

Bethlehem Timberlands

Owner financing
available!

720 Acres
Holmes County, Florida
\$975,000 (\$1,354 Per Acre)



Presented by

Arnie Rogers
Lic. Real Estate Broker
254 East 6th Avenue
Tallahassee, FL 32303
850-491-3288
arogers@verduraproperties.com
www.VerduraProperties.com



Bethlehem Timberlands

Description

Owned for over 50 years by a family with deep Holmes County roots, Bethlehem Timberlands provides an excellent opportunity for an investor who wishes to establish a more aggressive timber program or maintain a focus on recreation. Either way, this well-priced tract possesses strong characteristics that make for a solid investment and owner-financing is available.

Although no timber cruise is available, all of the property's timber is merchantable, providing immediate cash flow to an investor. Much of the planted pine on the 470 acres south of Monroe Paul Road is 20+ years old that has received a plantation cut - although there are some small areas with younger unthinned pine. The northern 250 acres have been clearcut. In total, approximately 522 acres (72%) are plantable, a relatively high percentage that lends itself well to a profitable timber operation.

Given the numerous agricultural fields in the surrounding area as well as a location just east of the Choctawhatchee River whose river corridor is largely protected by the Northwest Florida Water Management District, whitetail deer are plentiful. Defined shooting lanes and feeders have been strategically located throughout the property, making for an excellent hunting experience.

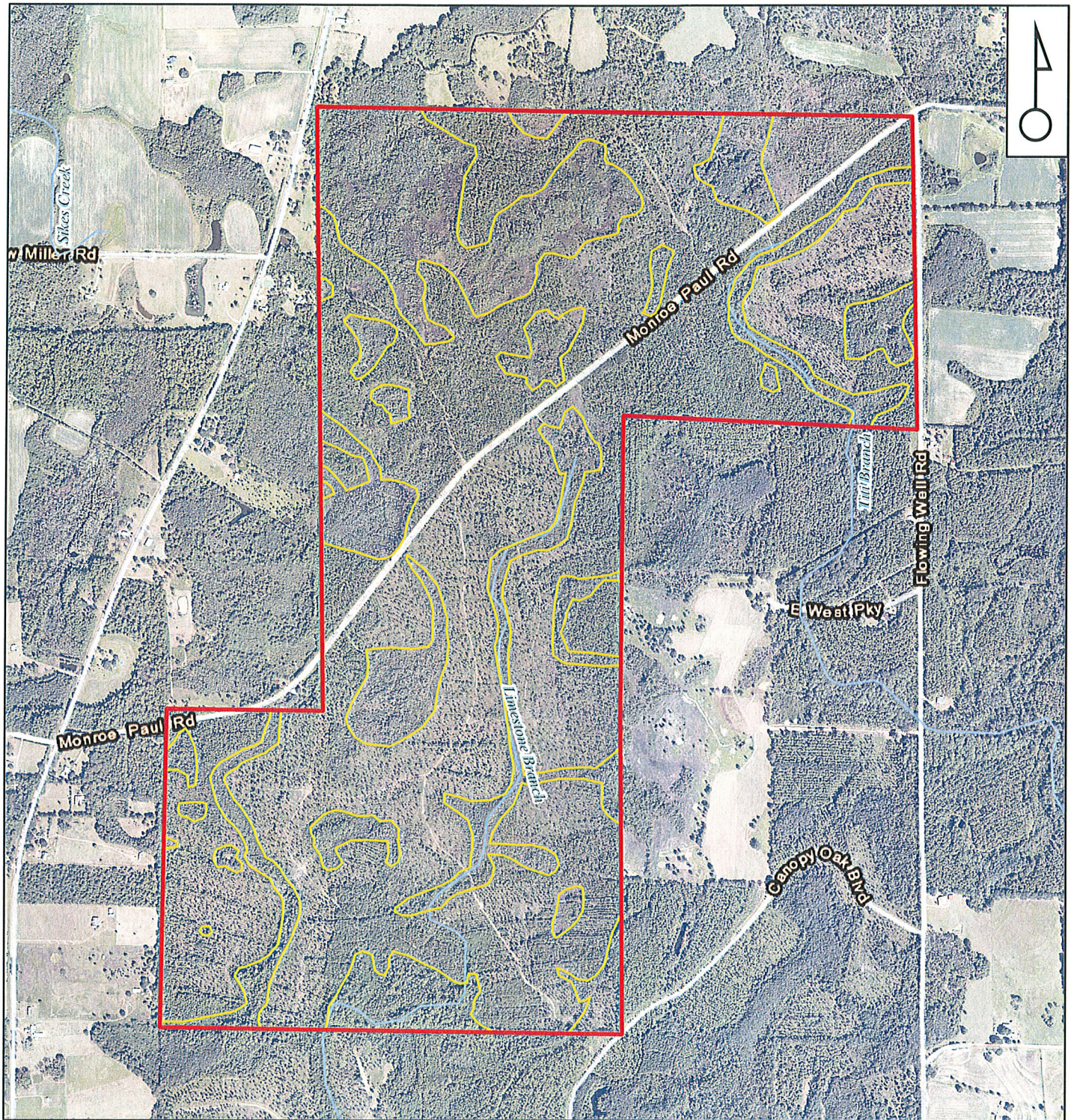
Located in the Bethlehem community, just eleven miles north of the Holmes County seat of Bonifay, Bethlehem Timberlands is easily accessible via Interstate 10 and Highways 79 and 177.



Bethlehem Timberlands

Aerial Map



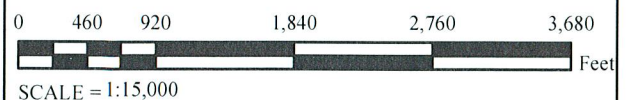


TRACT MAP

**Saunders Tract - 735.2 ac.
Holmes County, FL**

LEGEND

- Upland - 521.7 ac
Wetland - 213.6 ac.
- Tract Boundary



Created By	CLM
Date Created	4 /15/ 13
Date Revised	

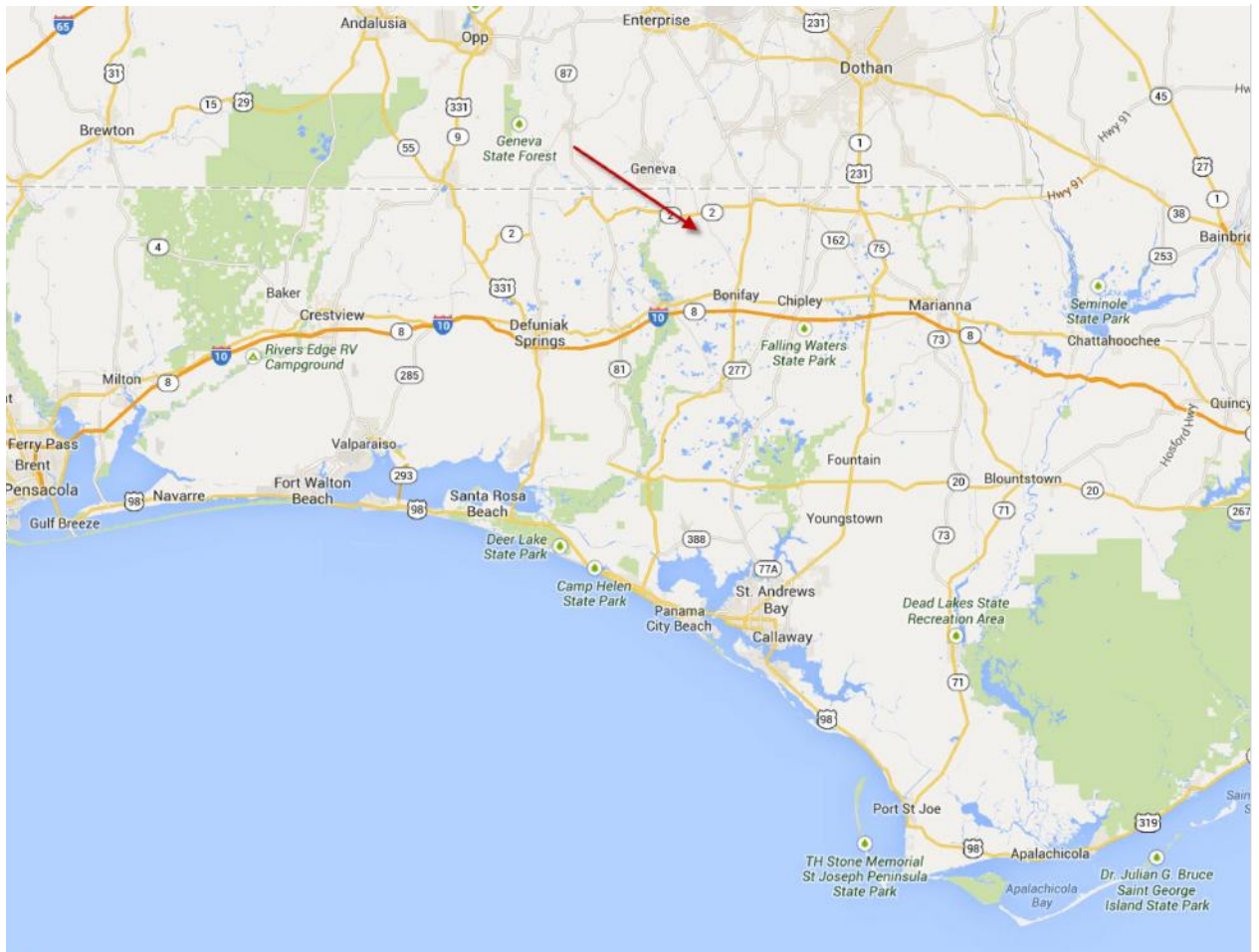
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Imagery: NAIP 2010

Map Projection

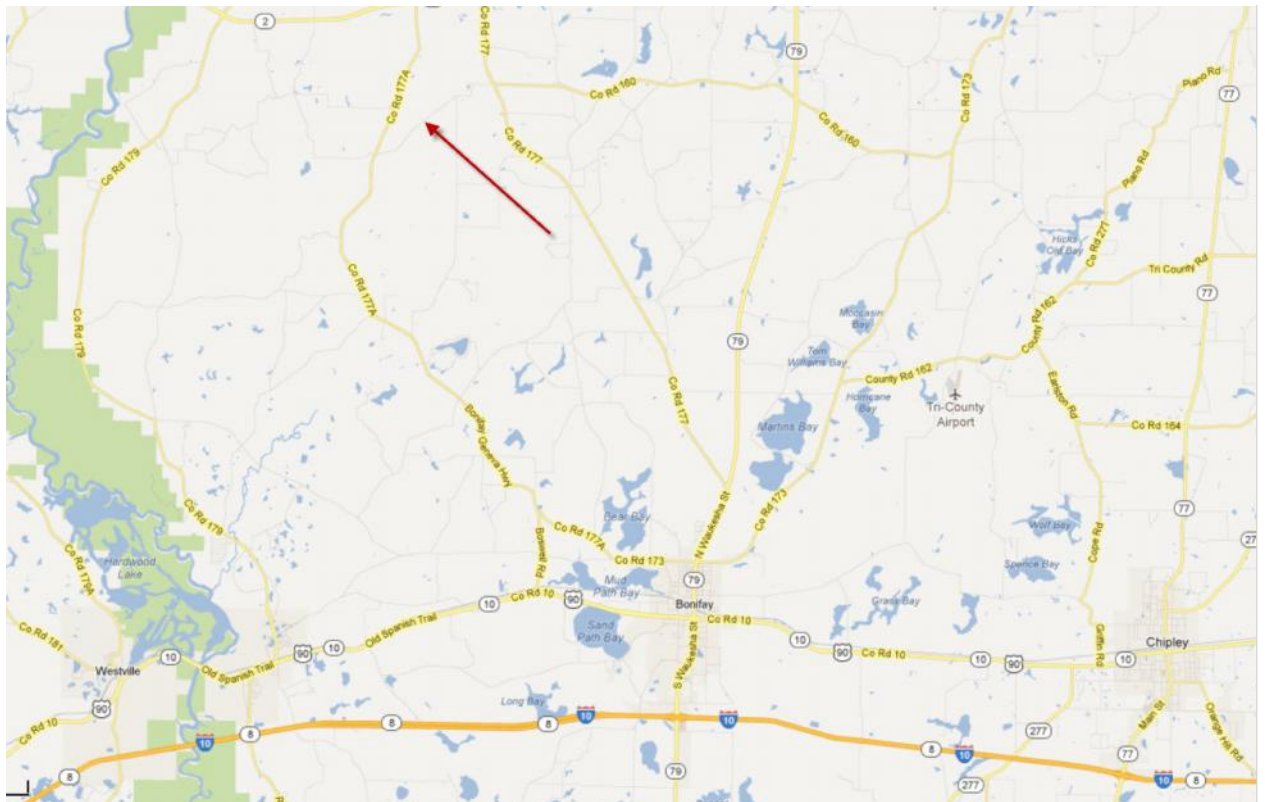
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Location Map - Regional



Bethlehem Timberlands

Location Map - Local



Bethlehem Timberlands

Photos

