

Longhorn Landing
6689 Sw State Road 26
Trenton, FL 32693

\$1,500,000
62,500± Acres
Gilchrist County



Longhorn Landing
Trenton, FL / Gilchrist County

SUMMARY

Address

6689 Sw State Road 26

City, State Zip

Trenton, FL 32693

County

Gilchrist County

Type

Farms, Ranches, Recreational Land, Timberland, Horse Property,
Business Opportunity

Latitude / Longitude

29.610733 / -82.918239

Acreage

62.500

Price

\$1,500,000

Property Website

<https://www.landleader.com/property/longhorn-landing-gilchrist-florida/62115>



Longhorn Landing Trenton, FL / Gilchrist County

PROPERTY DESCRIPTION

Longhorn Landing

Longhorn Landing is an excellent investment opportunity located in one of the fastest growing areas of North Central Florida. This region is the perfect blend for the outdoorsman who loves boating, fishing, diving and hunting.

- 62.5 +/- Acre Pecan Orchard & Ranch Land Gilchrist County, Florida
 - Currently Leased to Run Longhorn Cattle
 - Existing Pecan Orchard
- Residential Development Potential Close to Historic Suwannee River
 - Located Within 1/4 of Mile of Existing Planned Gated Community With Power, Water and Sewer
 - Located Within 3 Miles of Famed Suwannee River and Multiple Public Boat Landings
 - Explore Area Natural Springs - Fanning, Hart and Otter Springs

30 Min to Steinhatchee - Great Fishing, Scallops & Boating Location

- 26 Miles from I-75
- 30 Miles to Gainesville on Highway 26
- 15 Miles to Newberry
- 3 Miles to the Suwannee River
- 2 Miles to Highway 19

Longhorn Landing is a 62.5-acre pecan orchard and ranch in Gilchrist County, Florida. This property is right in the heart of the Suwannee Valley. Explore a unique opportunity to own a property combining rural charm with agricultural potential in Fanning Springs, Florida. This versatile estate features a thriving pecan grove alongside an established cattle ranch, perfect for those looking to invest in Florida's agricultural landscape or seeking a personal retreat away from the bustle of city life.

As you arrive at the property, you will be greeted by rows of majestic pecan trees, which contribute to the land's stunning aesthetic and can offer a profitable source of income during the harvest season. The matured pecan grove spans several acres, with potential for expansion to maximize production. Known for their rich flavor and nutritional benefits, pecans are highly sought after in local and national markets.

In addition to the pecan grove, Longhorn Landing is equipped with cattle ranching capabilities. With ample pastureland, the ranch has been designed to support a sustainable cattle operation. Current fencing and water sources cater to the needs of livestock while ensuring their comfort and health. This dual-purpose setup allows you to diversify your agricultural endeavors while enjoying the benefits of rural living. Longhorn Landing is currently leased to run Longhorn Cattle.

Conveniently located in Fanning Springs, the property is just a short drive away from the attractions of North Central Florida. The charming small town is known for its natural springs, outdoor recreational activities, and proximity to larger cities such as Gainesville and Lake City. Longhorn Landing is less than five miles from some of the state's most notorious springs, such as Otter Springs, Hart Springs, and Fanning Springs. The property is also less than 20 minutes from Manatee Springs and Devil's Den. This property is less than two miles from the historic Suwannee River. There are three boat ramps with access to the river within a five-mile radius. Longhorn Landing is approximately 30 minutes from Steinhatchee. During the summer months, scallop season is in full swing making this one of the most desired coastlines in the state. The Redfish and Trout fishing along the flats make this an angler's dream. Whether you're looking for fishing spots, hiking trails, or the rich ecosystems of nearby parks, this area around Longhorn Landing offers an abundance of nature at your doorstep.

Fanning Springs is strategically situated along Highway 19, known as the original route through Florida. Longhorn Landing has over 1,200 feet of State Road 26 road frontage. This location provides easy access to regional markets, local businesses, and community resources. This advantageous location positions your agricultural operations for success while ensuring that you remain connected to

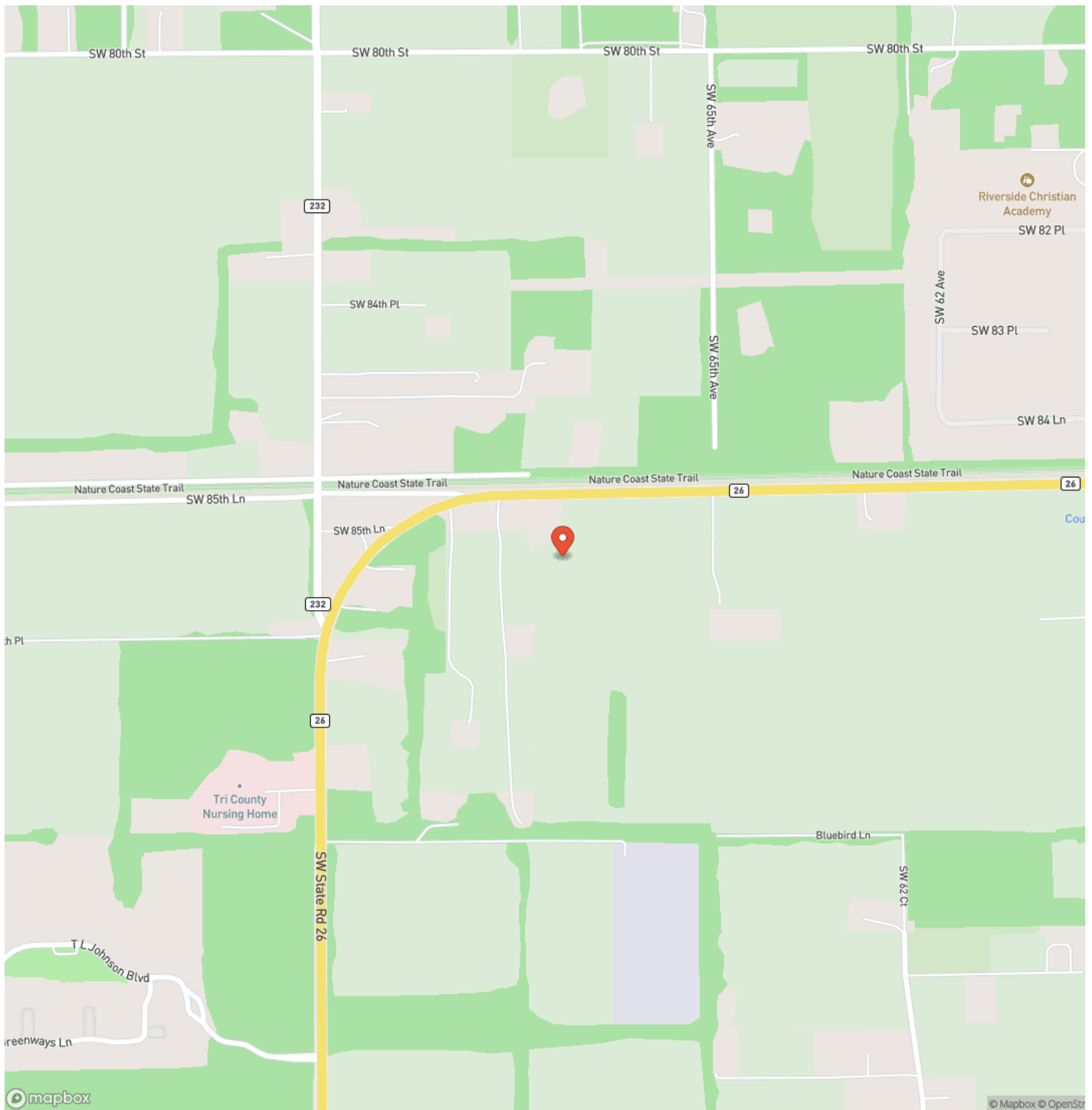
modern amenities. Longhorn Landing is less than 30 miles west of Gainesville. The area between Newberry and Gainesville along State Road 26 is one of the fastest-growing regions in the state. This property is nestled right in the middle of the path of progress.

The 62.5-acre property sits at a crossroads. With increasing interest in sustainable farming and rural retreats, this land could be transformed into a multi-use property. Envision eco-friendly cabins for tourists or retreats, farm-to-table dining experiences, or even agritourism ventures that highlight the beauty of the pecan grove and cattle ranching lifestyle. Currently, a new town center is being developed less than a quarter of a mile from Longhorn Landing along State Road 26. Local zoning regulations allow for various development opportunities, and the natural beauty of the land provides a perfect backdrop for any potential plans. Get creative with your vision—whether it's creating a private estate or a thriving agricultural business, the possibilities are virtually endless.

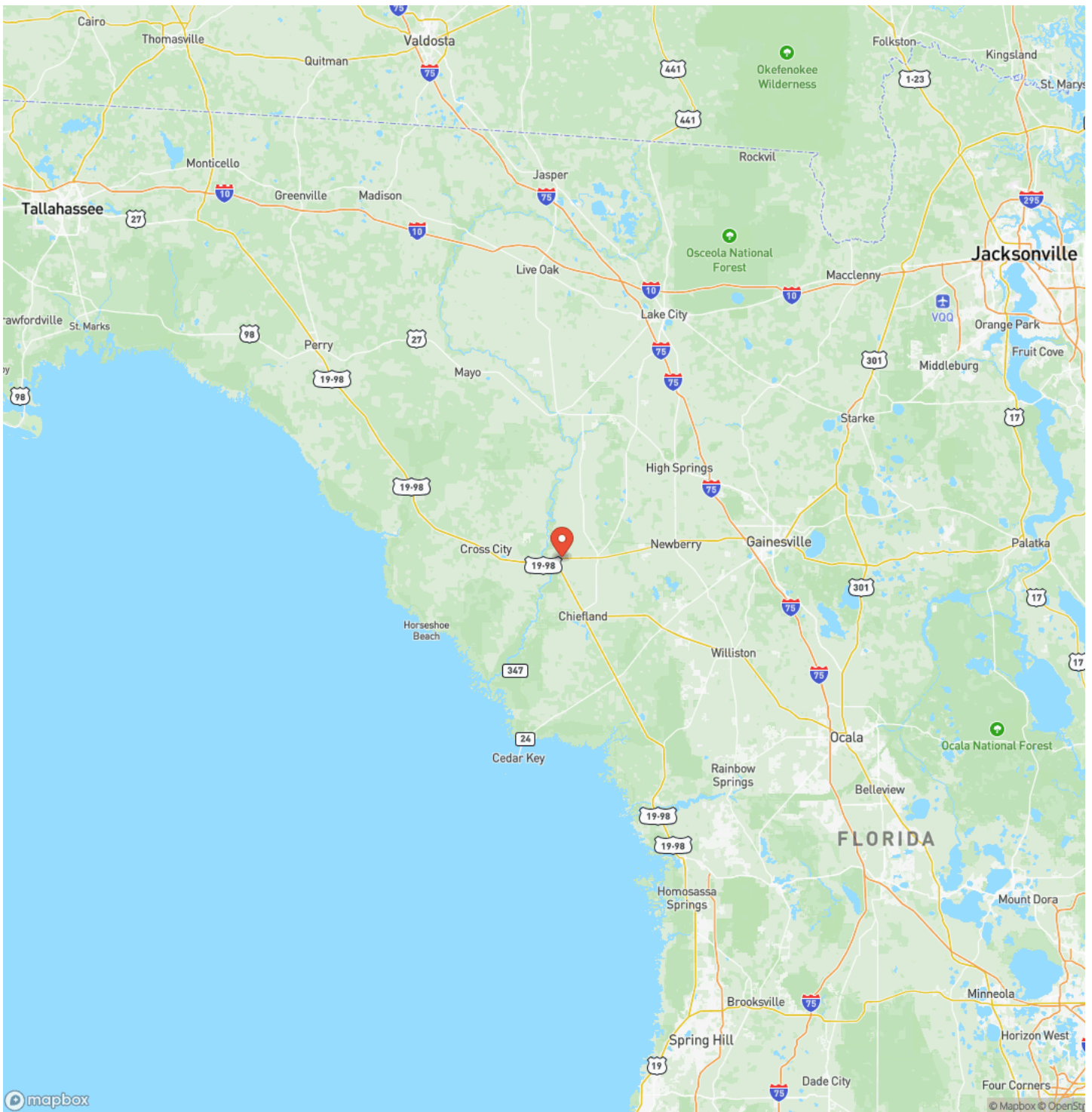
Longhorn Landing
Trenton, FL / Gilchrist County



Locator Map



Locator Map



Satellite Map



Longhorn Landing
Trenton, FL / Gilchrist County

LISTING REPRESENTATIVE
For more information contact:



Representative
Lori Weldon

Mobile
(229) 977-6065

Office
(229) 977-6065

Email
Lori@JonKohler.com

Address
205 South Love Street

City / State / Zip
Thomasville, GA 31792

NOTES



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

Jon Kohler & Associates
434 SW Mount Olive Church Rd
Lamont, FL 32336
(850) 508-2999
jonkohler.com
