



LAKE CITY TIMBERLAND TRACT

SE STATE ROAD 100
LAKE CITY, FL 32055

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Property Overview



Sale Price **\$3,993,500**

OFFERING SUMMARY

Acreage: **1,141 Acres**
Price / Acre: \$3,500
City: Lake City
County: Columbia
Property Type: Land: Timberland, Transitional

PROPERTY OVERVIEW

Excellent opportunity to invest in a 1,141 acre productive timberland tract in North Florida that can provide the investor with timber harvest cashflows and recreational opportunities now and potential development opportunities in the future. This property has one mile of frontage on SR-100 [paved] and addition frontage on Mt. Carrie Rd. and SE County Line Rd. [both graded]. Property is only 5 miles SE of Lake City, Florida and is located only five minutes away from the Lake City Airport and the 2,622-acre North Florida Mega Industrial Park. Professionally managed timber with 333 acres of merchantable planted pines [Ages 25, 21, 20, 17 and 16] and 396 acres of premerchantable planted pines [Ages 11, 10, 9, 6, and 4].

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland• Transitional
Uplands / Wetlands:	68% Uplands, 32% Wetlands according to NWI data
Soil Types:	Primarily Pelham and Mascotte Fine Sands on the uplands and Ocilla Fine Sand in wetlands.
Taxes & Tax Year:	\$4.15 per acre (2023)
Zoning / FLU:	Agriculture 1 - one DU per 20 acres
Road Frontage:	Approximately 1 mile of frontage on SR-100.
Current Use:	Timber production, recreation.
Game Population Information:	Plentiful deer, turkey and wild hogs.
On Site Road Access:	Good external access from SR-100, Mt Carrie Rd, and SE Countyline Rd. Good internal road system.
Age of Stages of Timber:	333 acres of merchantable planted slash pines (average age 17 yrs), 396 acres of premerchantable planted slash pines (average age 6 yrs). See timber type map for details.
Current Management Information:	Land professionally managed by consulting forester.



LOCATION & DRIVING DIRECTIONS

Parcel:

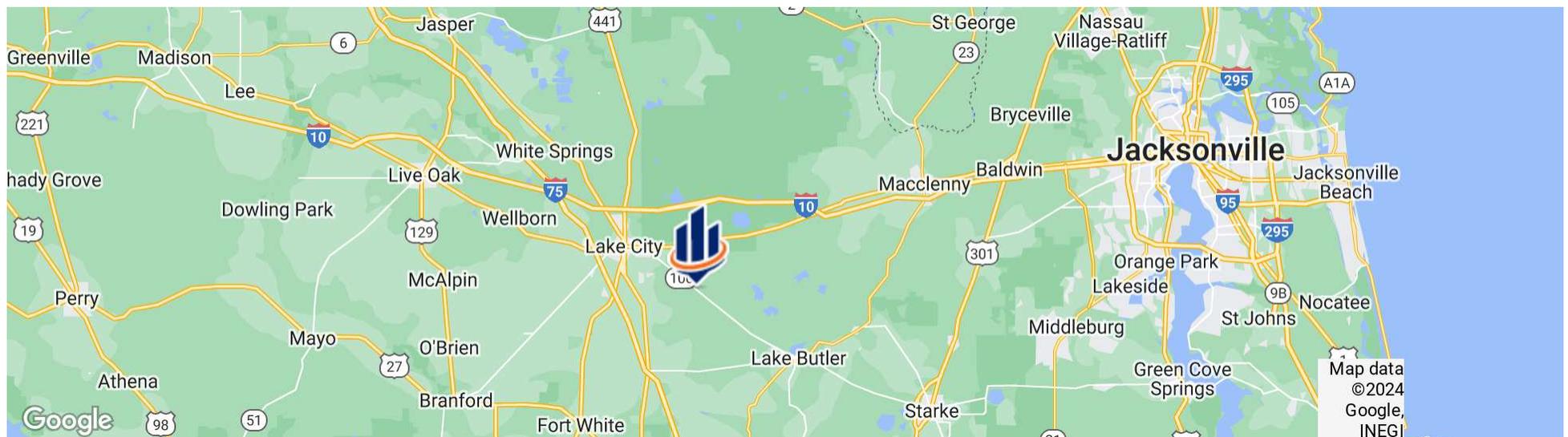
GPS: 30.1210659, -82.5101173

Driving Directions:

From the intersection of SR-100 and US-90 in Lake City, travel 6.8 miles SE on SR-100 and property will be on the left.

Showing Instructions:

Contact listing agent to arrange showing.



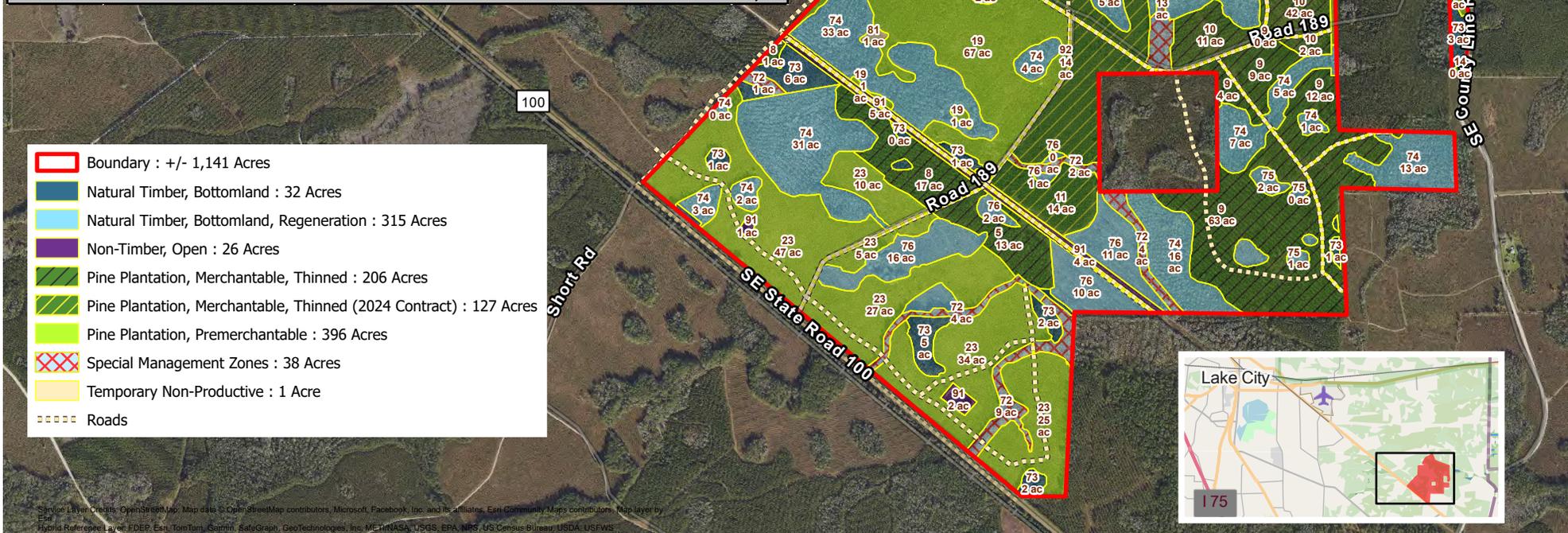
Phillips Forest Tract

Columbia County, FL

Timber Stand Map

2023 NAIP Aerial Photo

STAND ID	STAND CODE	LAND COVER	ACRES
5	SLp1999fTH	Pine Plantation, Merchantable, Thinned	13
8	SLp2003fTH	Pine Plantation, Merchantable, Thinned	18
9	SLp2004fTH	Pine Plantation, Merchantable, Thinned	88
10	SLp2007fTH	Pine Plantation, Merchantable, Thinned	87
11	SLp2008f	Pine Plantation, Merchantable, Thinned (2024 Contract)	127
14	SLp2013f	Pine Plantation, Premerchantable	6
15	SLp2014f	Pine Plantation, Premerchantable	60
16	SLp2015f	Pine Plantation, Premerchantable	109
19	SLp2018f	Pine Plantation, Premerchantable	73
23	SLp2020f	Pine Plantation, Premerchantable	148
72	SMZ	Special Management Zones	38
73	HWDnb	Natural Timber, Bottomland	32
74	HWDnb	Natural Timber, Bottomland, Regeneration	243
75	HWDnb	Natural Timber, Bottomland, Regeneration	32
76	HWDnbCC2021	Natural Timber, Bottomland, Regeneration	40
81	Cutover Pine Plantation	Temporary Non-Productive	1
91	Open	Non-Timber, Open	12
92	Road	Non-Timber, Open	14
Grand Total			1,141



Boundary : +/- 1,141 Acres

Natural Timber, Bottomland : 32 Acres

Natural Timber, Bottomland, Regeneration : 315 Acres

Non-Timber, Open : 26 Acres

Pine Plantation, Merchantable, Thinned : 206 Acres

Pine Plantation, Merchantable, Thinned (2024 Contract) : 127 Acres

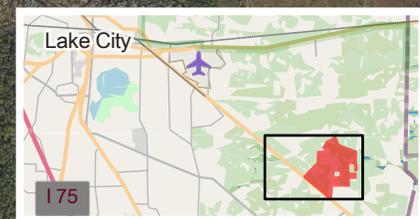
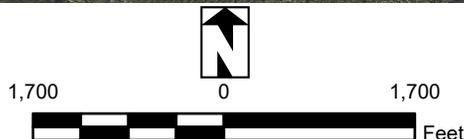
Pine Plantation, Premerchantable : 396 Acres

Special Management Zones : 38 Acres

Temporary Non-Productive : 1 Acre

Roads

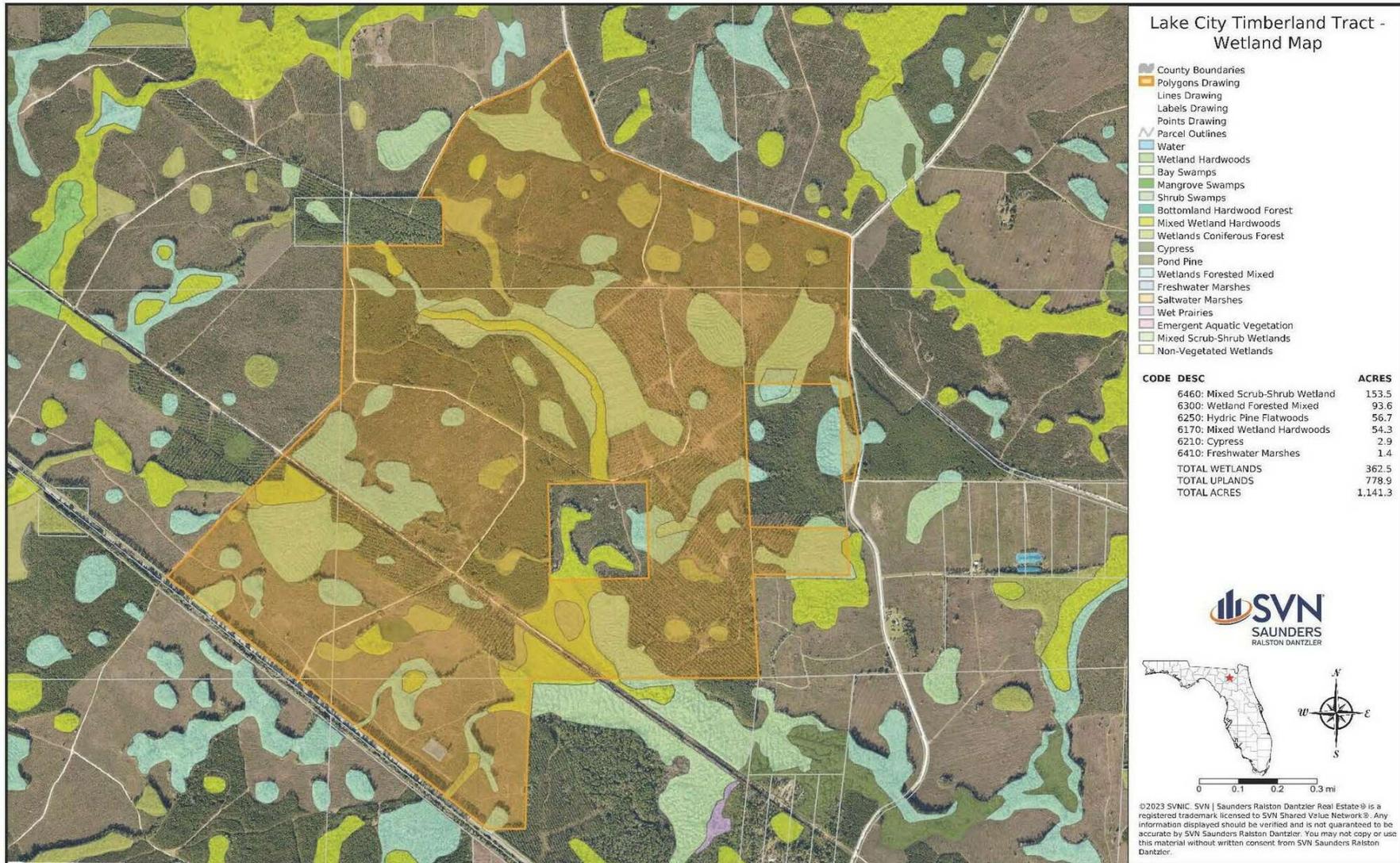
NOTICE:
 THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.
 THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.
 MAP CREATED BY : J SAARELA
 MAP CREATED ON : 02/27/2024



NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
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NWI Wetland Map







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.

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MATTHEW SIMPSON, CF

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PROFESSIONAL BACKGROUND

Matthew Simpson, CF is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

Matthew has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. He specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

Matthew is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. He has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University. He currently resides in Lake City, Florida with his wife and two children.

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