

Gornto Springs Whitetails
265 NE 874TH ST
Old Town, FL 32680

\$1,650,000
212± Acres
Dixie County



MORE INFO ONLINE:

jonkohler.com

Gornto Springs Whitetails
Old Town, FL / Dixie County

SUMMARY

Address

265 NE 874TH ST

City, State Zip

Old Town, FL 32680

County

Dixie County

Type

Hunting Land, Recreational Land, Farms, Timberland, Lakefront

Latitude / Longitude

29.782952 / -82.950282

Bedrooms / Bathrooms

1 / 2

Acreage

212

Price

\$1,650,000

Property Website

<https://www.landleader.com/property/gornto-springs-whitetails-dixie-florida/42372>



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PROPERTY DESCRIPTION

High-fenced Recreational and Social Storm™ Property with all the Amenities Ready to Step In, and Enjoy

For only \$1.65M, it's going to be difficult to replicate the outdoor experiences and wildlife offered by this property

Gornto Springs Preserve is a 212+/-acre high-quality High Fence and Social Storm™ property in Dixie County, Florida. This property is well thought out and both meticulously maintained and improved. From the gated entrance to the brand-new cabin and top-of-the-line processing facility, the improvements are exceptional. Whitetail deer with some of the best of modern genetics are stocked on the property. The diverse, mostly upland habitats provide very good cover and give this property a feeling of being much larger than the deed shows. Everything about Gornto Springs Preserve was planned and managed in exceptional detail by the current landowner.

The 2.5-mile perimeter is a very well-constructed high-fence with portions of windscreen/privacy cover around the street-view perimeter providing for the ultimate in privacy and wildlife. The fence is primarily there to allow the deer to mature, for superior genetics and for a few exotics to make it truly a year-round hunting property. Those include Axis, Fallow Deer, and Black Buck. The whitetail herd is estimated to be around 150 with superior genetics from the greats in the industry. Having bucks that score well into the 200 B&C range is not uncommon, something never seen in free-range properties.

While technically in a high-fence setting, these deer are not encountered easily. They are wild and have more than 210 +/- acres of ground cover, and native Florida flora to retreat to. The bedding grounds and habitat here are ideal. There is a 2+/- acre transition pen but otherwise, this is a recreational hunting property, not a breeding operation.

There are three 1-k mineral feeders, seven Texas feeders, and a 2-acre transition pen. In all, there are six stands scattered throughout the property, 3 Muddies and 3 Rednecks. There is a grade-A processing facility - equipped to store up to 40 deer in the freezer - with automatic cranks, a hamburger/sausage grinder, and more. The processing facility is fully lit and cooled with stainless steel equipment/sinks/counters, and a built-in floor drainage system for easy cleanup. There is also a brand new (built in 2023) beautiful one-bedroom, one-bath log cabin.

The property is located 30 minutes to High Springs, Florida, 43 minutes to Alachua, 43 minutes to the coastal waters of Steinhatchee, one hour to Gainesville, one hour and 45 minutes to Jacksonville, Florida, and two hours to the state Capitol. This is a rare opportunity on a high-fence preserve with all the amenities ready to step in and enjoy and entertain.

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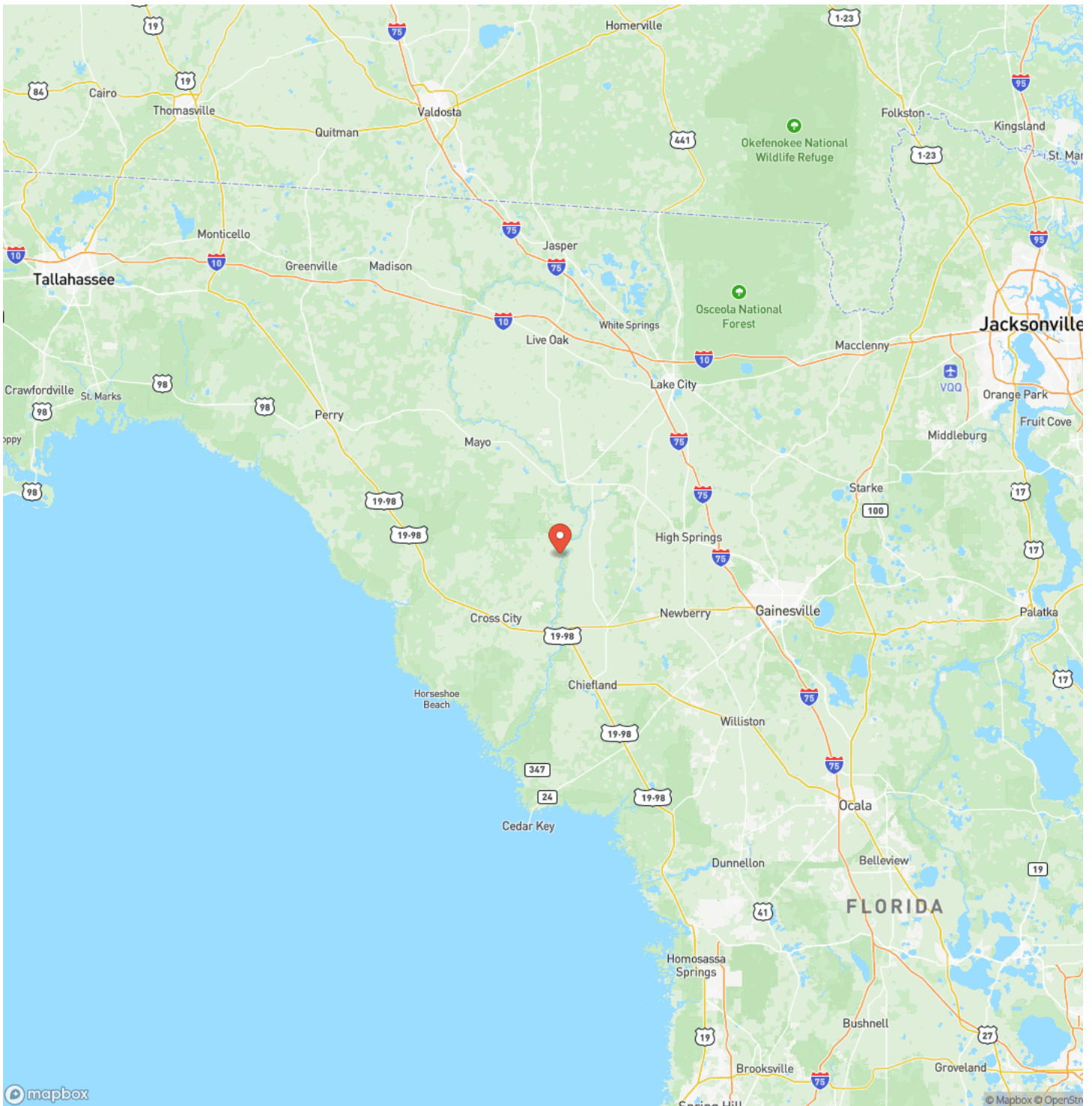
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Locator Map



Locator Map



MORE INFO ONLINE:

jonkohler.com

Satellite Map



Gornto Springs Whitetails
Old Town, FL / Dixie County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jon Kohler

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City / State / Zip

Lamont, FL 32336

NOTES

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MORE INFO ONLINE:

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This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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