



BAKER COUNTY INVESTMENT ACREAGE

MUD LAKE RD
GLEN ST MARY, FL 32040

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Property Overview



Sale Price **\$1,280,000**

OFFERING SUMMARY

Acreage: 160 Acres
Price / Acre: \$8,000
City: Glen St Mary
County: Baker
Property Type: Land: Land Investment, Timberland
Video: [View Here](#)

PROPERTY OVERVIEW

Rare investment opportunity! 160 acres with 1/2 mile of paved road frontage. Quiet country setting but only a 30-minute commute to Jacksonville and Lake City. Property is 91% uplands with 144 acres of professionally managed planted pine timber.



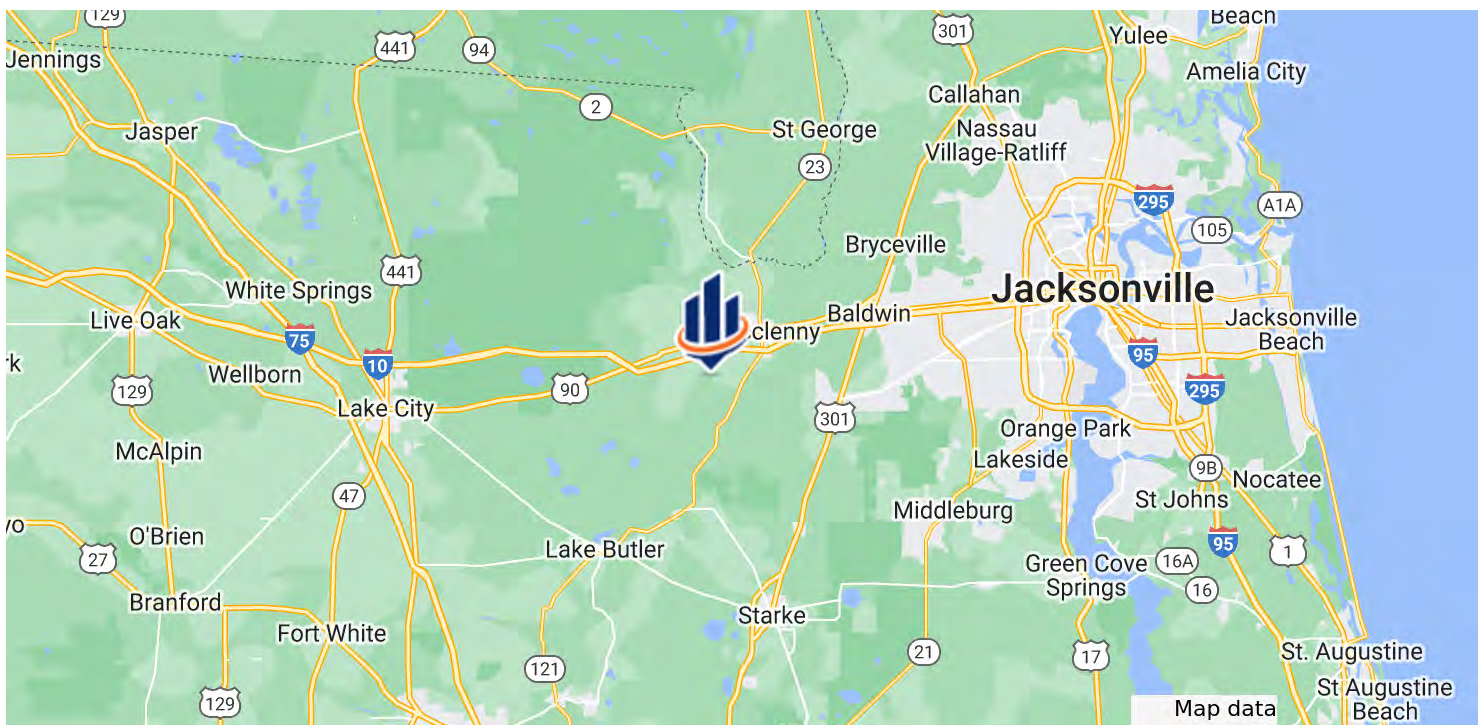
SPECIFICATIONS & FEATURES

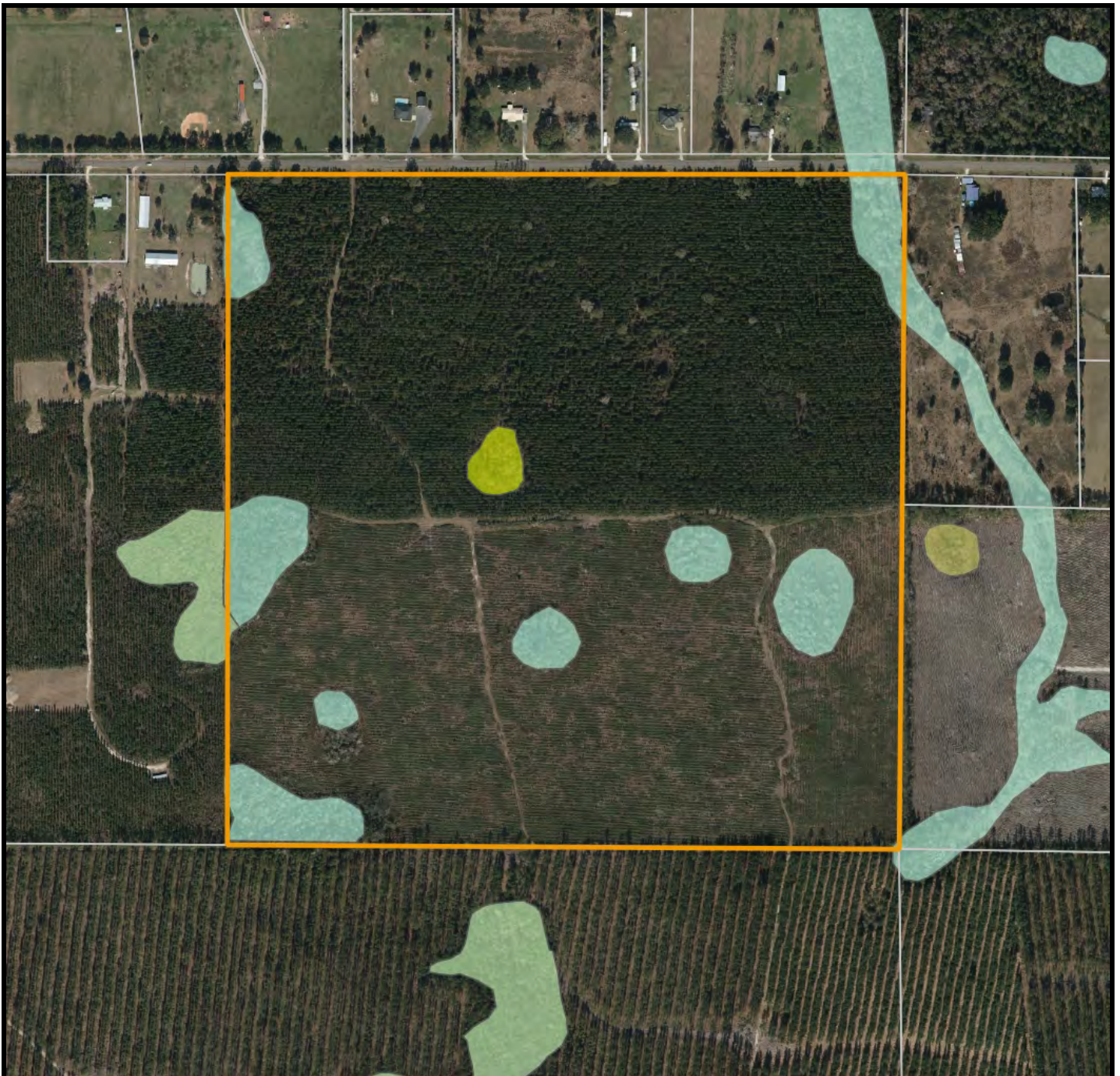
Land Types:	<ul style="list-style-type: none">• Land Investment• Timberland
Uplands / Wetlands:	91% Uplands, 9% Wetlands
Soil Types:	Primarily Ocilla and Pelham Fine Sand
Taxes & Tax Year:	\$947.39 [\$5.92/acre], 2022
Zoning / FLU:	Zoning: AG 7.5, FLU: Agriculture Zone B
Road Frontage:	1/2 mile frontage on Mud Lake Road [aka CR-130], paved 2-lane
Nearest Point of Interest:	Only 4 miles to Interstate 10, 25 miles to Jacksonville and 25 miles to Lake City
Current Use:	Timber production
Potential Recreational / Alt Uses:	Timber production, hunting, estate homesite
Land Cover:	144 acres of planted slash pine
Game Population Information:	Plentiful deer and turkey
Age of Stages of Timber:	2009 Planted Slash Pine - 76 acres; 2016 Planted Slash Pine - 68 acres



LOCATION & DRIVING DIRECTIONS

Parcel:	223S210000000000020
GPS:	30.2225017, -82.1899644
Driving Directions:	From Exit 333 on I-10 travel south on CR-125 2.7 miles, turn right on Mud Lake Rd and go 1.4 miles, property will be on the left.
Showing Instructions:	Contact listing agent to arrange showing.

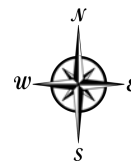




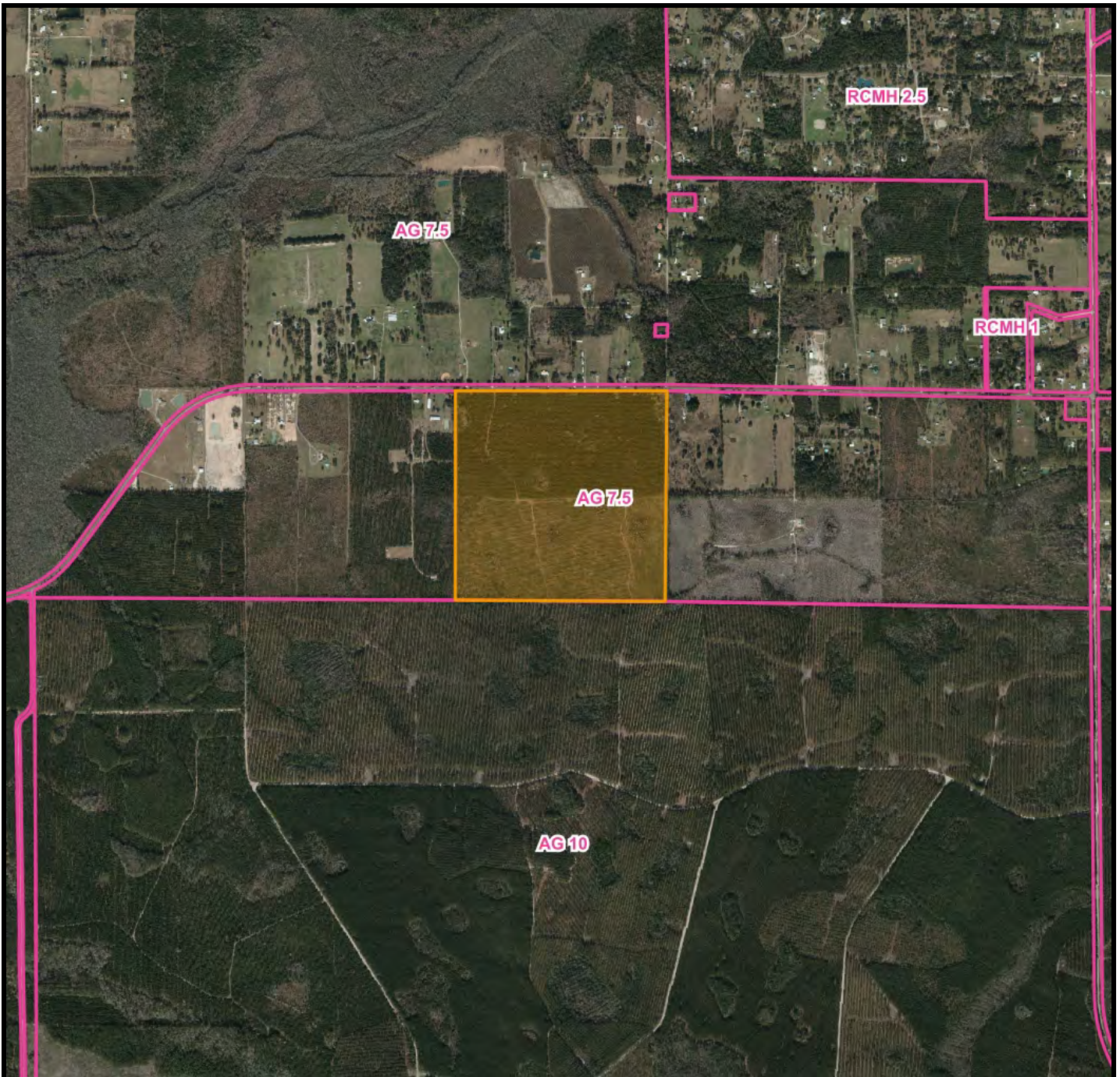
Baker County Investment Acreage - Wetland Map



- 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



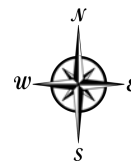
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Baker County Investment Acreage - Zoning Map



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Zoning Outlines
-  Zoning Outlines
-  Zoning Outlines



Additional Photos





JOHN A. "TONY" WALLACE, CF

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, 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

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JEFF BEWSHER

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Jeff Bewsher is a Senior Advisor & Certified Wildlife Biologist at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeff is a Certified Wildlife Biologist with 20 years of experience in big game management and consulting. He started his career researching white-tailed deer and black bears with the Georgia Department of Natural Resources. Currently, he serves as the Legacy Wildlife Services division manager for Natural Resource Planning Service, Inc. As division manager, Jeff oversees the development of a hunting lease management program on over 600,000 acres throughout 5 states in the Southeast including over 1,000 individual hunting clubs.

Jeff concentrates on hunting and timberland recreational properties. His background as a wildlife professional gives him extensive knowledge of deer management and recreational property development. He works with landowners and hunting clubs to improve the quality and quantity of game species on their property. Jeff knows that every recreational property is different and must be managed accordingly to meet the objectives of the landowner. Understanding the wildlife resources and the value they provide helps Jeff serve our landowner clients and customers looking for that right recreational property.

Jeff is a member of The Wildlife Society, the Quality Deer Management Association and the National Wildlife Turkey Federation. Jeff is also a lifelong sportsman. When not in the woods working, he spends his free time hunting, fishing and horseback riding. Jeff and his wife of 14 years have one daughter.

Jeff specializes in: • Hunting and Recreational Tracts • Conservation Properties • Timberland

SVN | Saunders Ralston Dantzler

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For more information visit SVNsaunders.com

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