



SOUTHERN FORESTRY
REALTY

NORTH FLORIDA LAND COLLECTION

Timber | Wildlife | Recreation | Investment

Presented by Southern Forestry Realty, Inc.

Executive Summary

A curated portfolio of North Florida timber, recreational, and rural homesite opportunities.

Property	Acres	Upland	Wetland	\$/Ac	Total
Old River	125	80%	20%	\$5,450	\$681,250
Frick West	40	75%	25%	\$4,900	\$196,000
Frick East	68	59%	41%	\$4,100	\$278,800
Davis South	20	70%	30%	\$6,900	\$138,000
Davis North	20	60%	40%	\$6,200	\$124,000
Bateau Road North	12	100%	0%	\$8,500	\$102,000
Bateau Road South	24	100%	0%	\$8,000	\$192,000
Total - Individual Pricing	309				\$1,712,050

Portfolio Snapshot

TOTAL ACRES

309

INDIVIDUAL TOTAL

\$1,712,050

PACKAGE OPTION

148 ac

PACKAGE PRICE

\$666,000

PACKAGE SAVINGS

\$70,800

COUNTY

Jackson, FL

The Frick and Davis tracts are offered individually, but may also be acquired together as a 148-acre contiguous holding at \$4,500 per acre.

Collection Strategy

Separate offerings with a clear combined acquisition opportunity.

Individual Tract Flexibility

- Buyers may select specific tracts based on budget, acreage target, road frontage, and desired use.
- The smaller Davis and Bateau tracts provide accessible entry points for private homesites or land investors.

148-Acre Package

\$666,000

Frick West, Frick East, Davis South, and Davis North combine into a contiguous 148-acre timber and recreational holding. Package pricing reflects a \$70,800 discount compared with individual tract pricing.

Tract	Acres	Individual
Frick West	40	\$196,000
Frick East	68	\$278,800
Davis South	20	\$138,000
Davis North	20	\$124,000
Individual Total	148	\$736,800
Package Price	148	\$666,000
Buyer Savings		\$70,800

OLD RIVER

Premier hunting and timber tract bordering the Apalachee Wildlife Management Area and minutes from Lake Seminole.

ACRES

125

TOTAL PRICE

\$681,250

PRICE / ACRE

\$5,450

UPLAND

80%

WETLAND

20%

FRONTAGE

1,700' River Road

Old River

Property character, access, and investment value.

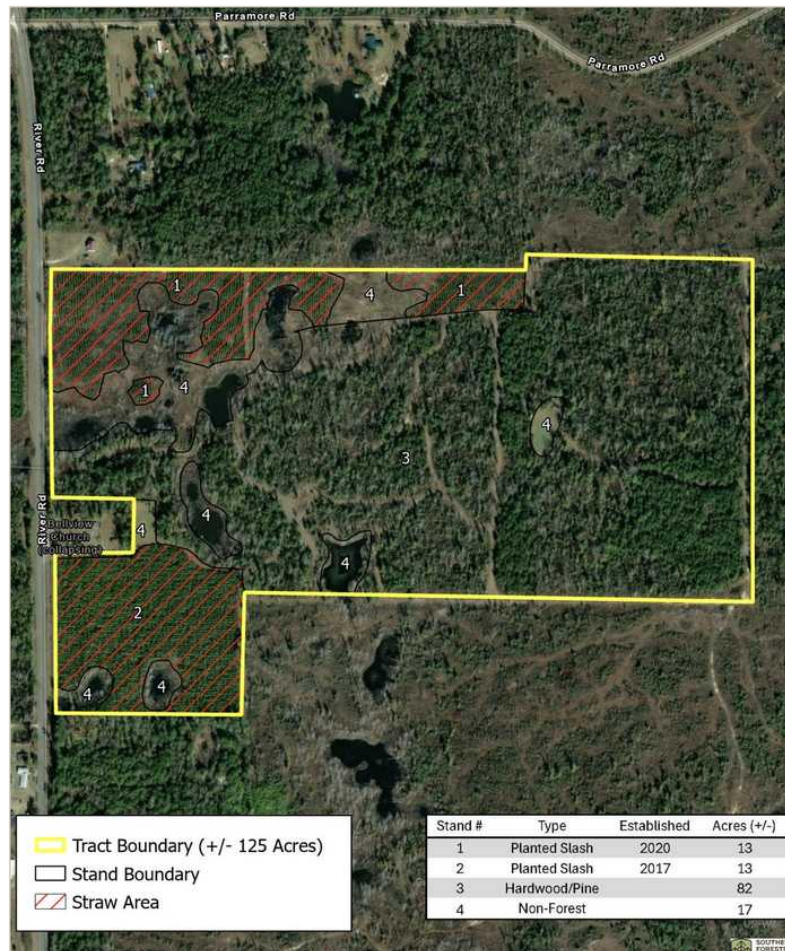
Why It Stands Out

- Borders the Apalachee Wildlife Management Area along portions of two boundaries, helping limit neighboring hunting pressure and strengthening the recreation and hunting story.
- Planted pine, natural timber, multiple ponds, and strong habitat diversity for deer, turkey, and waterfowl.
- Approximately one mile to Parramore Landing on Lake Seminole and eight miles to Three Rivers State Park.



Old River Map

Stand boundaries, pine straw areas, access, and property layout.



Map Notes

- +/- 125-acre tract boundary shown in yellow.
- Stand table shows planted slash pine, hardwood/pine, and non-forest acreage.
- Pine straw areas are highlighted with red hatching.
- River Road frontage and internal access are clearly visible.

Frick West

Income-producing pine straw tract with a pond, road frontage, and rural homesite potential.



At a Glance

ACRES
40

TOTAL PRICE
\$196,000

\$/ACRE
\$4,900

UPLAND
75%

WETLAND
25%

INCOME
30 ac pine straw

Highlights

- Approximately 40 acres in northeast Jackson County with a clean rectangular layout and Parramore Road frontage.
- Planted slash pine established in 2019 and 2020, plus a pond and open/non-forest acreage.
- May be acquired individually or combined with the adjacent Frick and Davis tracts.

Road Frontage

1,320' Parramore Road

Location Context

Northeast Jackson County with access to Marianna, Blue Springs Recreation Area, Lake Seminole, and Interstate 10 corridors.

Frick West Map

Property boundary, stand summary, and access.



Map Review

- Orange boundary identifies the tract limits.
- Red hatching shows current pine straw acreage.
- Stand table identifies planted pine, hardwood/pond, and open/non-forest areas.
- Road labels orient access and frontage.

Frick East

Larger timber and recreation tract with pine straw income and seasonal ponded water.



Highlights

- The largest of the Frick/Davis tracts at approximately 68 acres with strong Parramore Road exposure.
- Planted pine and pond features create income, habitat, and long-term land value.
- Works well as a standalone tract or as the core of the 148-acre combined acquisition.

At a Glance

ACRES
68

TOTAL PRICE
\$278,800

\$/ACRE
\$4,100

UPLAND
59%

WETLAND
41%

INCOME
40 ac pine straw

Road Frontage

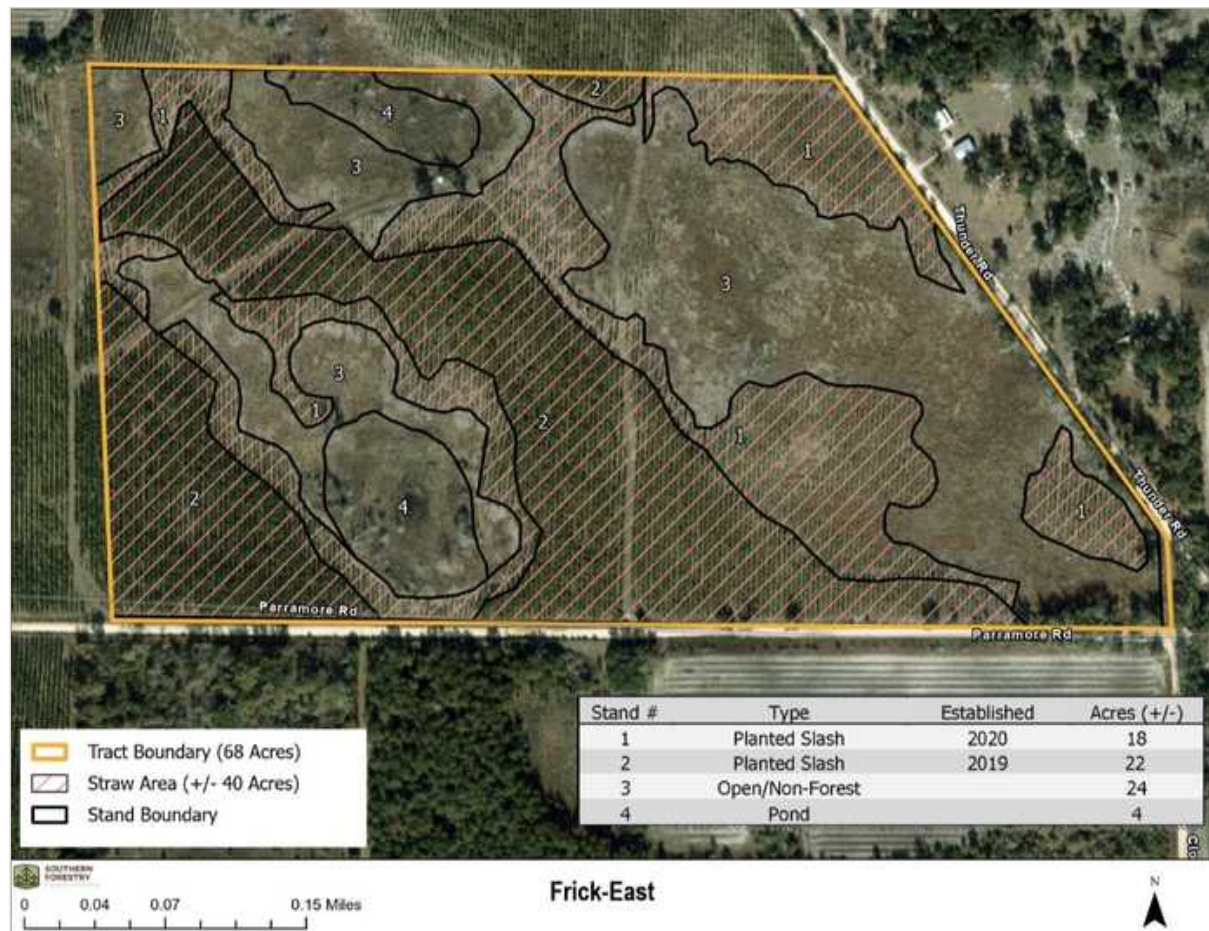
2,600' Parramore Road

Location Context

Northeast Jackson County with access to Marianna, Blue Springs Recreation Area, Lake Seminole, and Interstate 10 corridors.

Frick East Map

Property boundary, stand summary, and access.



Map Review

- Orange boundary identifies the tract limits.
- Red hatching shows current pine straw acreage.
- Stand table identifies planted pine, hardwood/pond, and open/non-forest areas.
- Road labels orient access and frontage.

Davis South

Private 20-acre homesite and timber-income opportunity on Thunder Road.



Highlights

- Compact acreage with a strong upland component and established pine plantation.
- Pine straw agreement on approximately 14 acres creates a simple income component.
- Good fit for a buyer seeking a private rural retreat without purchasing a larger tract.

At a Glance

ACRES
20

TOTAL PRICE
\$138,000

\$/ACRE
\$6,900

UPLAND
70%

WETLAND
30%

INCOME
14 ac pine straw

Road Frontage

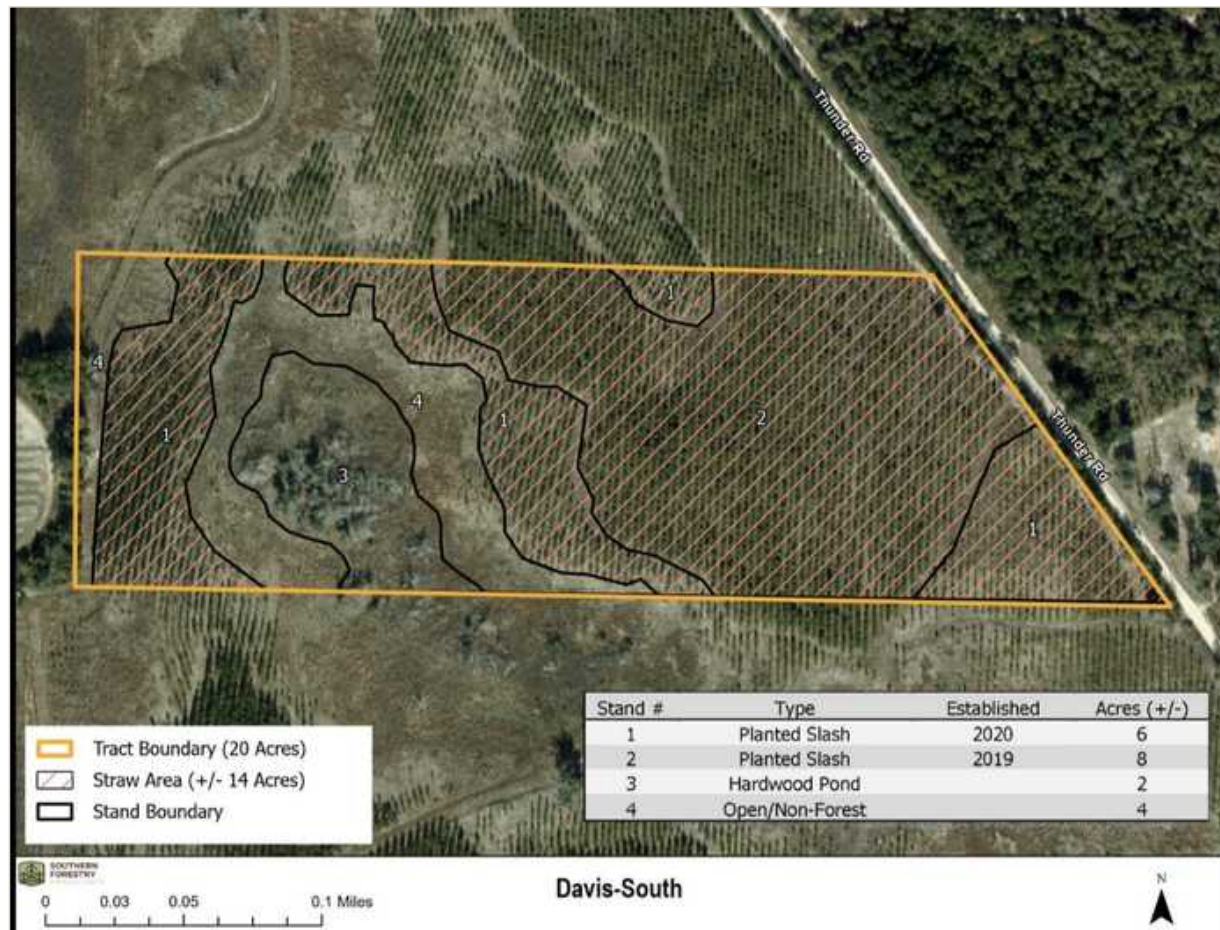
700' Thunder Road

Location Context

Northeast Jackson County with access to Marianna, Blue Springs Recreation Area, Lake Seminole, and Interstate 10 corridors.

Davis South Map

Property boundary, stand summary, and access.



Map Review

- Orange boundary identifies the tract limits.
- Red hatching shows current pine straw acreage.
- Stand table identifies planted pine, hardwood/pond, and open/non-forest areas.
- Road labels orient access and frontage.

Davis North

Affordable 20-acre timber and recreation tract with rural privacy.



Highlights

- A manageable landholding with planted slash pine, open/non-forest areas, and hardwood pond features.
- Road frontage on Thunder Road provides straightforward access.
- Can be purchased independently or assembled with Frick West, Frick East, and Davis South.

At a Glance

ACRES
20

TOTAL PRICE
\$124,000

\$/ACRE
\$6,200

UPLAND
60%

WETLAND
40%

INCOME
12 ac pine straw

Road Frontage

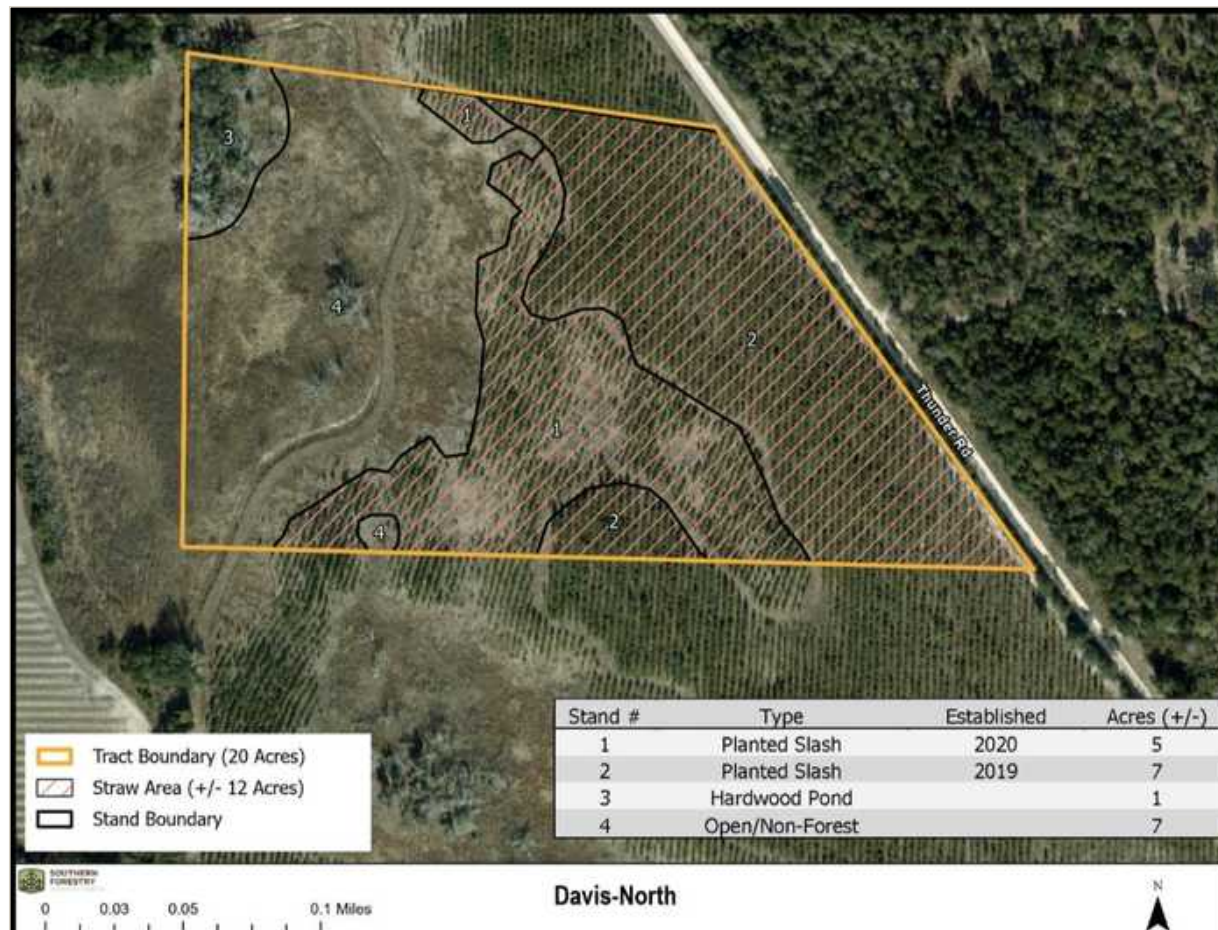
700' Thunder Road

Location Context

Northeast Jackson County with access to Marianna, Blue Springs Recreation Area, Lake Seminole, and Interstate 10 corridors.

Davis North Map

Property boundary, stand summary, and access.



Map Review

- Orange boundary identifies the tract limits.
- Red hatching shows current pine straw acreage.
- Stand table identifies planted pine, hardwood/pond, and open/non-forest areas.
- Road labels orient access and frontage.

Bateau Road North

Premium 12-acre homesite tract with planted pines and pine straw income.



Highlights

- High, dry land in the quiet Dellwood community with easy access to Marianna and Grand Ridge.
- Planted loblolly pine established in 2019 and approximately 10 acres under pine straw production.
- Strong road frontage along county-graded Bateau Pond Road.

At a Glance

ACRES
12

TOTAL PRICE
\$102,000

\$/ACRE
\$8,500

UPLAND
100%

WETLAND
0%

INCOME
10 ac pine straw

Road Frontage

1,600' Bateau Pond Road

Location Context

Northeast Jackson County with access to Marianna, Blue Springs Recreation Area, Lake Seminole, and Interstate 10 corridors.

Bateau Road North Map

Property boundary, stand summary, and access.



Map Review

- Orange boundary identifies the tract limits.
- Red hatching shows current pine straw acreage.
- Stand table identifies planted pine, hardwood/pond, and open/non-forest areas.
- Road labels orient access and frontage.

Bateau Road South

High-visibility 24-acre tract with highway frontage and division potential.



Highlights

- 100% upland tract with frontage on both Bateau Pond Road and Highway 69.
- Approximately 21 acres under pine straw production and planted loblolly pine established in 2019.
- Owner will consider division, creating optionality for homesites or phased sale strategy.

At a Glance

ACRES
24

TOTAL PRICE
\$192,000

\$/ACRE
\$8,000

UPLAND
100%

WETLAND
0%

INCOME
21 ac pine straw

Road Frontage

1,600' Bateau + 2,500' Hwy 69

Location Context

Northeast Jackson County with access to Marianna, Blue Springs Recreation Area, Lake Seminole, and Interstate 10 corridors.

Bateau Road South Map

Property boundary, stand summary, and access.



Map Review

- Orange boundary identifies the tract limits.
- Red hatching shows current pine straw acreage.
- Stand table identifies planted pine, hardwood/pond, and open/non-forest areas.
- Road labels orient access and frontage.



Southern Forestry Realty, Inc.

North Florida land specialists focused on timber, wildlife, recreation, investment, and rural acreage opportunities.

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