

River Run Springs
Fort White, FL 32038

\$3,385,000
379.390± Acres
Gilchrist County



MORE INFO ONLINE:

jonkohler.com

River Run Springs
Fort White, FL / Gilchrist County

SUMMARY

City, State Zip

Fort White, FL 32038

County

Gilchrist County

Type

Hunting Land, Recreational Land, Riverfront

Latitude / Longitude

29.859100 / -82.728800

Dwelling Square Feet

2700

Acreage

379.390

Price

\$3,385,000

Property Website

<https://www.landleader.com/property/river-run-springs-gilchrist-florida/33329>



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PROPERTY DESCRIPTION

The 379 +/- acre River Run Springs is one of the most unique properties in North Central Florida. The Santa Fe River is one of North Florida's most scenic rivers and the spring is one of the largest remaining in private hands. It is located in Gilchrist County, Florida, just 15 minutes from High Springs, the eco-tourism capital of the region, and less than an hour to Gainesville.

Boasting enormous water resources including 1.5 miles of river frontage, a private spring, a 6-acre island, two fishponds, numerous cypress ponds, and two spring creeks that flow into the property. In addition, there are now water rights for up to three irrigation wells. Two private springheads are on the property - Florida Springs Gil928972 and Gil928971 (both magnitude 4). The habitat with the freshwater and hardwood bottoms is a haven for all types of wildlife including deer, turkey, and ducks.

There are numerous "signature spots" on this one property. Not only does it have private springs, but it has one of only a few of the private islands on the Santa Fe. To access the island one drives through an ancient hardwood forest on a well-built road.

From a timber aesthetic, the mature hardwoods, hammocks, and live oaks are exceptional. In the past, much of it was grazed by cattle giving much of the land a park-like feel. There are approximately 100 acres of cleared fields that were scheduled to be planted with Perennial Peanut Hay for income, aesthetics, and wildlife. Recently permitted for three new irrigation wells (10, 8 and 4 inch wells).

The improvements on the island include a very rustic "cracker style" two-story cypress lodge, a matching cypress barn with living quarters, and a deck/dock. The 2,700 +/- sq. ft. main lodge is two bedrooms and four baths and is built out of cypress with pecky cypress lined on the interior of the lodge. The vaulted ceilings make way for an additional loft bedroom that overlooks the living room and a large limerock fireplace. In addition to the main lodge, there is a two-story stable with loft guest quarters and a three-horse stable on the bottom level. The guest quarters in the stable have two bedrooms, one bath, a living room, a kitchen, and a screened porch and deck. The improvements could use some updating and have seen only a little use for quite some time. An additional cottage, 780 sq. ft. with deck, overlooks views of the pasture. A 3,600 sq. ft. hay barn and workshop sits centered in the fenced pasture. On the north side of the property is a 924 sq. ft. house on stilts with two bedrooms and two baths. There is also a very nice newer cypress barn with an upstairs loft (heated/cooled) built by Cracker Log Homes. The improvements have deferred maintenance and have only seen little use. As such, we have heavily discounted the improvement value. With relatively nominal effort the improvements could be reinvigorated and returned to their former standing as one of the Flagship riverfront properties. There is currently no conservation easement on the propert

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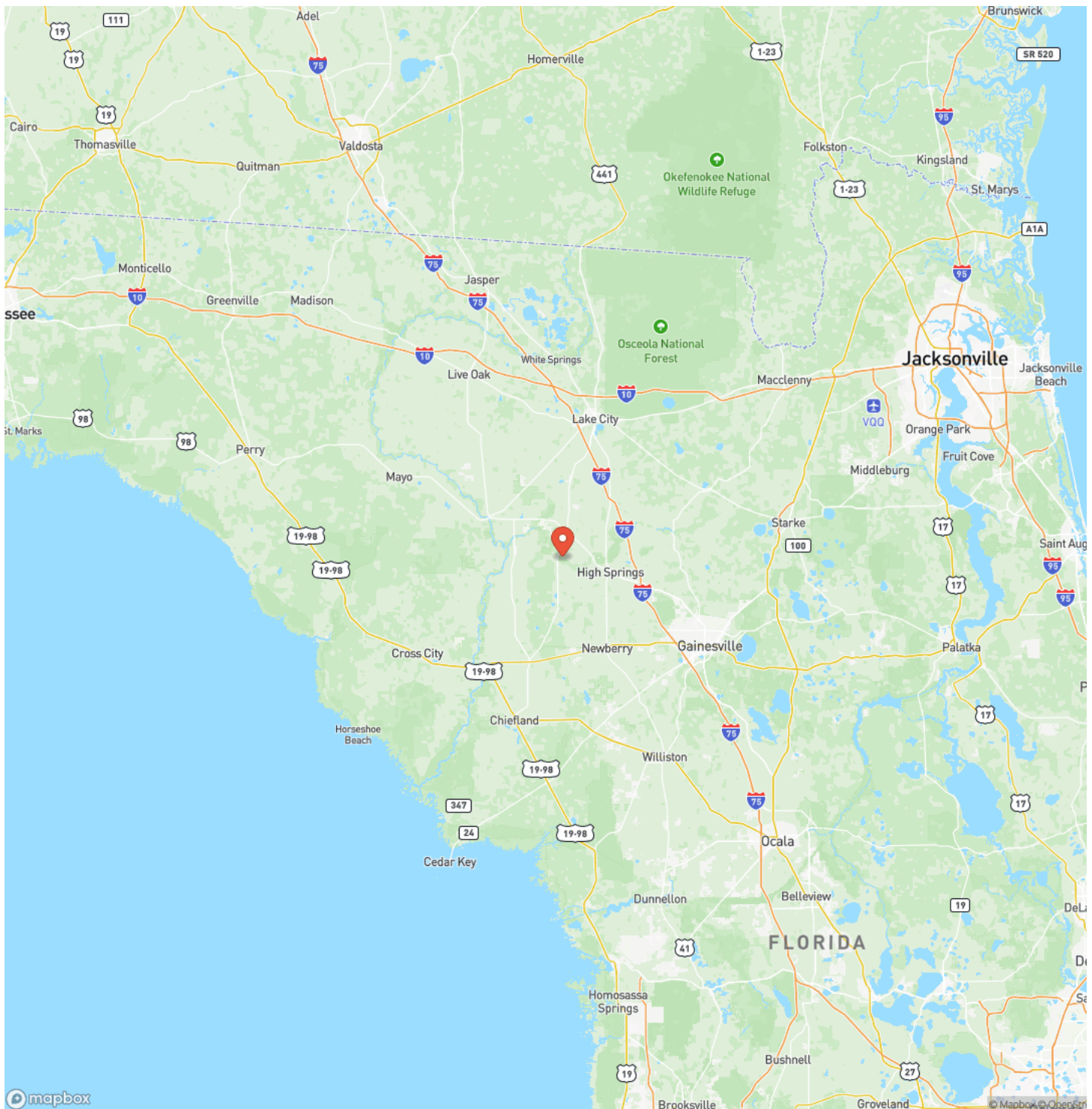
MORE INFO ONLINE:

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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

Lamont, FL 32336

NOTES

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DISCLAIMERS

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