

Otter Creek Farm & Recreational Tract

2251 SW Meeks Grade, Bronson, Florida 32621

Greg Driskell, ALC
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PROPERTY OVERVIEW



Sale Price

\$999,000

Offering Summary

Acreage:	70.01 Acres
Price / Acre:	\$14,269
State:	Florida
City:	Otter Creek
County:	Levy
Property Type:	Hunting and Recreational Land, Timberland, Nurseries and Greenhouses

Property Overview

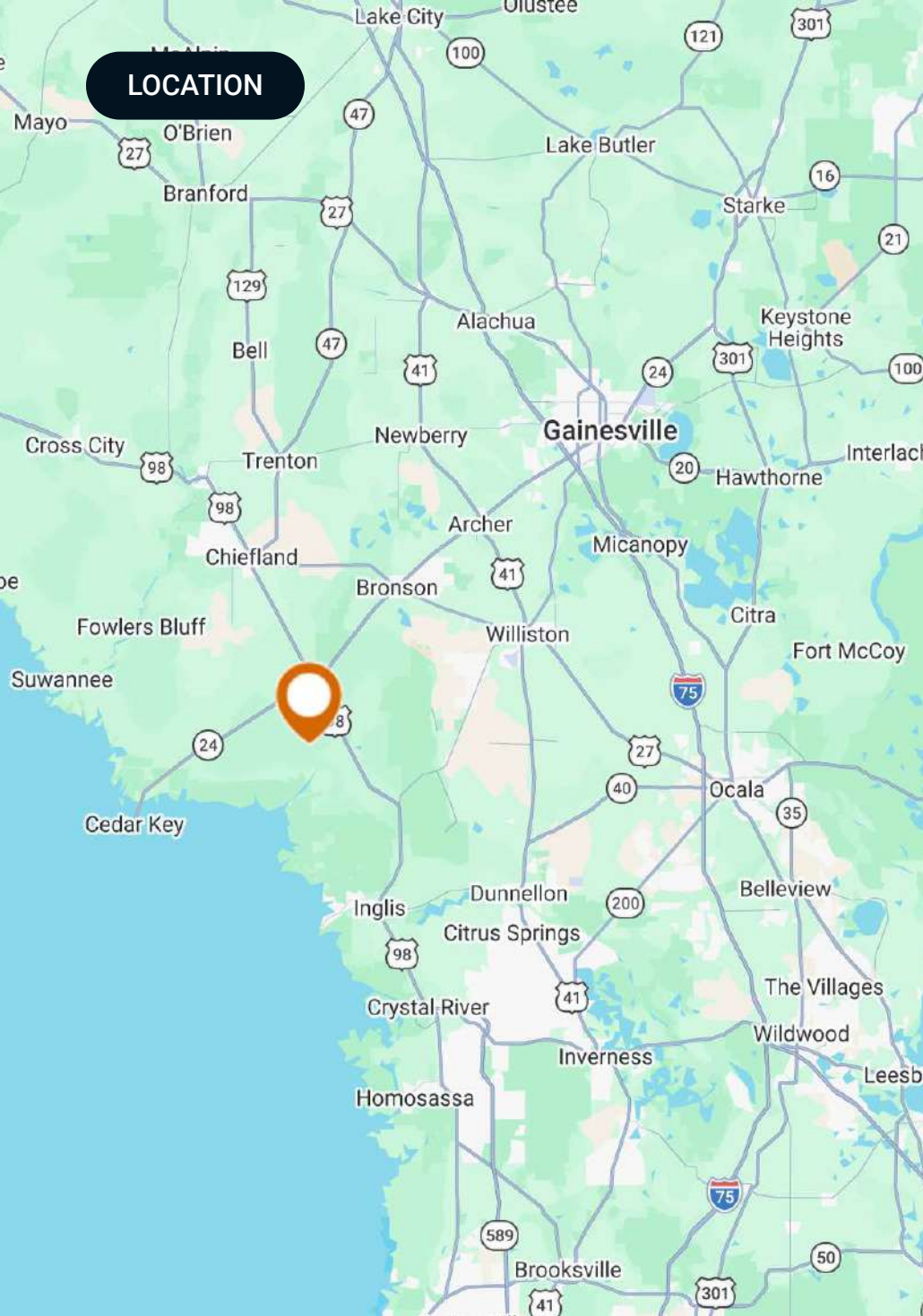
The Otter Creek Farm & Recreational Tract is a turn-key farming, hunting, and timber growing property complete with utilities, agricultural buildings, and mature timber. A large greenhouse, with utilities in place, is ready for growing your vegetables, nursery stock, or other plants - the setup was designed for industrial hemp production. The property also features a well-apportioned, furnished, and air conditioned office/camp/storage building, an enclosed shop, and multiple other barns/garages, all recently built. The office and shop buildings are complete with spray-in foam insulation on the ceilings. Water is provided by a new private well and water treatment system. A large septic system, sized for a 6-bedroom house, not only serves the shop and office, but was built with the capacity to handle an additional home. When you're ready to relax, game abounds throughout the well-managed pine and hardwood uplands. Or, simply enjoy the view from the 30+ year-old hunting camp, which provides a picturesque backdrop along the banks of sleepy Otter Creek while you watch the wildlife feed in the oak hammock.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	67% Uplands <ul style="list-style-type: none">• Holopaw• Immokalee
Soil Types:	<ul style="list-style-type: none">• Wekiva• and Pomona fine sands• Chobee fine sandy loam
Taxes & Tax Year:	\$156 for 2025
Zoning / FLU:	Forestry/Rural Residential (1 du/20ac)
Lake Frontage / Water Features:	Over 2,000 feet along Otter Creek, a main tributary of the Waccasassa River
Water Source & Utilities:	Private well, with a water treatment system; 800 amp electric service
Road Frontage:	2,700 feet along the county-maintained Meeks Grade
Nearest Point of Interest:	Cedar Key, Goethe State Forest, World Equestrian Center, Crystal River, and Manatee Springs State Park are all less than an hour away.
Current Use:	Timber production, recreational hunting.
Potential Recreational / Alt Uses:	Greenhouses are ready for final water and electrical connections Area cleared for home - septic tank is installed already, which is sized for a 6-BR house
Structures & Year Built:	<ul style="list-style-type: none">• Multiple barns and sheds + 2 greenhouses all built within the last 4 years• Old hunting camp



LOCATION

Location & Driving Directions

Parcel: 0203300100

GPS: 29.2970854, -82.7754223

Driving Directions:

- From US 19 & SR 24 intersection, go west on SR 24 for 1.9 miles to Ellzey
- Turn L (south) on SW Ellzey Grade
- Go 1.6 miles to intersection with SW Meeks Grade
- Turn L (northeast) and tract is on your right

Showing Instructions:

Call listing agent for access

Otter Creek Farm & Recreational

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways



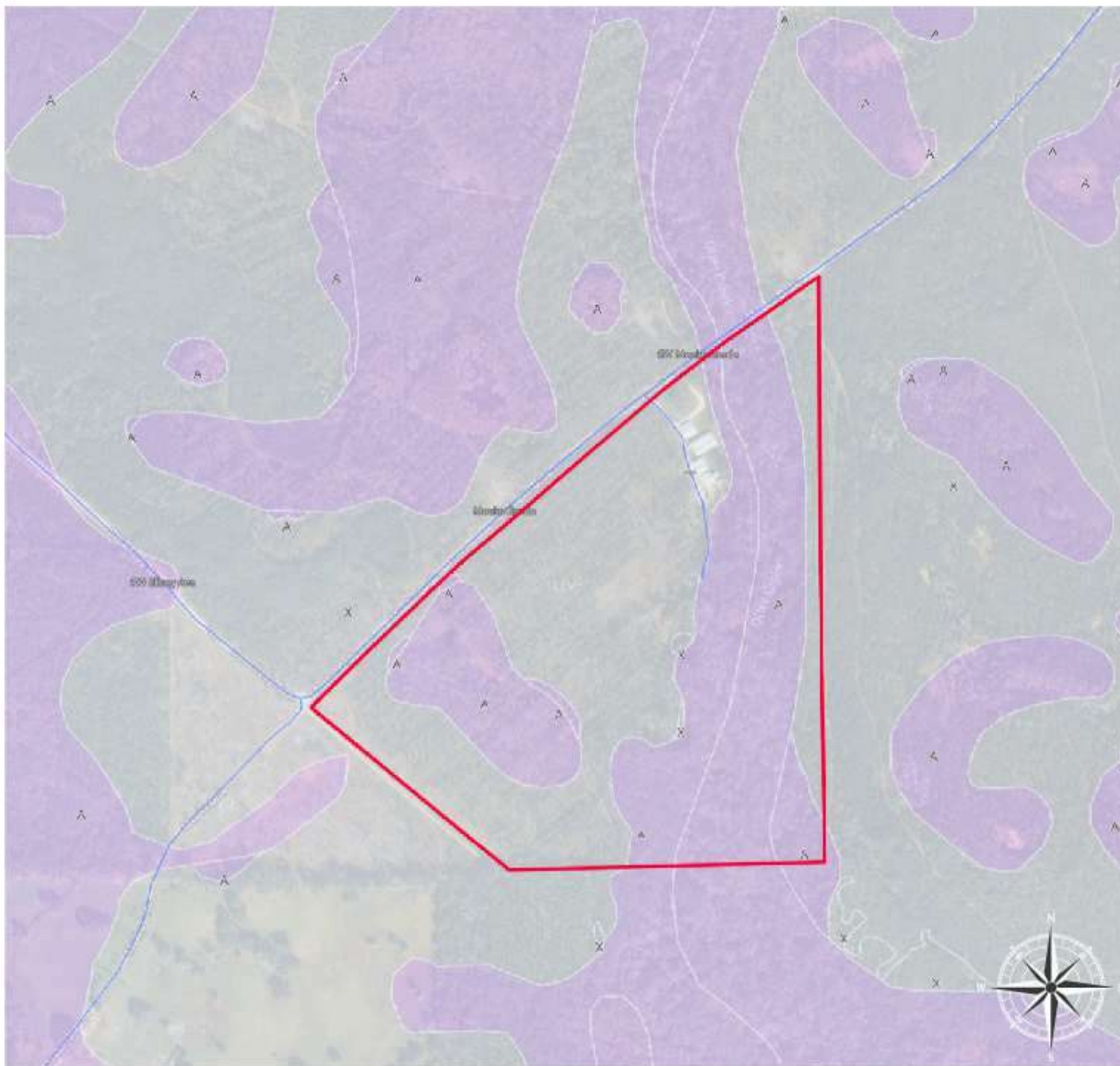
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FEMA Flood Zones DFIRM

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE no

ZONE	DESCRIPTION	ACRES
X		37.63
A		32.40
TOTAL		70.03



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Wetlands NWI

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways
- Wetlands NWI: Palustrine

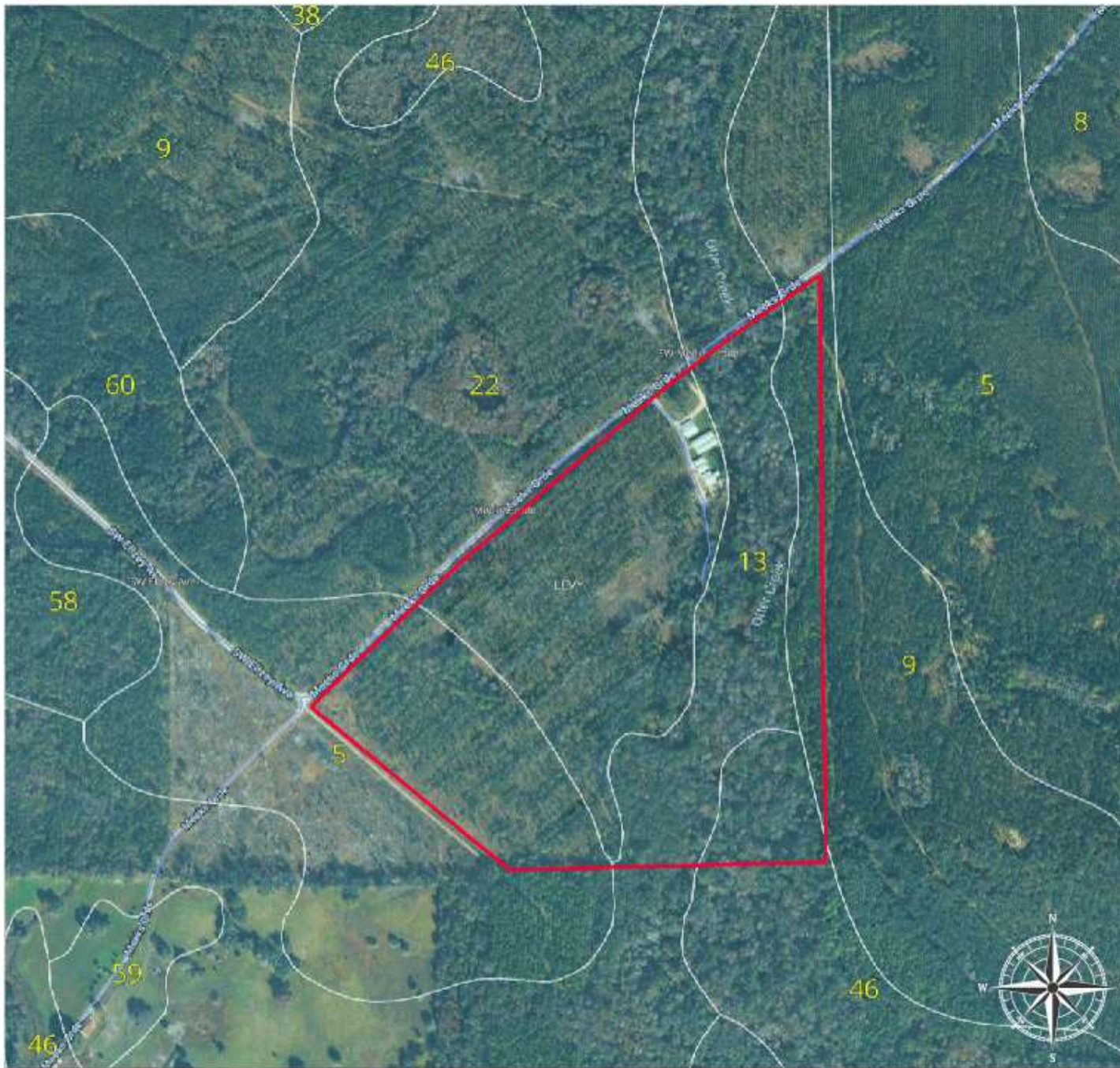
CODE	DESCRIPTION	ACRES
PF06/4C	Freshwater Forested/Shrub Wetland	21.46
PEM1F	Freshwater Emergent Wetland	1.07
PEM1C	Freshwater Emergent Wetland	0.30
TOTAL UPLAND		47.20
TOTAL WETLAND		22.83
TOTAL		70.03



Soils

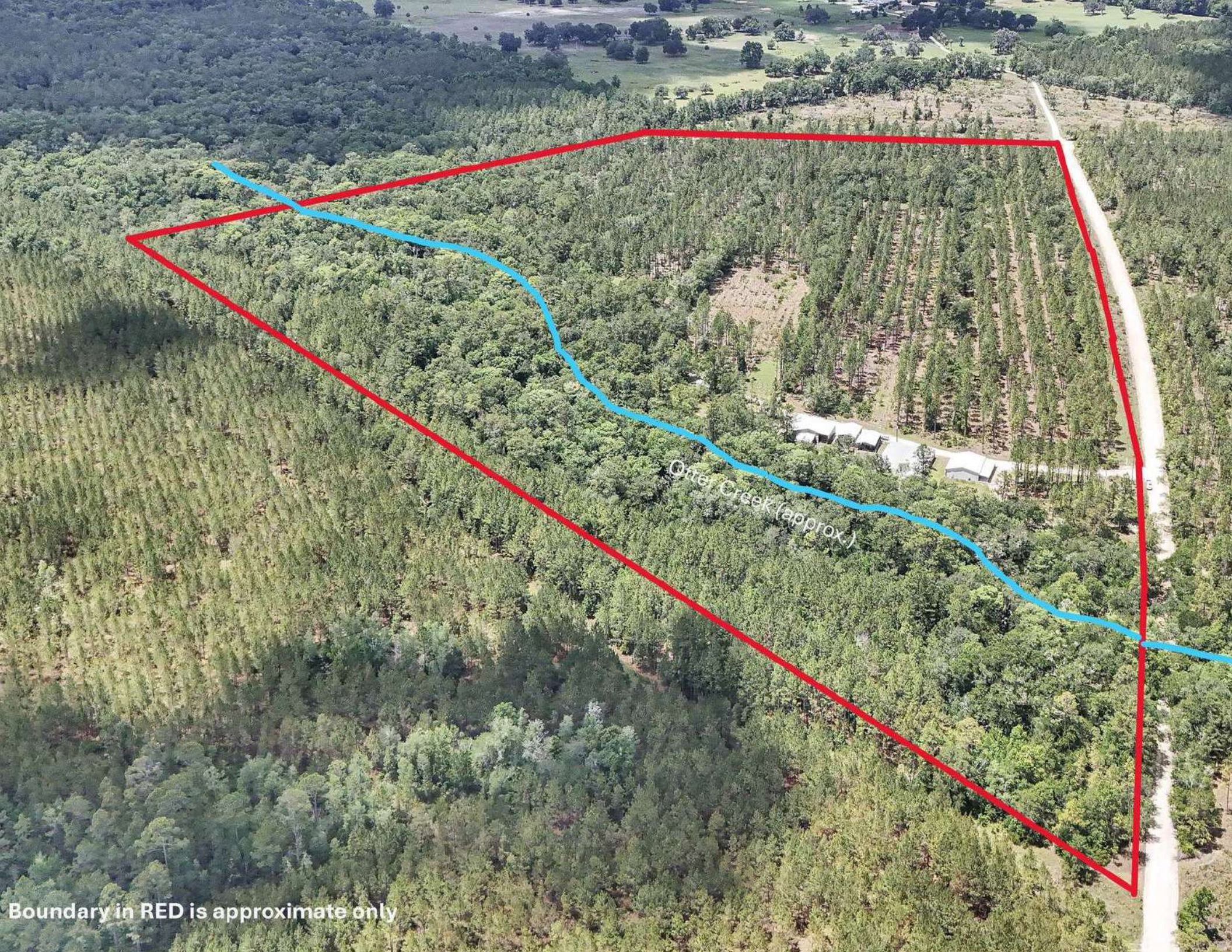
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- Highways
- Soils

MUID	COMPONENT NAME	ACRES
22	Holopaw	26.53
13	Wekiva	17.96
5	Immokalee	14.60
9	Pomona	6.15
46	Chobee	4.80
TOTAL		70.03



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Onuf Creek (approx.)

Boundary in RED is approximate only

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Greg Driskell, ALC

Senior Advisor

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Professional Background

Greg Driskell, ALC is a Senior Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

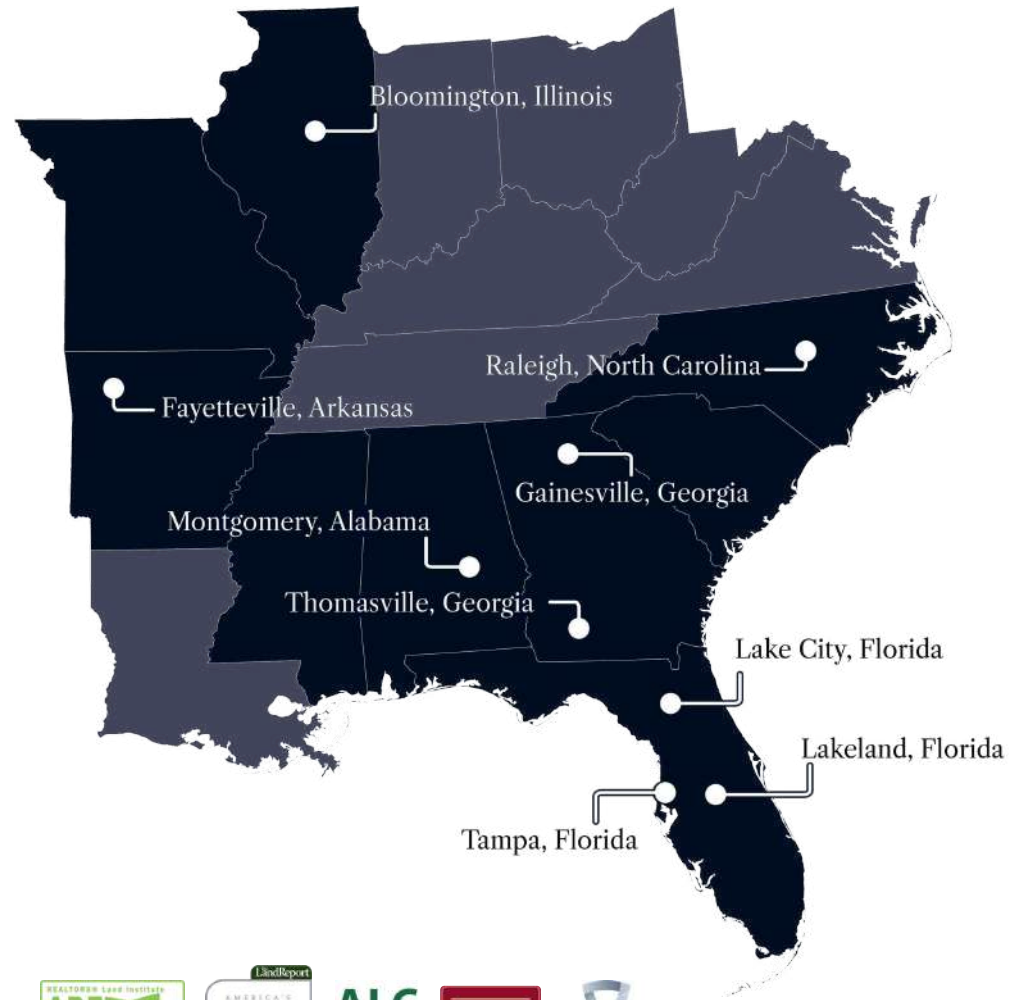
Greg is a 6th-generation Floridian who was born and raised near St. Petersburg. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida, and is an Accredited Land Consultant (ALC) through the REALTORS® Land Institute (RLI). The ALC designation is earned by professionals who complete RLI's thorough education program and demonstrate a proven record of high-level land transactions, recognizing the most accomplished, the most experienced, and the highest performing land real estate experts across the country. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

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



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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