

Archer 122 Acre Land Opportunity

18715 Southwest Archer Road, Archer, Florida 32618

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PROPERTY OVERVIEW



Sale Price

\$922,500

Offering Summary

Acreage:	122.65 Acres
Price / Acre:	\$7,521
State:	Florida
City:	Archer
County:	Alachua
Property Type:	Hunting and Recreational Land, Timberland

Property Overview

This 122-acre tract in Archer, Florida, offers a rare combination of natural beauty, recreational appeal, and investment potential. Formerly operated as a sand mine, the property has since been reclaimed and used as a site for organic infill. Today, it features areas planted in slash pine along with expansive sections of naturally regenerated vegetation.

The land has been left undisturbed for several years, creating a thriving habitat ideal for wildlife. Deer and wild turkey are plentiful, and the diverse mix of pine, open ground, and native foliage makes this an exceptional tract for hunting and outdoor recreation.

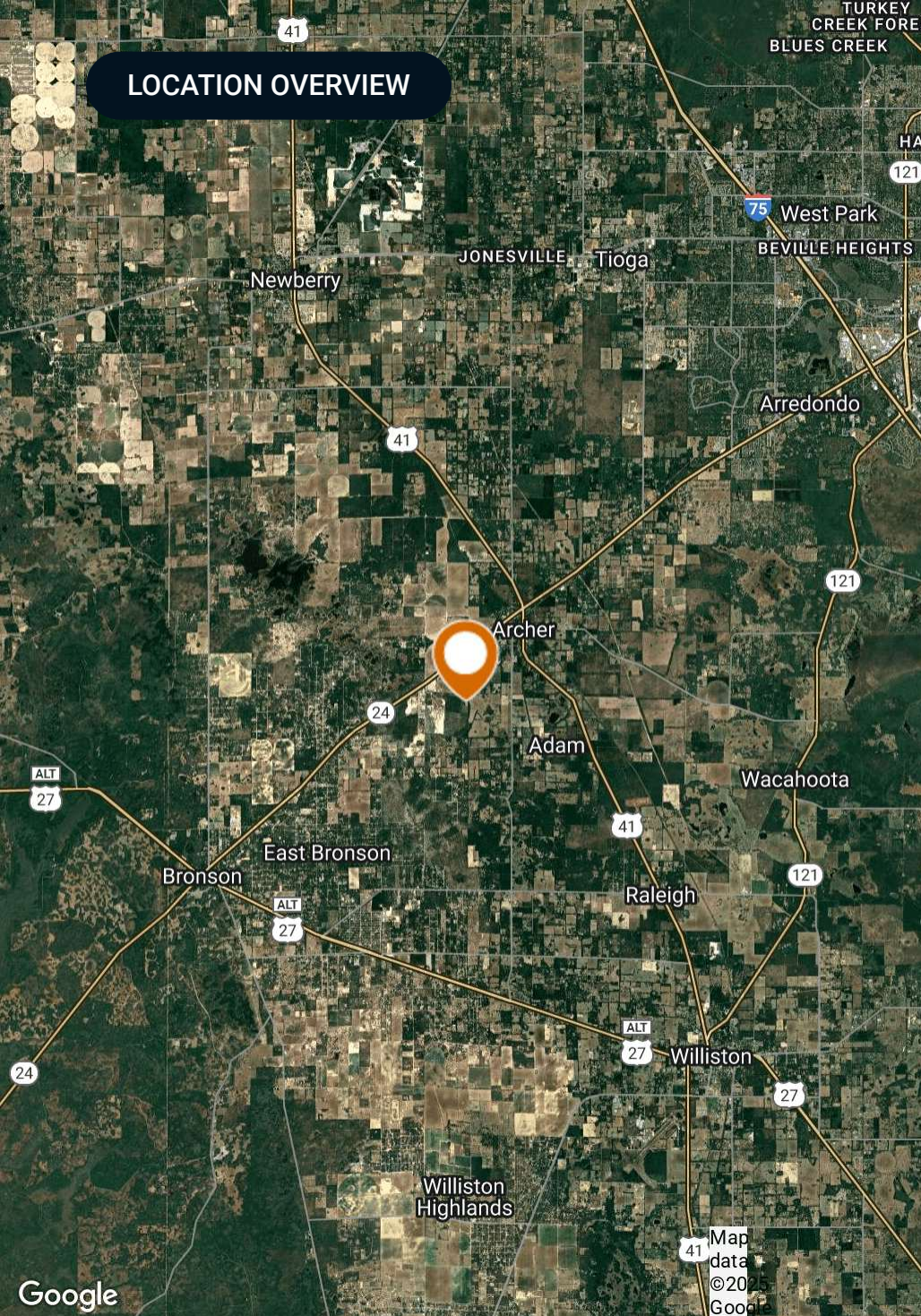
Adding to its value, the property benefits from an ongoing access easement that provides annual revenue from the neighboring landowner to the south. Conveniently located just minutes from Newberry, with easy access to Gainesville, Ocala, and I-75, this property offers both seclusion and strong long-term potential in one of North Central Florida's most desirable rural markets.



SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	Uplands: 122.65± acres
Taxes & Tax Year:	2024: \$2,871.91
Zoning / FLU:	Zoning: A FLU: R/AG
Nearest Point of Interest:	1,600'± on State Road 24 (Archer Road)
Fencing:	The property is fenced and gated.
Land Cover:	Infill/Open Land: 87± acres Timber: 35± acres



Location Description

This 122-acre property is ideally situated in Archer, Florida — a peaceful rural community in western Alachua County known for its open landscapes and convenient access to nearby cities. The land lies just minutes from Newberry and an easy drive to Gainesville, offering close proximity to major employers, shopping, dining, and the University of Florida. Ocala is also within a short commute to the south, and Interstate 75 can be reached in less than 20 minutes, providing seamless connectivity throughout North Central Florida. This prime location combines the tranquility of the countryside with excellent regional access, making it a great fit for recreation, residential, or investment purposes.

Location & Driving Directions

Parcel:	05104-003-000
GPS:	29.5196704, -82.5415167
Showing Instructions:	Call Shea Booster to set an appointment.

AERIAL MAP



Archer Road

Polygon



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ADDITIONAL PHOTOS



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