

45.90 Acres - Two Parcels

Putnam County Land Auction

Hawthorne, Florida 32640

Auction Opens: June 3rd at 12:00 PM EST | Closes: June 4th at 5:00 PM EST

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LOCATION - BOTH PARCELS



Location & Driving Directions

Parcel: (Parcel 1) Part of 06-11-23-0000-0020-0000
(Parcel 2) 31-10-23-0000-0010-0070

GPS: (Parcel 1) 29.5613319000, -82.0496785000
(Parcel 2) 29.5865985365, -82.0533665354

Parcel 1: From Hawthorne take Holden Park Road 2 miles then, left onto SE 101 Ave for 1/2 mile then, right on Faye Street for 1/2 mile, property will be on right

Driving Directions:

Parcel 2: From intersection of US-301 and SR-20 in Hawthorne travel east on SR-20 for 1.7 miles, Turn right on SE 65th Lane then take an immediate left onto Old Hawthorne Road, Cross RR tracks and take immediate right onto She She Road, Follow She She Road for 6/10 mile to property on right.

Showing Instructions: Contact agent for showing



PARCEL 1 - 40.34 AC



Offering Summary

Acreage: 40.34 Acres
State: Florida
City: Hawthorne
County: Putnam
PIN: Part of 06-11-23-0000-0020-0000
GPS: 29.5613319000
-82.0496785000
Property Type: Waterfront,
Acreage and Estates,
Hunting and
Recreational Land

Parcel 1 - Overview

Rare opportunity to own lakefront acreage in the Trail Ridge Lakes Region of North Central Florida. This tract boasts high and dry acreage on pristine 82-acre Moss Lee Lake making it an ideal site for a private and secluded lakefront homesite. Approximately 17 acres of uplands with elevations up to 108' (approximately 20' above Moss Lee Lake!) covered with granddaddy live oaks, stately hickories and magnolias, and sprinkled with Florida cabbage palms.

From Moss Lee Lake there is also boat access through a short canal to nearby Holden Pond, and from there, via another canal, there is access to 576-acre Little Orange Lake. This opens up almost unlimited fishing, boating, kayaking/canoeing, and other water based recreational opportunities. This property provides the perfect balance of natural tranquility and recreational opportunities while still being just a short drive to shopping, dining, and other urban amenities.

PARCEL 1 - SPECIFICATIONS & FEATURES



Parcel 1 - Specifications & Features

Uplands / Wetlands:	43% Uplands/ 57% Wetlands (Lake)
Zoning / FLU:	AG/AG2
Lake Frontage / Water Features:	Approximately 1,800' of frontage on 82-acre Moss Lee Lake which also provides boat access to Holden Pond and Little Orange Lake
Road Frontage:	Faye Street (unpaved)
Nearest Point of Interest:	Less than 30 minutes to Gainesville and the University of Florida. Only 45 minutes drive to the St. Johns River and less than 1.5 hours to the Atlantic beaches.

PARCEL 1 - AERIAL MAP



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Putnam County Lakefront 40.34 Acres



Property

PARCEL 1 - ELEVATION MAP



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Putnam County Lakefront 40.34 Acres



- Property
- Elevation

PARCEL 1 - FEMA FLOOD MAP



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FEMA Flood Zones DFIRM



- Property
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE no

ZONE	DESCRIPTION	ACRES
A	100-YEAR FLOODPLAIN	29.64
X	OUTSIDE FLOODPLAIN	10.70
TOTAL		40.34

PARCEL 1 - NWI WETLANDS MAP



Wetlands NWI



- Property
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
L1UBH	Lake	12.45
PEM1F	Freshwater Emergent Wetland	5.77
PSS3/1C	Freshwater Forested/Shrub Wetland	4.82
TOTAL UPLAND		17.30
TOTAL WETLAND		23.04
TOTAL		40.34

PARCEL 1 - ADDITIONAL PHOTOS





Offering Summary

Acreage: 5.56 Acres
State: Florida
City: Hawthorne
County: Putnam
PIN: 31-10-23-0000-0010-0070
GPS: 29.5865985365,
-82.0533665354
Property Type: Waterfront,
Acreage and Estates,
Hunting and
Recreational Land

Parcel 2 - Overview

Presenting an opportunity to own a lakefront property on Little Orange Lake in North Central Florida! With a total of 5.56 acres and approximately 1.1 acres of uplands recently cleared of all underbrush, this property is ideal for a private and secluded lakefront homesite. Located on the pristine 576-acre Little Orange Lake, this property provides almost unlimited fishing, boating, kayaking/canoeing, and other water-based recreational opportunities.

The property also contains a 750' boardwalk that reaches from the uplands to the open water of the lake (see Structures and Year Built section below for more information and disclaimer). This property provides the perfect balance of natural tranquility and recreational opportunities while still being just a 30-minute drive to Gainesville for shopping, dining, and other urban amenities.

PARCEL 2 - SPECIFICATIONS & FEATURES



Parcel 2 - Specifications & Features

Uplands / Wetlands: 20% uplands, 80% wetlands (including lake)

Zoning / FLU: Zoning: Agriculture FLU: Rural Residential/AG

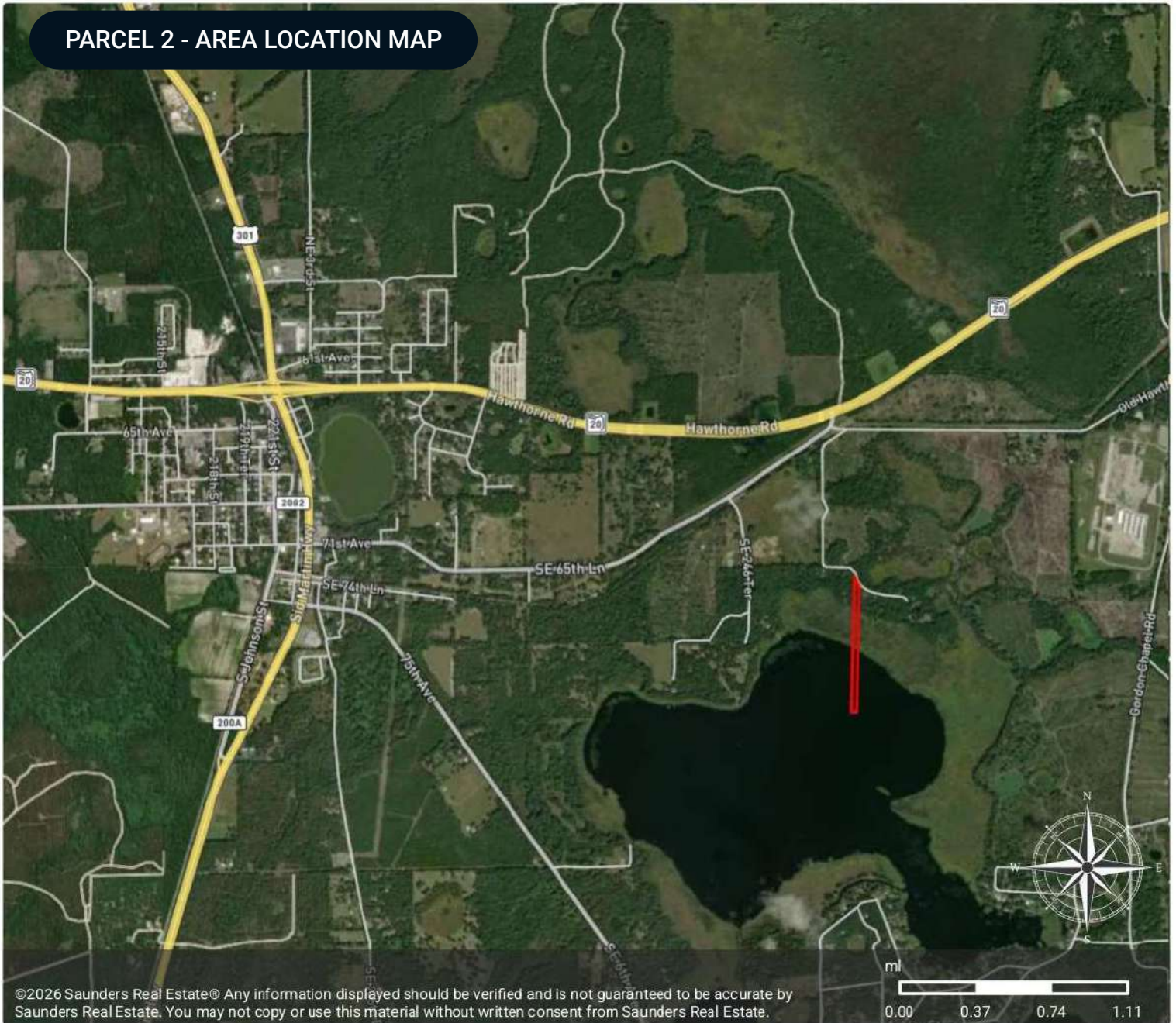
Lake Frontage / Water Features: Frontage on Little Orange Lake.

Road Frontage: Frontage on She She Road

Nearest Point of Interest: Less than 30 minutes to Gainesville and the University of Florida. Only 45 minutes drive to the St. Johns River and less than 1.5 hours to the Atlantic beaches.

Structures & Year Built: The property contains a $\pm 750'$ boardwalk that was constructed sometime in the early 2000's. It appears to be in generally fair condition but is in need of some repairs to make it usable and safe. As such it is included in the sale in its "AS-IS" CONDITION and the seller will not warrant or guarantee its structural integrity.

PARCEL 2 - AREA LOCATION MAP



Putnam County Lakefront 5.56 Acres



Property

PARCEL 2 - AERIAL MAP



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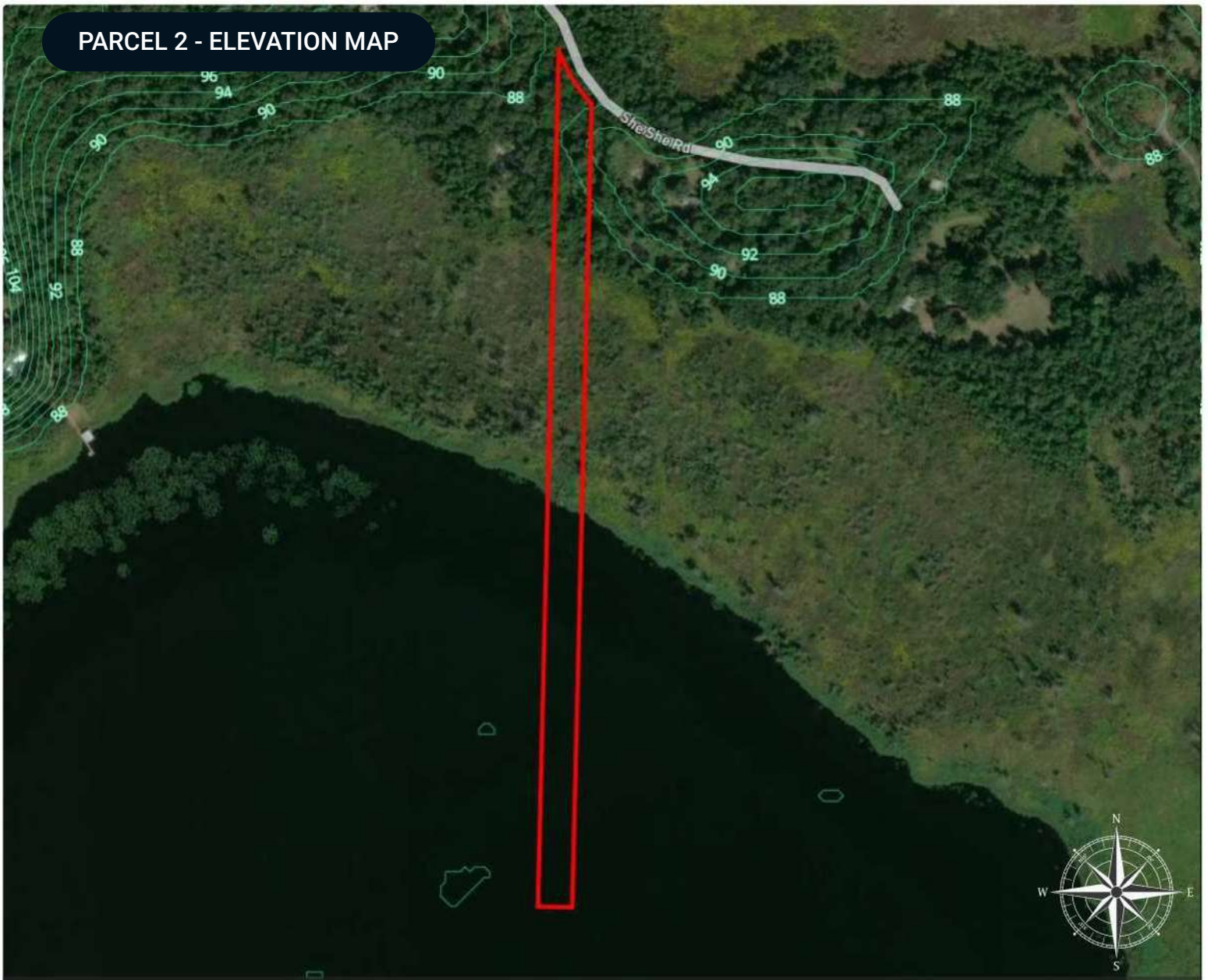


Putnam County Lakefront 5.56 Acres

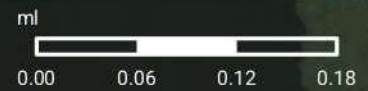


Property

PARCEL 2 - ELEVATION MAP



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Putnam County Lakefront 5.56 Acres



- Property
- Elevation

PARCEL 2 - FEMA FLOOD MAP



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FEMA Flood Zones DFIRM



- Property
- FEMA Flood Zones DFIRM:
100 year, BFE no

ZONE	DESCRIPTION	ACRES
A		5.28
TOTAL		5.28

PARCEL 2 - NWI WETLANDS MAP



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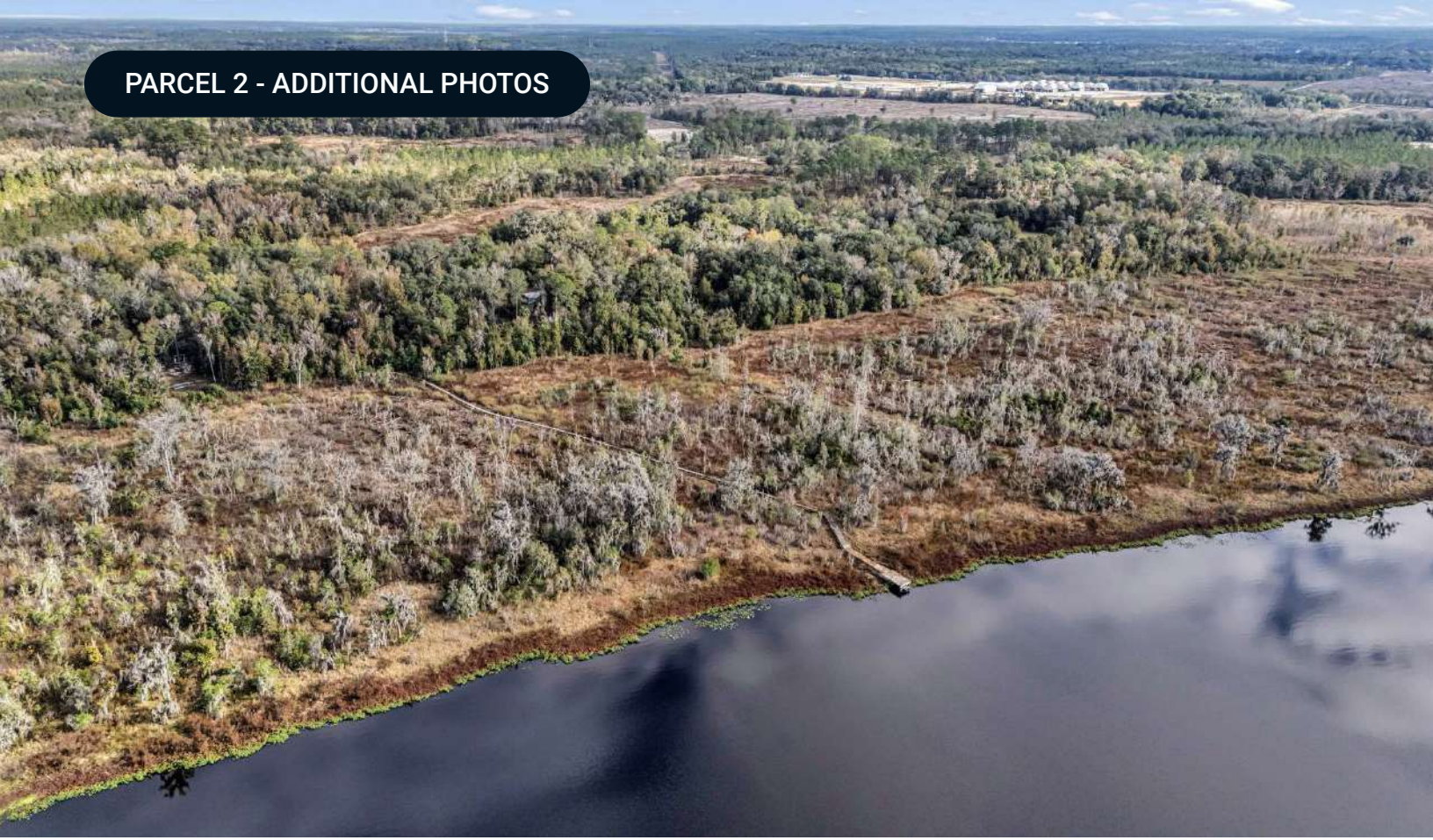
Wetlands NWI



- Property
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine

CODE	DESCRIPTION	ACRES
L1UBH	Lake	2.55
PSS6F	Freshwater Forested/Shrub Wetland	1.47
PEM1F	Freshwater Emergent Wetland	0.15
TOTAL UPLAND		1.11
TOTAL WETLAND		4.17
TOTAL		5.28

PARCEL 2 - ADDITIONAL PHOTOS



Auction Date & Time

- June 3rd - 4th, 2026
- Bidding Opens June 3rd at 12:00 PM Eastern Time | Closes June 4th at 5:00 PM Eastern Time
- auctions.saundersrealestate.com
- Buyers' Premium: 10% of the purchase price.
- Brokerage Participation Available - Contact Advisor or Auctioneer for participation guidelines.
- Auctioneer: Spencer Smith - AU5614

Bidder Registration & Agency

All bidders must register with Saunders Auctions prior to bidding. Each bidder must satisfy identification and pre-qualification requirements to the Auction Company's satisfaction, including proof of financial ability if requested. The Auction Company reserves the right to deny registration to any bidder if there is a question as to the person's credentials, intent, or fitness to bid. By registering, online bidders consent to receiving calls, emails, or text messages related to the auction.

Saunders Auctions, Saunders Real Estate and its representatives are exclusive agents of the Seller. No agency relationship exists between the Auction Company and any bidder or buyer unless otherwise disclosed.

Contract & Down Payment

Immediately following the conclusion of the auction, the successful bidder(s) will be required to execute a Real Estate Purchase and Sale Agreement as prepared by the Seller's attorney or agent and deliver a non-refundable earnest money payment in the amount of 10% of the total contract price within 24 hours of contract signing.

Earnest money deposit may be paid via wire transfer, certified check, or other approved method, and will be held by the title company or attorney. The earnest money deposit is calculated from the total purchase price following the auction.

Method of Sale

This auction is open to the public and will be offered as two individual parcels, or combination of both parcels as a whole.

Terms of Possession & Warranty

Possession of each parcel will be delivered upon successful closing of the property.

All real estate and improvements are sold "As-Is, Where-Is, With All Faults" basis. Neither the Seller nor the Auction Company make any warranties or representations, expressed or implied, as to fitness for a particular use, access, utilities, zoning, or permits, environment, structural, or physical condition, nor water quality, quantity, or drainage. Prospective bidders are encouraged to inspect the property prior to bidding and rely solely on their own due diligence.

Title & Closing

Seller shall provide marketable title and a title insurance policy in the amount of the purchase price, subject to standard and usual exceptions. The Buyer is responsible for the cost of any additional title insurance endorsements or lender-required policies. Closing shall occur on or before June 30th, 2026 unless otherwise stated. The balance of the purchase price will be payable at closing.



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