

INTERLACHEN TIMBER AND HUNTING TRACT

707 ± Acres • Interlachen, Florida • Putnam County



DEAN SAUNDERS, ALC, CCIM
Managing Director/ Senior Advisor
772.332.9070
dean@svn.com



TONY WALLACE, CF
Senior Advisor
352.538.7356
tony.wallace@svn.com

Interlachen Timber & Hunting Tract



Sale Price **\$2,475,000**

OFFERING SUMMARY

Acreage: 707 ± Acres
Price / Acre: \$3,501
City: Interlachen
County: Putnam
Property Type: Timber & Recreation

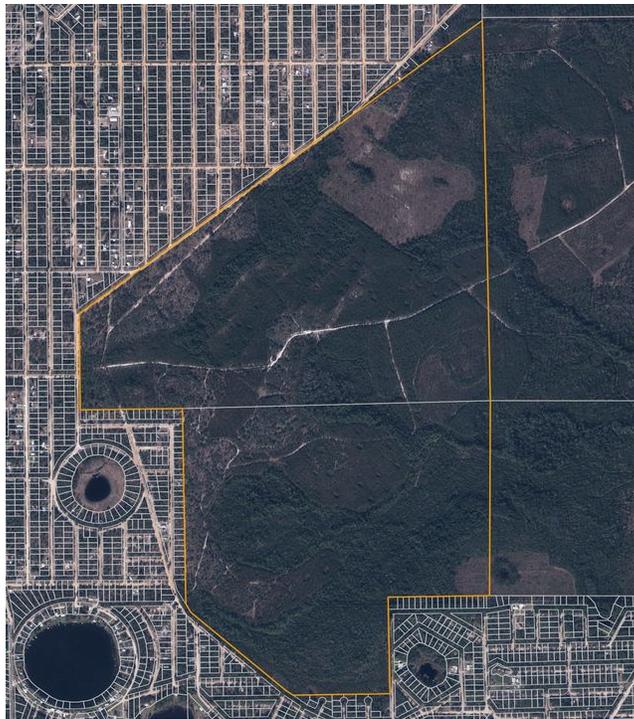
PROPERTY OVERVIEW

Interlachen Timber and Hunting Tract is an exceptional 707-acre land investment opportunity in North Central Florida. Over 62% of uplands with productive timber soils, well-managed merchantable and pre-merchantable planted slash pine located in a prime timber market. Great recreational opportunities with abundant game for hunting and numerous wood roads and trails for ATV/UTV and horseback riding. Located within 25 miles to Gainesville and the University of Florida, 15 miles to Palatka and the St. Johns River, and only about an hour's drive to Jacksonville and the Atlantic beaches.



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Land Investment • Timberland
Uplands / Wetlands:	62% Uplands / 38% Wetlands
Soil Types:	Primarily Myakka; Tavares; Zolfo; Ona Fine Sands in the Uplands; Placid; Placid-Pompano in the Wetlands
Taxes & Tax Year:	\$2,772.58 [\$3.92/acre]
Zoning / FLU:	Zoning/FLU: Agriculture
Water Source & Utilities:	Well & Septic
Road Frontage:	1.5 miles of frontage on County maintained graded roads.
Nearest Point of Interest:	Within 25 miles to Gainesville and the University of Florida, 15 miles to Palatka and the St. Johns River, one hour drive to Jacksonville.
Potential Recreational / Alt Uses:	Hunting, Horseback Riding ATV/UTV Trails, Conservation
Land Cover:	Planted Slash Pine and Natural Longleaf Pine Stands in the Uplands; Hardwoods and Cypress in the Wetlands
Game Population Information:	Good populations of deer, turkey, hogs and small game
Timber Cruise:	Timber cruise available
Age of Stages of Timber:	51 acres of 14 year old thinned planted slash pine; 265 acres of premerchantable planted pines, 99 acres of upland natural pine/hardwood timber.
Current Management Information:	Timber was previously managed under long-term timber lease. Lease expired at the end of 2021



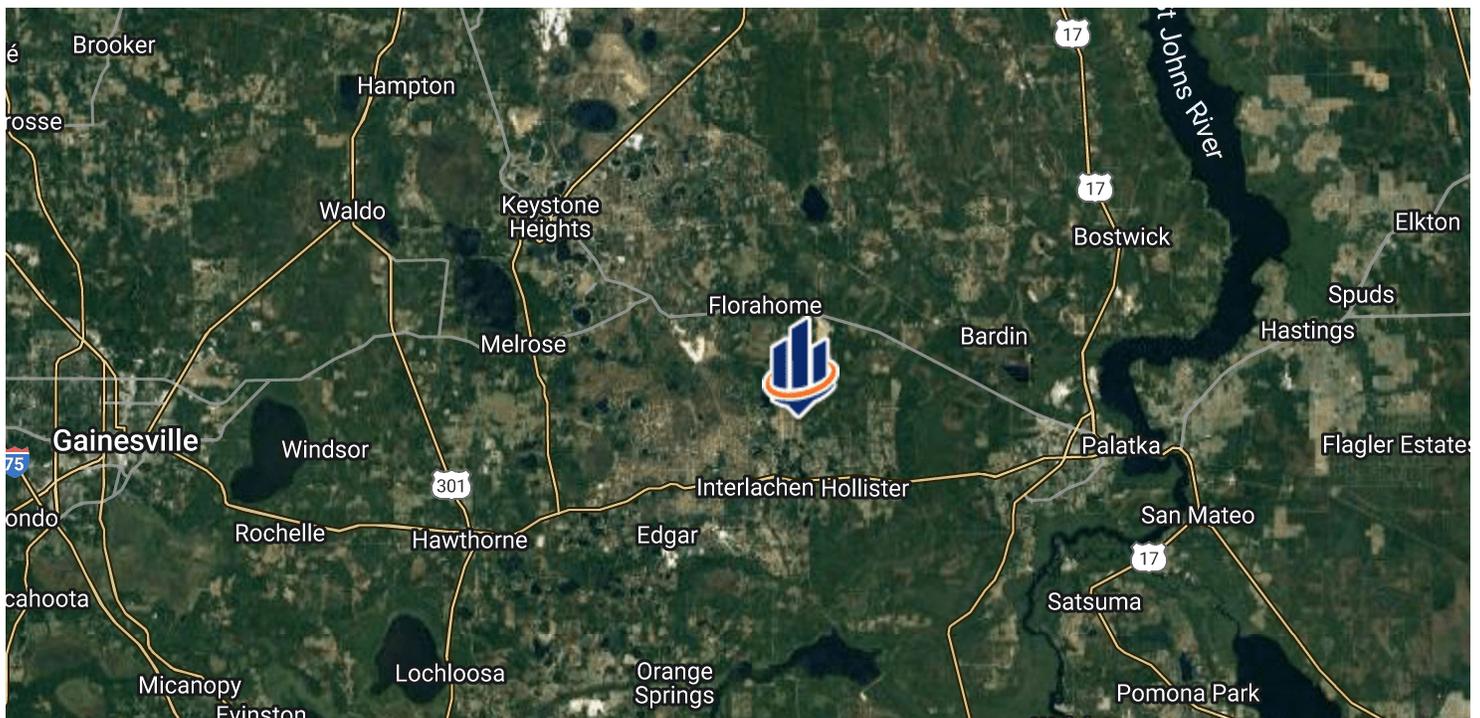
LOCATION & DRIVING DIRECTIONS

Parcel: 36-09-24-0000-0010-0000 and 01-10-24-0000-0010-0000

GPS: 29.6600373, -81.8581158

Driving Directions: From SR-20 go North on CR-315 2.4 miles then right on Main Dr; 0.1 mile Main Dr curves left and becomes Silver Lake Dr, go 0.3 miles left on Carnation St, Go 0.2 miles and Carnation becomes Poinsetta Dr.; go 0.1 mile then left on Fowler St.; go 1.0 mile and right onto Evans Ave; go 0.1 mile and left onto Carr St.; go 0.2 miles to gate.

Showing Instructions: Contact a listing agent to arrange a showing





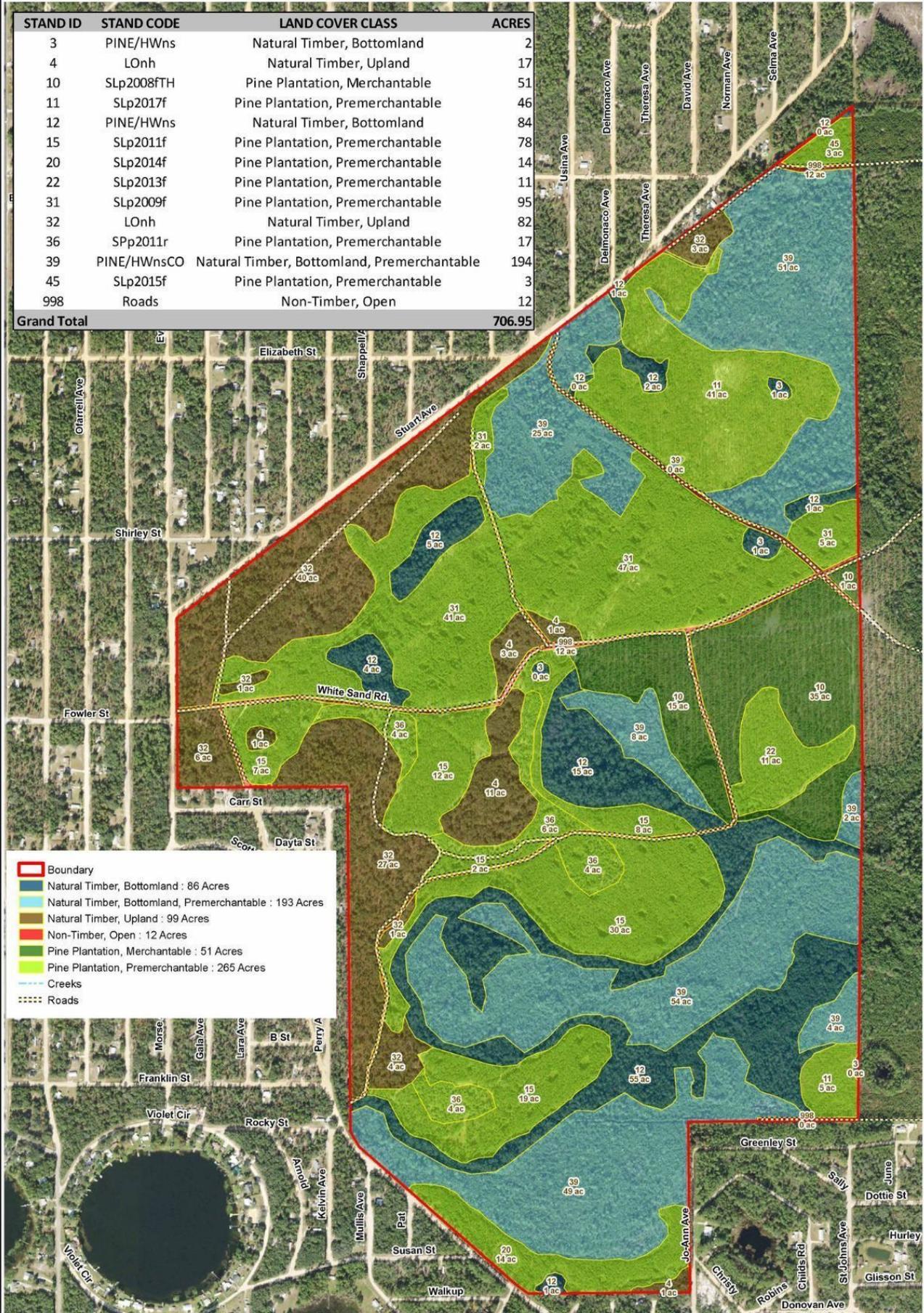
Interlachen Timber & Hunting Tract

Putnam County, FL

Timber Stand Map

Nov-2021 NAIP Aerial Photo

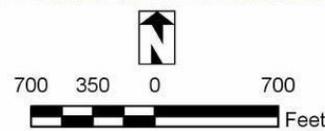
STAND ID	STAND CODE	LAND COVER CLASS	ACRES
3	PINE/HWns	Natural Timber, Bottomland	2
4	LOnh	Natural Timber, Upland	17
10	SLp2008fTH	Pine Plantation, Merchantable	51
11	SLp2017f	Pine Plantation, Premerchantable	46
12	PINE/HWns	Natural Timber, Bottomland	84
15	SLp2011f	Pine Plantation, Premerchantable	78
20	SLp2014f	Pine Plantation, Premerchantable	14
22	SLp2013f	Pine Plantation, Premerchantable	11
31	SLp2009f	Pine Plantation, Premerchantable	95
32	LOnh	Natural Timber, Upland	82
36	SPP2011r	Pine Plantation, Premerchantable	17
39	PINE/HWnsCO	Natural Timber, Bottomland, Premerchantable	194
45	SLp2015f	Pine Plantation, Premerchantable	3
998	Roads	Non-Timber, Open	12
Grand Total			706.95



Boundary

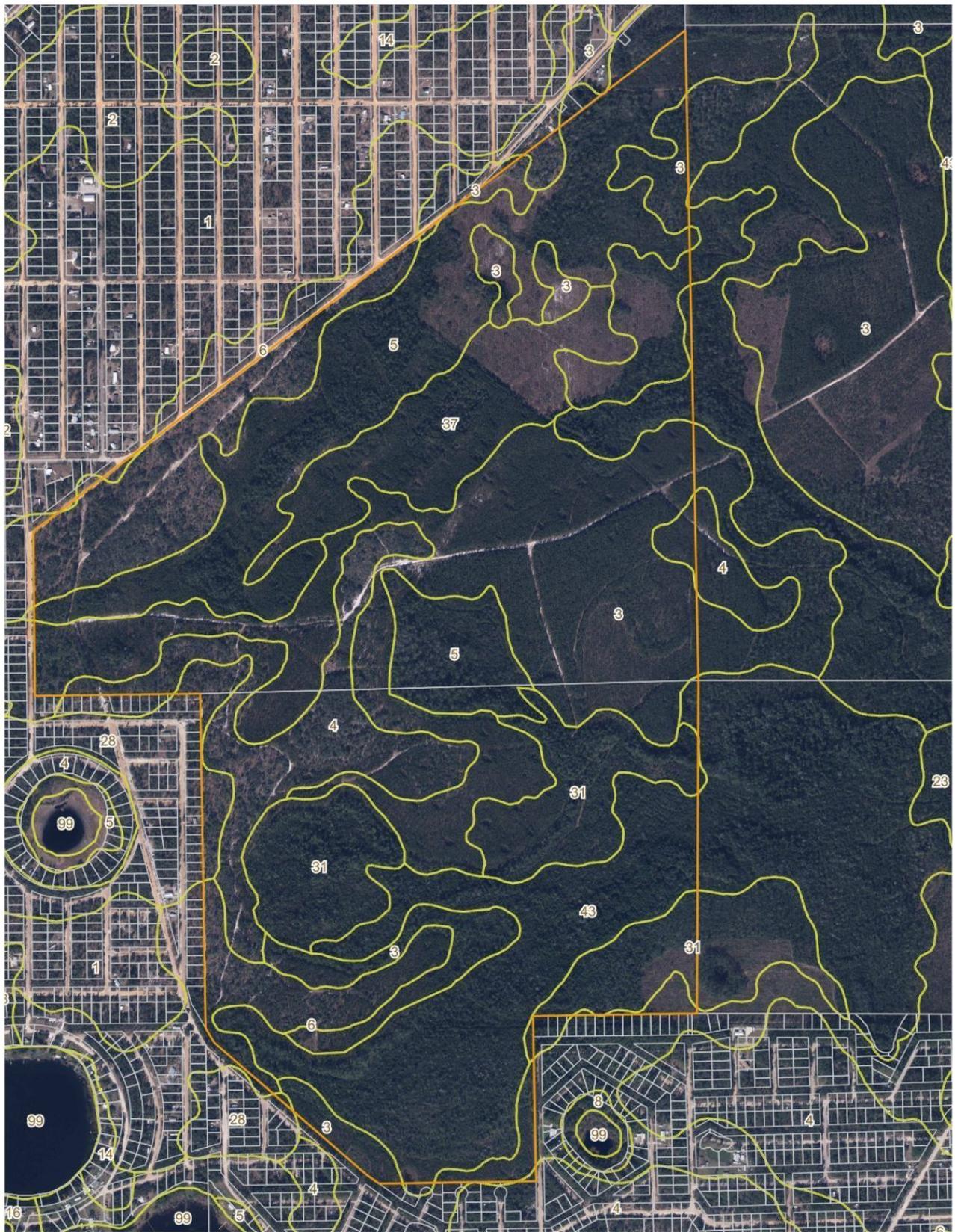
- Natural Timber, Bottomland : 86 Acres
- Natural Timber, Bottomland, Premerchantable : 193 Acres
- Natural Timber, Upland : 99 Acres
- Non-Timber, Open : 12 Acres
- Pine Plantation, Merchantable : 51 Acres
- Pine Plantation, Premerchantable : 265 Acres
- Creeks
- Roads

NOTICE:
 THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT. STANDS LABELED 0 AC ARE < 1/2 ACRE.
 THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION.
 FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.
 MAP CREATED BY : J SAARELA
 MAP CREATED ON : 08/26/2022



NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
 356 NW Lake City Ave.
 Lake City, FL 32055
 (386) 438-5896

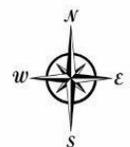




Interlachen Timber and Hunting Tract - Soils Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Soils Boundaries

CODEDESC	ACRES
3 Myakka Fine Sand	220
5 Placid Fine Sand, Depressional Placid-Pompano Association, Frequently Flooded	139
43 Myakka Fine Sand, Depressional	96
31 Tavares Fine Sand, 0 To 5 Percent Slopes	75
6 Zolfo Fine Sand	66
4 Ona Fine Sand	55
37 Centenary Fine Sand	48
28 Candler Fine Sand, 0 To 5 Percent Slopes	8
1	1
TOTAL = 706.954962072007 acres	

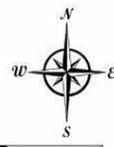




Interlachen Timber and Hunting Tract - Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands

CODEDESC	ACRES
6460: Mixed Scrub-Shrub Wetland	84.0
6300: Wetland Forested Mixed	62.7
6250: Hydric Pine Flatwoods	57.9
6110: Bay Swamps	50.3
6170: Mixed Wetland Hardwoods	12.5
TOTAL WETLANDS	267.4
TOTAL UPLANDS	439.5
TOTAL ACRES	706.9



Great Hunting & Timber Tract





JOHN A. "TONY" WALLACE, CF

Senior Advisor

tony.wallace@svn.com

Direct: 352.505.9274 | Cell: 352.538.7356

PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements

EDUCATION

- Recipient of 2009 "Above and Beyond" Award



DEAN SAUNDERS ALC, CCIM

Managing Director/ Senior Advisor

dean@svn.com

Direct: 863.774.3522 | Cell: 863.287.8340

PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles (D-FL).

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean proposed and became one of three main sponsors of Bert J. Harris Private Property Rights Protection Act. This legislation later evolved into Florida's conservation easements programs. The concept of state-owned conservation easements was truly revolutionary 25 years ago, but the success of this idea is recognized today as a tremendous positive impact on our state.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm as Saunders Real Estate, LLC and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate was affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage is also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.

As an industry authority, Dean is published and quoted in a variety of respected journals, such as The Land Report, Florida Investor, Florida Trend, and Florida Forests. He authored the benchmark, award-winning consumer publication, "We Create Solutions: A Primer on Conservation Easements" and produces a real estate Florida land conference based upon his innovative work through the Lay of the Land Market Report. The report is the only source for verified Florida land sales and values for specific land property types.



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

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