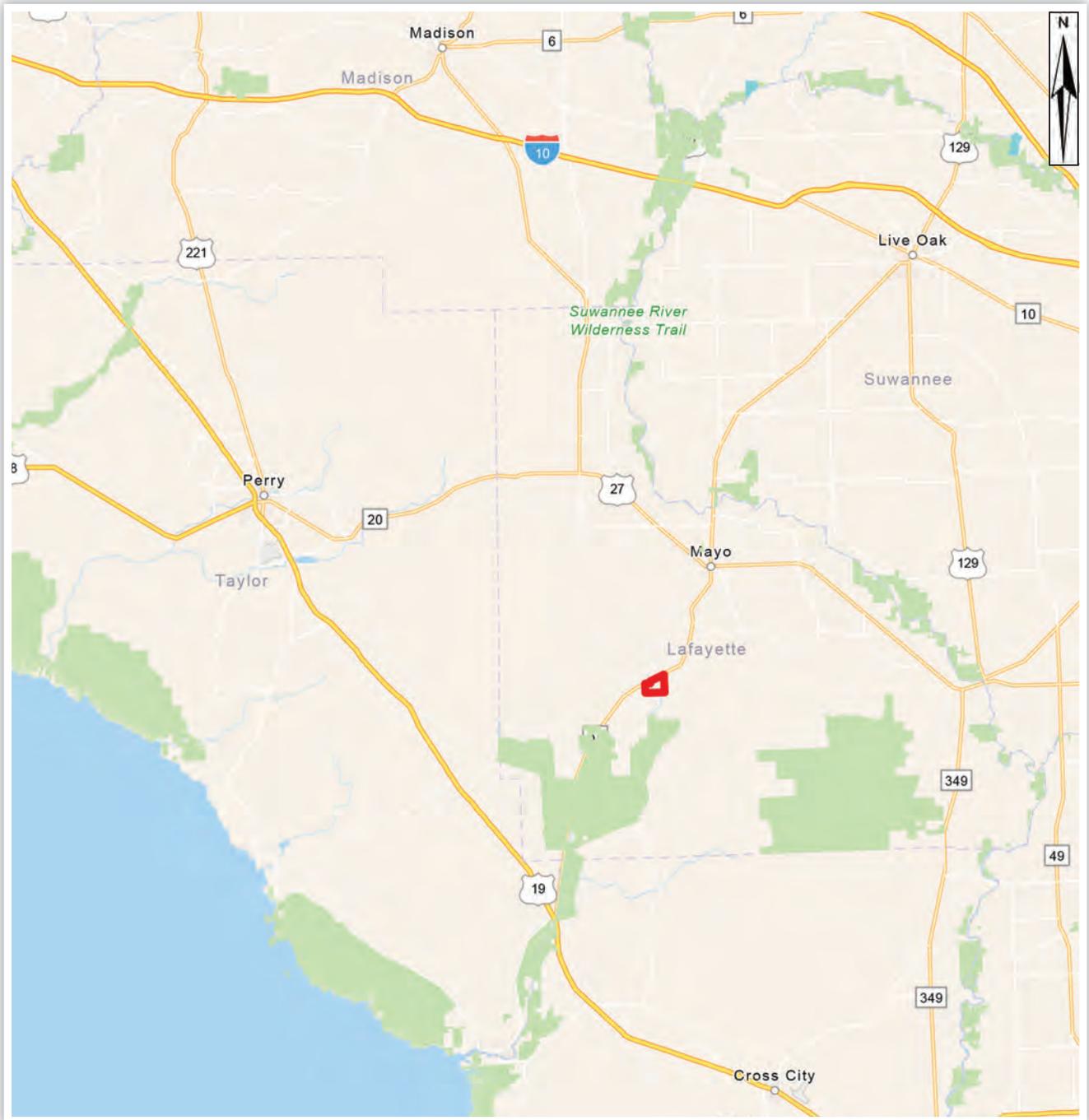
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## Conservation Map



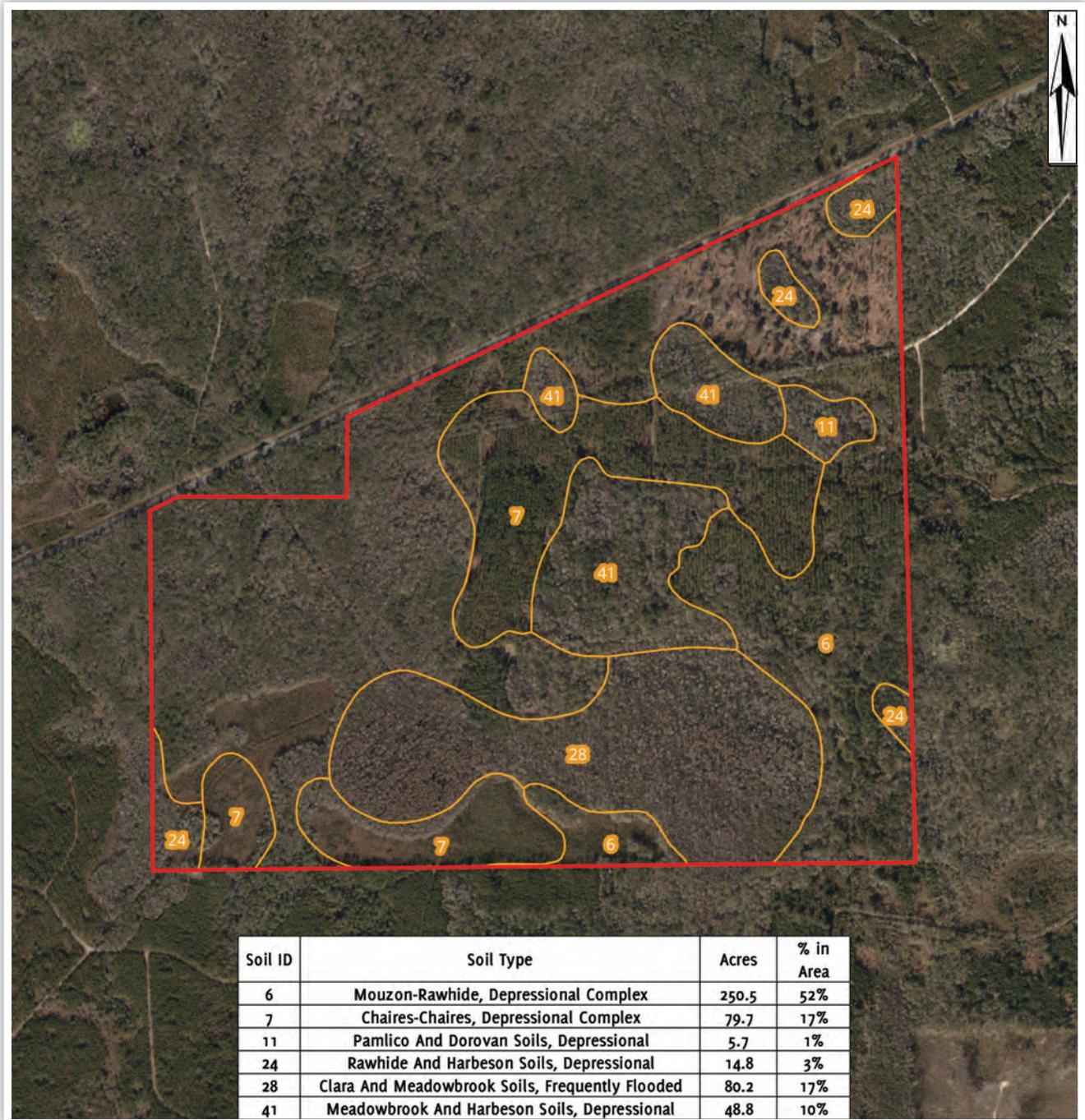
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## Soil Map



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