

Jackson County Timber Tracts



Property Features

Located amidst the numerous small and large scale farms that dominate the Jackson County, Florida landscape, these 44 and 107-acre tracts are testament to this area having some of the most productive land in the state. Just as the agriculture industry thrives here, so does silviculture.

Situated between the Chipola and Chattahoochee River watersheds only 10 miles south of the Alabama state line and an hour west of Tallahassee, these tracts offer an affordable means to invest in a timberland asset. Timberland, as an asset class, provides an excellent means of diversification, appreciation and achieving a hedge against inflation. They can be purchased together or individually.



At a Glance:

Acreage:

107 acres (Henry Way)
44 acres (Sweet Pond)

Asking Price:

\$2,430 per acre (Henry Way)
\$2,250 per acre (Sweet Pond)

Location:

Jackson County, Florida

Special Attributes:

- Valuable Timber
- Virtually All Plantable
- Productive Soils
- Good Value

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Jackson County Timber Tracts

Property Features *continued*

Henry Way – 107 acres

This tract offers the distinct advantage of its pines being planted on a former farm field. Without any initial competition from herbaceous and woody plants, all of the nutrients went to the trees which allowed them to experience accelerated growth. This is evidenced by having sawtimber present even in a stand planted in 2001. In fact, there is already over \$100,000 of standing timber based on a timber cruise performed in November 2016. Aside from the superior growing conditions and good soils, virtually all of the property is plantable - only 7 acres within the entire tract are not planted which has substantial bottom line implications.

Sweet Pond Road – 44 acres

Acquiring a high quality small acreage property is a difficult proposition – much less one that is value-priced. The Sweet Pond Road tract fits the bill by offering an excellent investment opportunity with little capital required. As with the Henry Way tract, the soils are very good and only 5 acres are not planted. The timber value of the loblolly pines that were planted in 2001 is estimated at over \$20,000.

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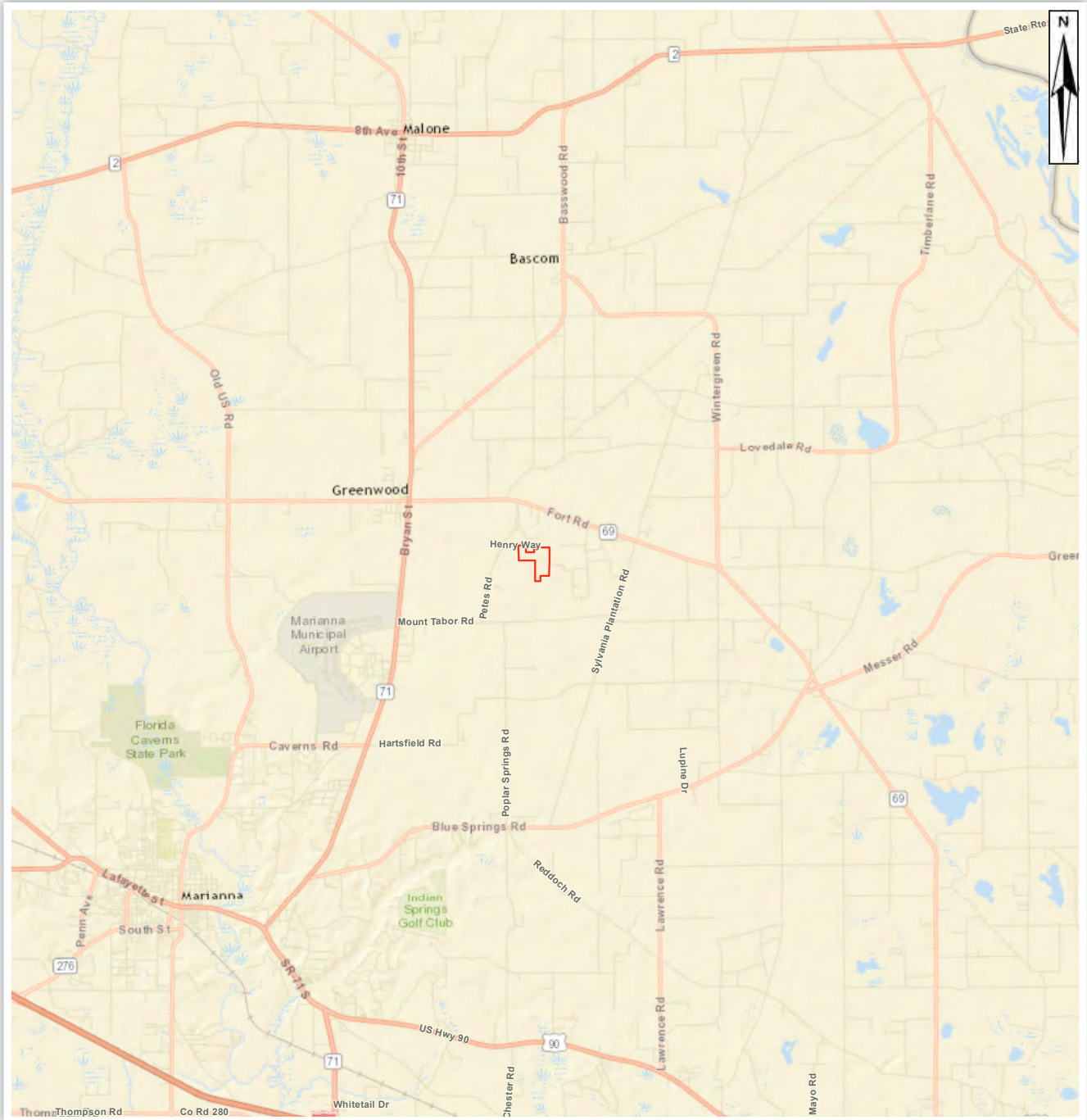


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Henry Way - Location Map



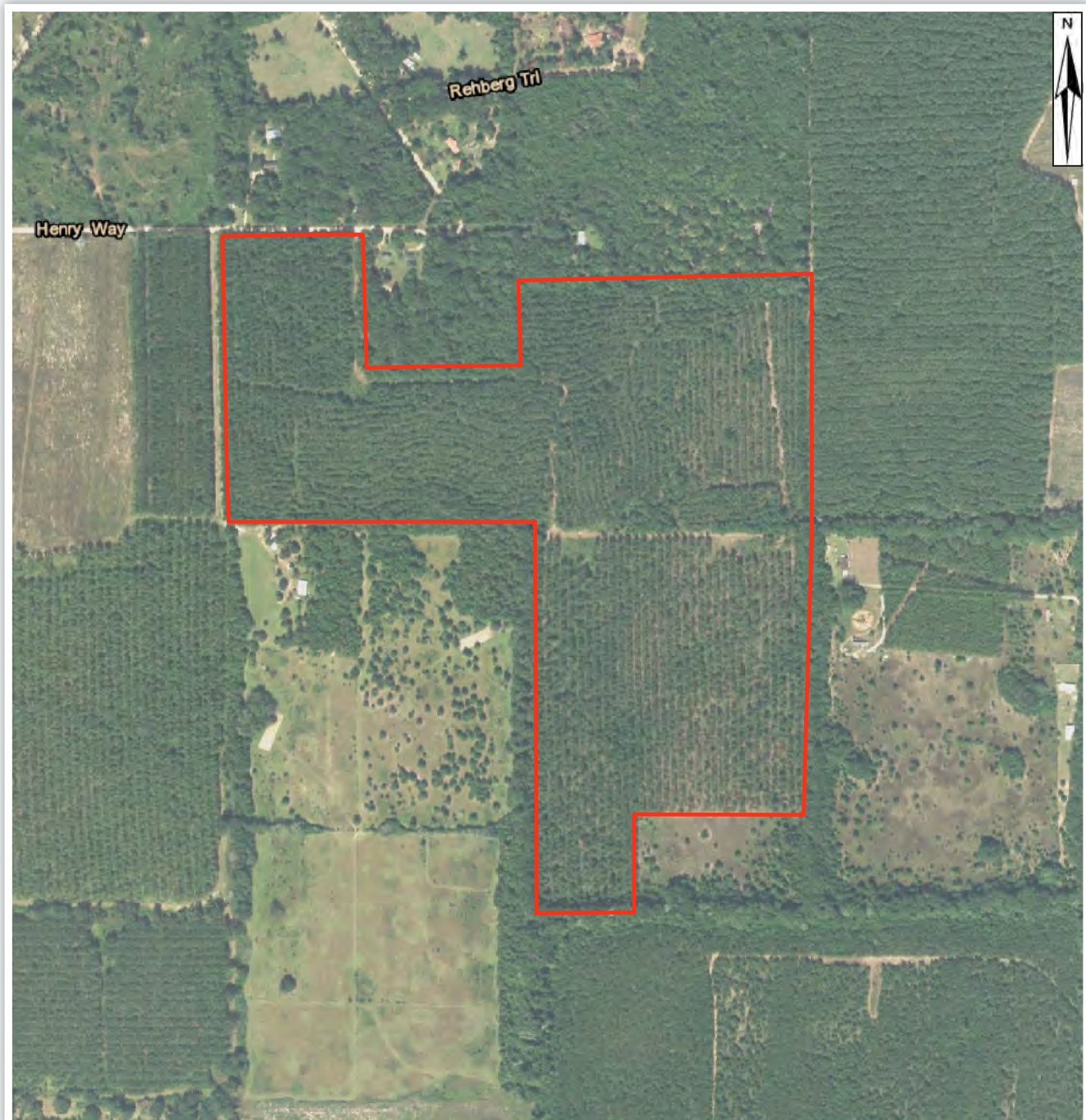
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Henry Way - Aerial Map



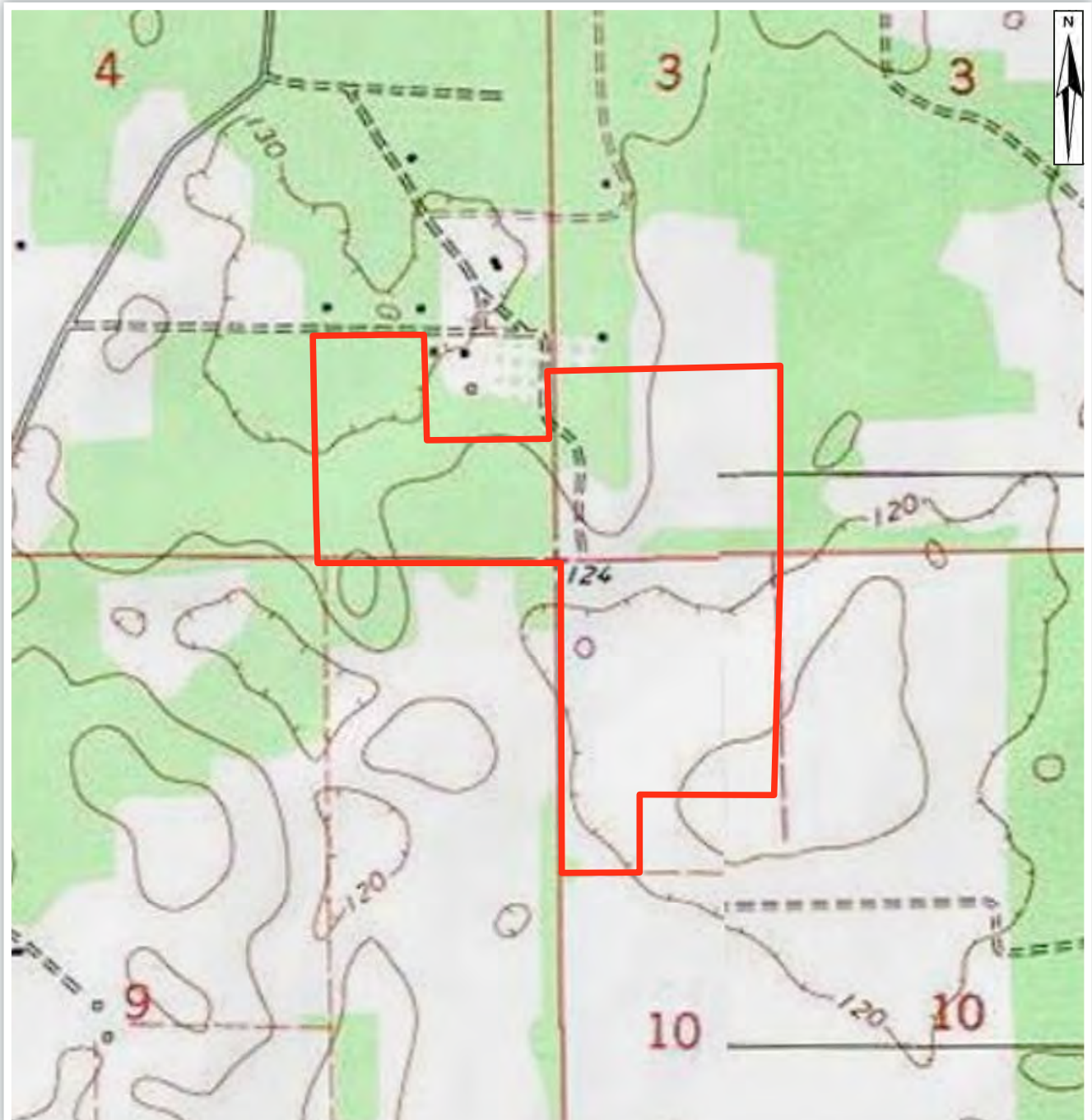
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Jackson County Timber Tracts

Henry Way - Topo Map



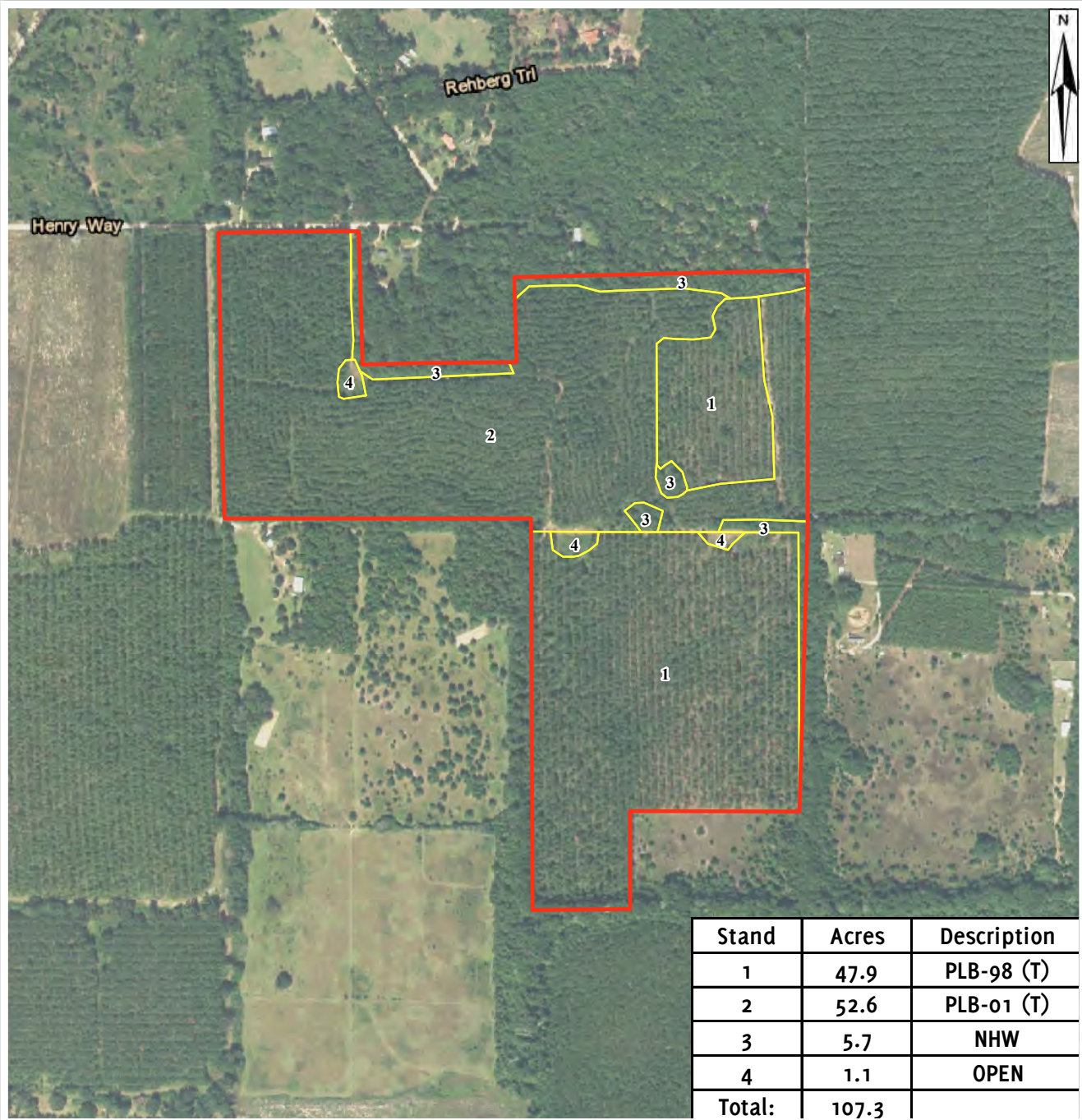
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Henry Way - Timber Stand Map



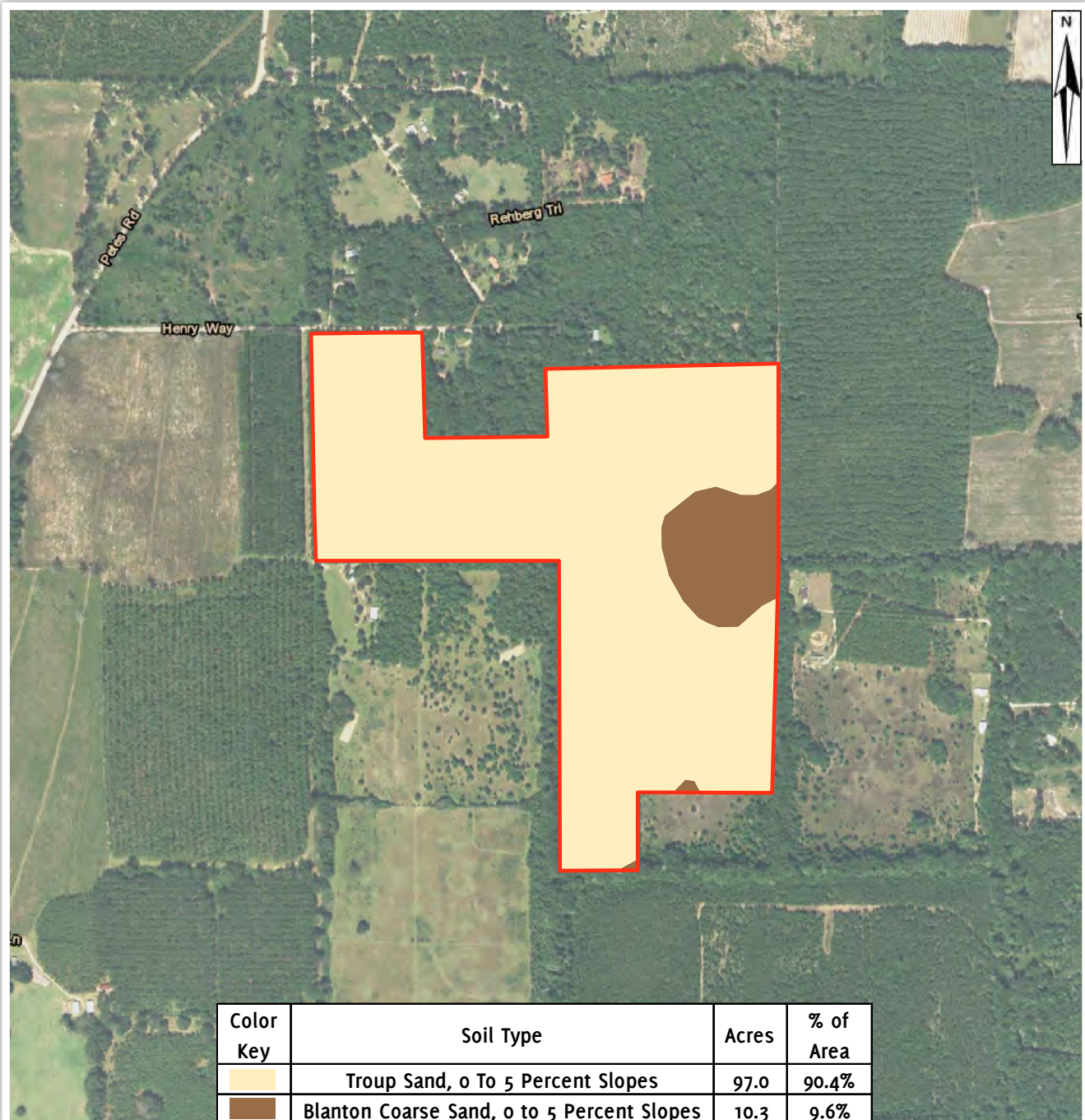
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Henry Way - Soil Map



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Henry Way Photos



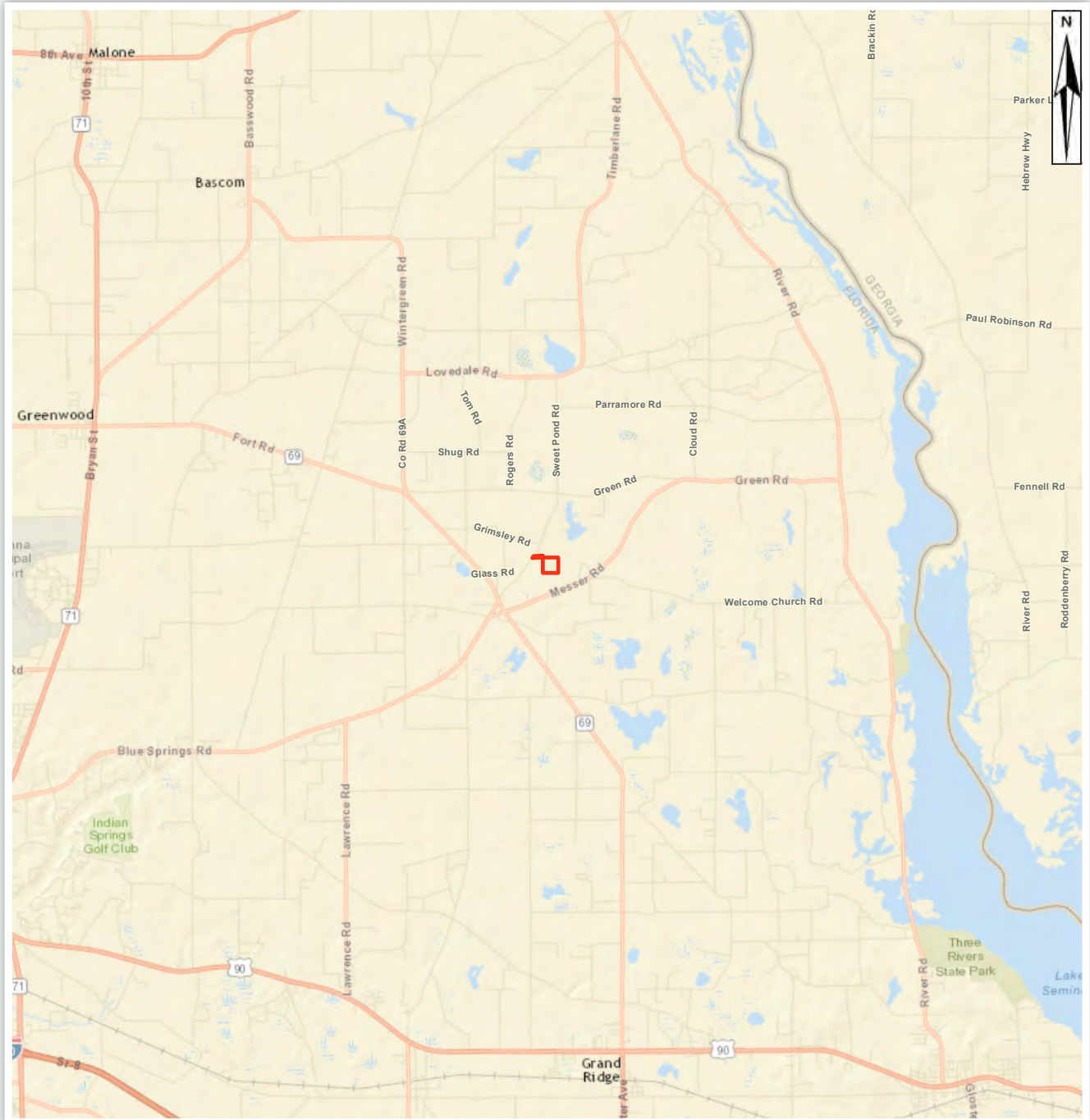
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Sweet Pond - Location Map



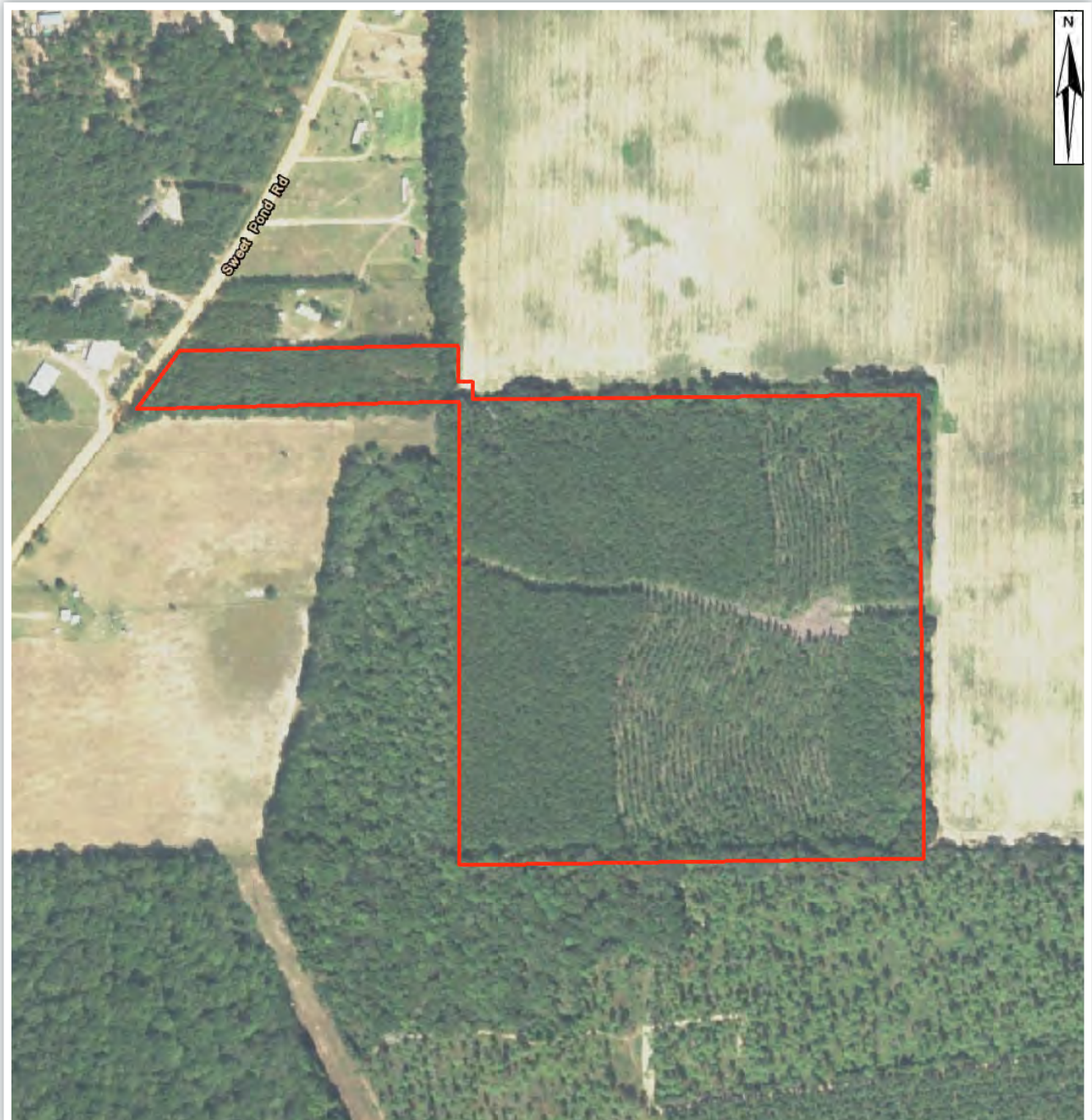
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Jackson County Timber Tracts

Sweet Pond - Aerial Map



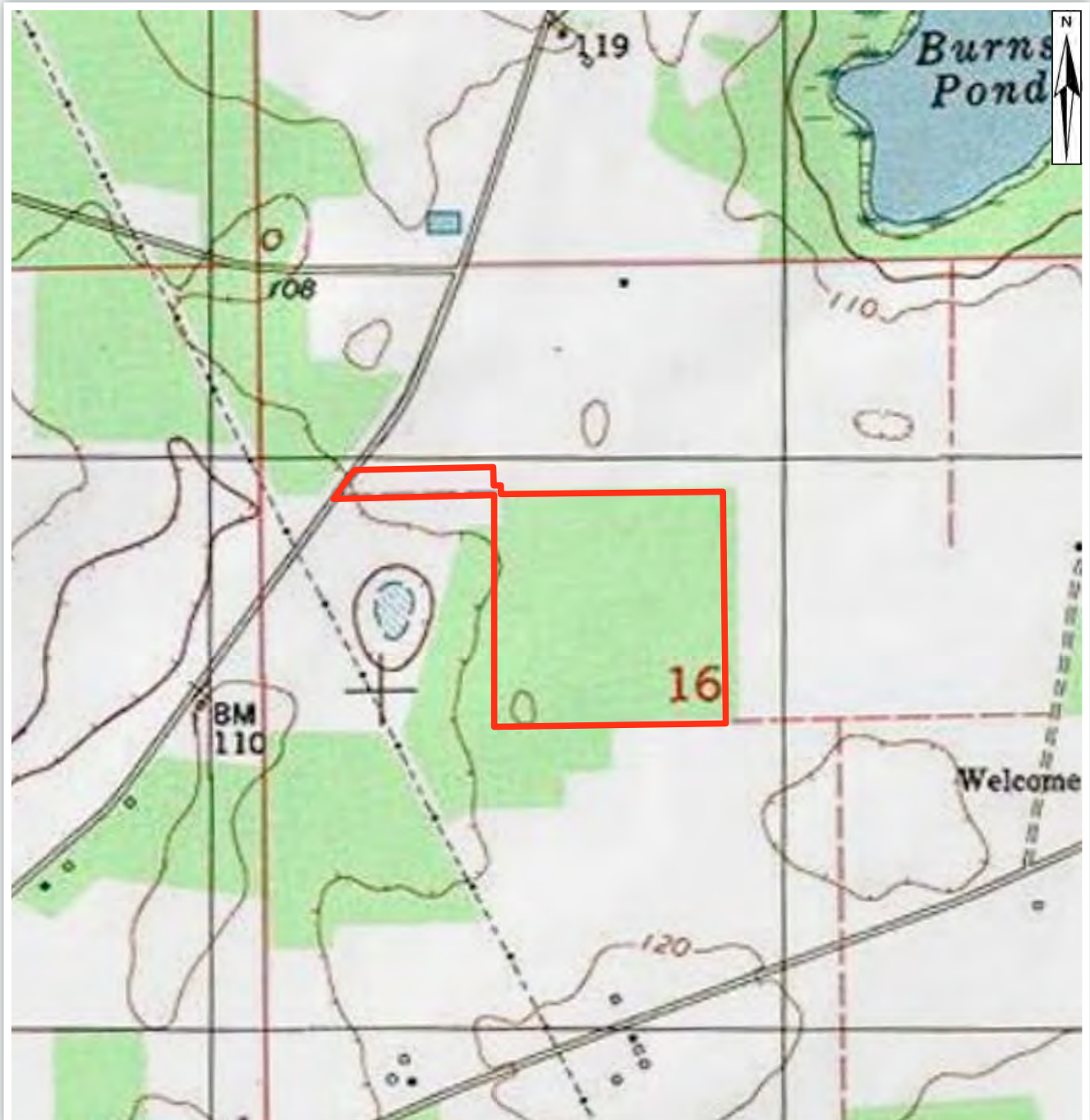
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Sweet Pond - Topo Map



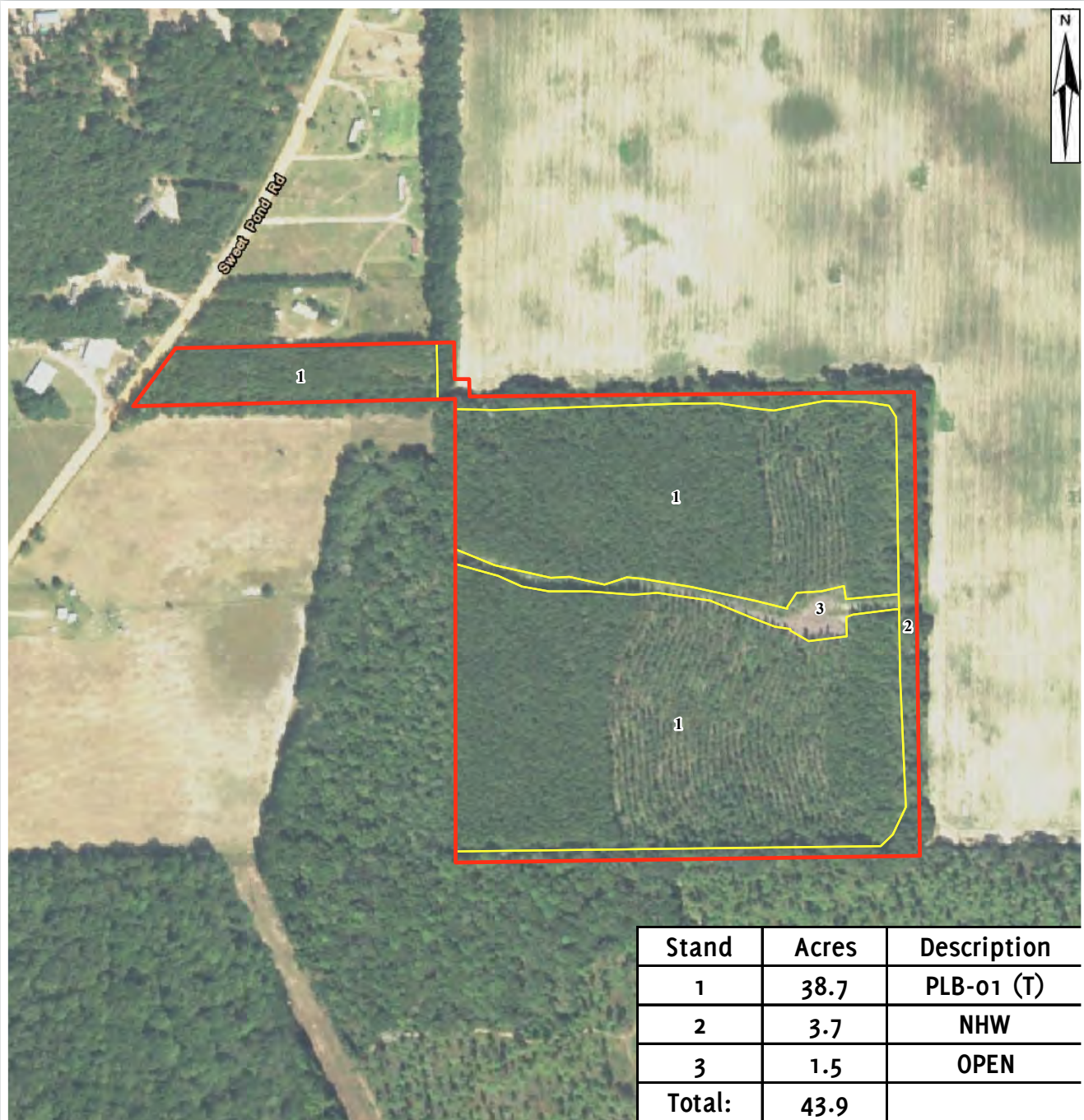
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Sweet Pond - Timber Stand Map



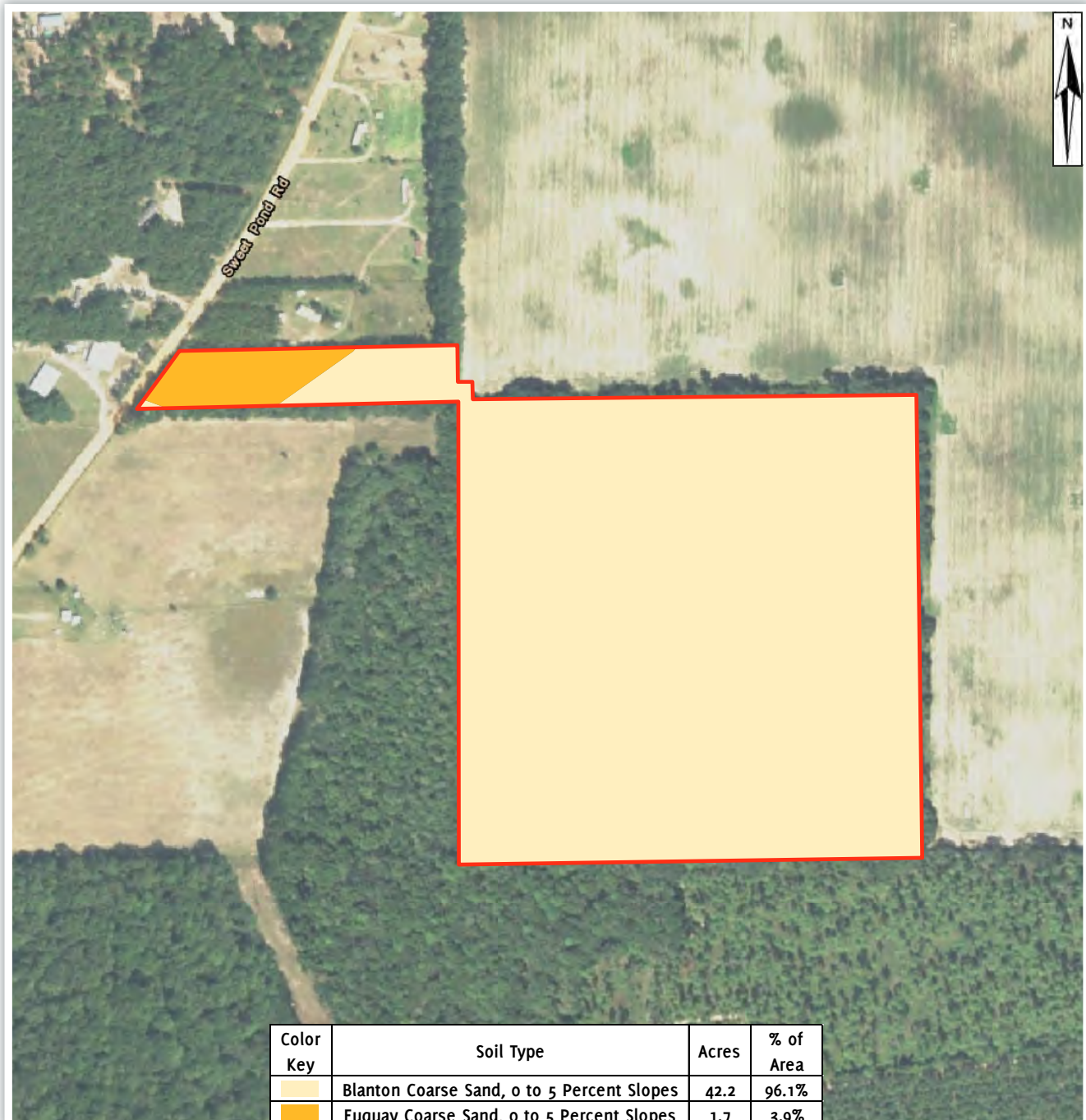
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Sweet Pond - Soil Map



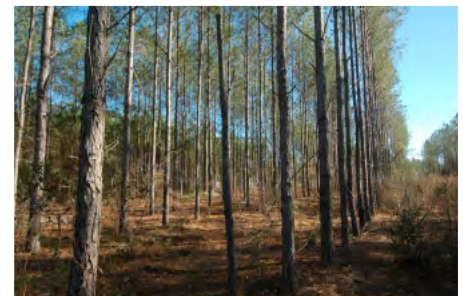
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