

OTTER CREEK TIMBERLANDS

OTTER CREEK, FL | LEVY COUNTY

8,160 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 8,160 ± acres

Sale Price: \$9,800,000

Price per Acre: \$1,200.98

Site Address: US-19/98, Otter Creek, FL 32683

County: Levy

Species: Planted Slash Pine, natural pine, hardwood and cypress

Roads: Direct access to US-19/98 (paved 4-lane) and SR-24 (paved 2-lane), good internal system of woods roads.

Road Frontage:

- 5.6 miles of frontage on US-19/98 (paved 4-lane)
- 2.2 miles of frontage on SR-24 (paved 2-lane)

Uplands/Wetlands: 65% upland, 35% wetland

FLU: F/RR-Forestry/Rural Residential (1/20 ac)

Soil Types: Upland soils: primarily Smyrna Fine Sand, wetlands soils: primarily Placid and Samsula Soils, Depressional

Game Populations: Excellent populations of deer, wild turkeys, feral hogs, and plentiful small game species.

General Points of Interest: Located within 1/2 hour to Gainesville and the University of Florida and Cedar Key on the Gulf of Mexico. Adjacent to the 7,600-acre Devil's Hammock Wildlife Management Area.

Land Cover: Uplands are comprised of merchantable and premerchantable planted slash pine and plantable cutover areas. Wetlands are natural hardwood, cypress and pine forests.

Income Features: Timber production, hunting lease income

Ages and Stages of Timber: 1,322 acres of merchantable planted slash pine timber, average age 23.0 years; 1,250 acres of premerchantable planted slash pine, average age 10.9 years.

Current Management Information: Currently managed for timber production.

Taxes: \$25,977.98 (\$3.18/acre), 2018

DISCLAIMER:

The information and materials contained herein are selective and limited in nature and this brochure does not constitute an all-inclusive report on the subject property. No representation or warranty, expressed or implied, has been made or is being made as to the accuracy or completeness of this brochure or any of its contents, and no legal commitments or obligations shall arise by reason of this brochure or its contents. All prospective purchasers shall be obligated to conduct their own independent due diligence.

Otter Creek Timberlands is an outstanding recreational tract and timberland investment opportunity located in Levy County. A total of 8,160 acres, it lies adjacent to the 7,600-acre Devil's Hammock Wildlife Management Area and is approximately one-half hour away from Florida's beautiful Cedar Key on the Gulf of Mexico and the University of Florida in Gainesville.

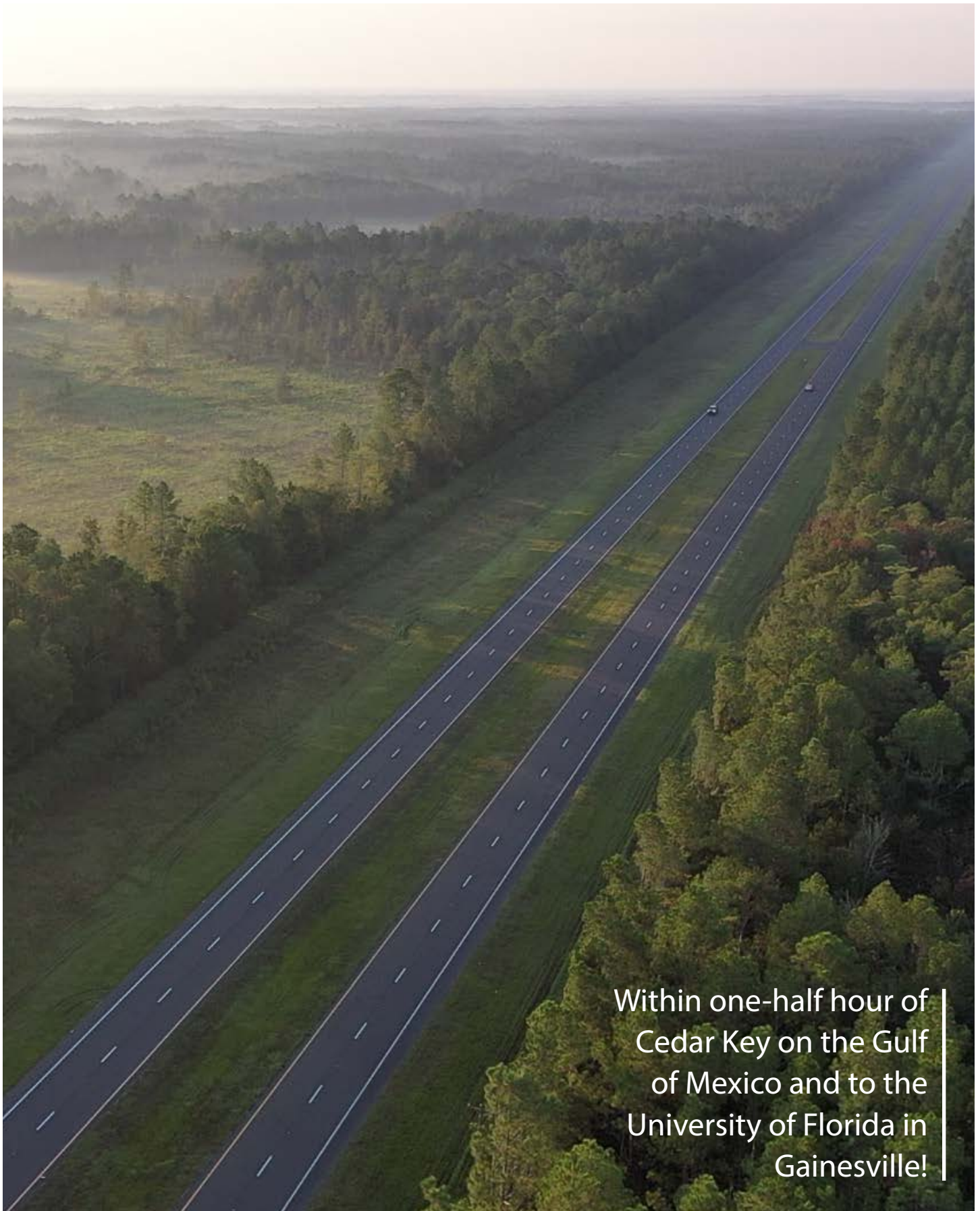
The property contains an abundance of wildlife including deer, Osceola wild turkeys, feral hogs, and small game, which makes it ideal for someone seeking investment property with added recreational benefits. What makes this tract of land truly valuable is the property's potential income from timber production. Otter Creek Timberlands is a productive timberland property, and its location in Northern Florida makes it an ideal place for someone interested in accessing Florida's strong timberland market.

With a favorable upland to wetland ratio of approximately 65%/35% the property is well suited to planted pine production. The uplands on the property contain productive soils and consist of roughly 1,322 acres of merchantable planted pine and 1,250 acres of pre-merchantable planted pine. Many of planted pine trees located on the property are ready to be harvested and sold.

With excellent external access to 2 paved highways, and a well-developed internal system of woods roads, Otter Creek Timberlands is an excellent opportunity for any investor seeking land for both recreation and timber production.



1,322 acres of merchantable planted pine and 1,250 acres of pre-merchantable planted pine.



Within one-half hour of
Cedar Key on the Gulf
of Mexico and to the
University of Florida in
Gainesville!

LOCATION & DRIVING DIRECTIONS

Parcel IDs: Numerous Parcels

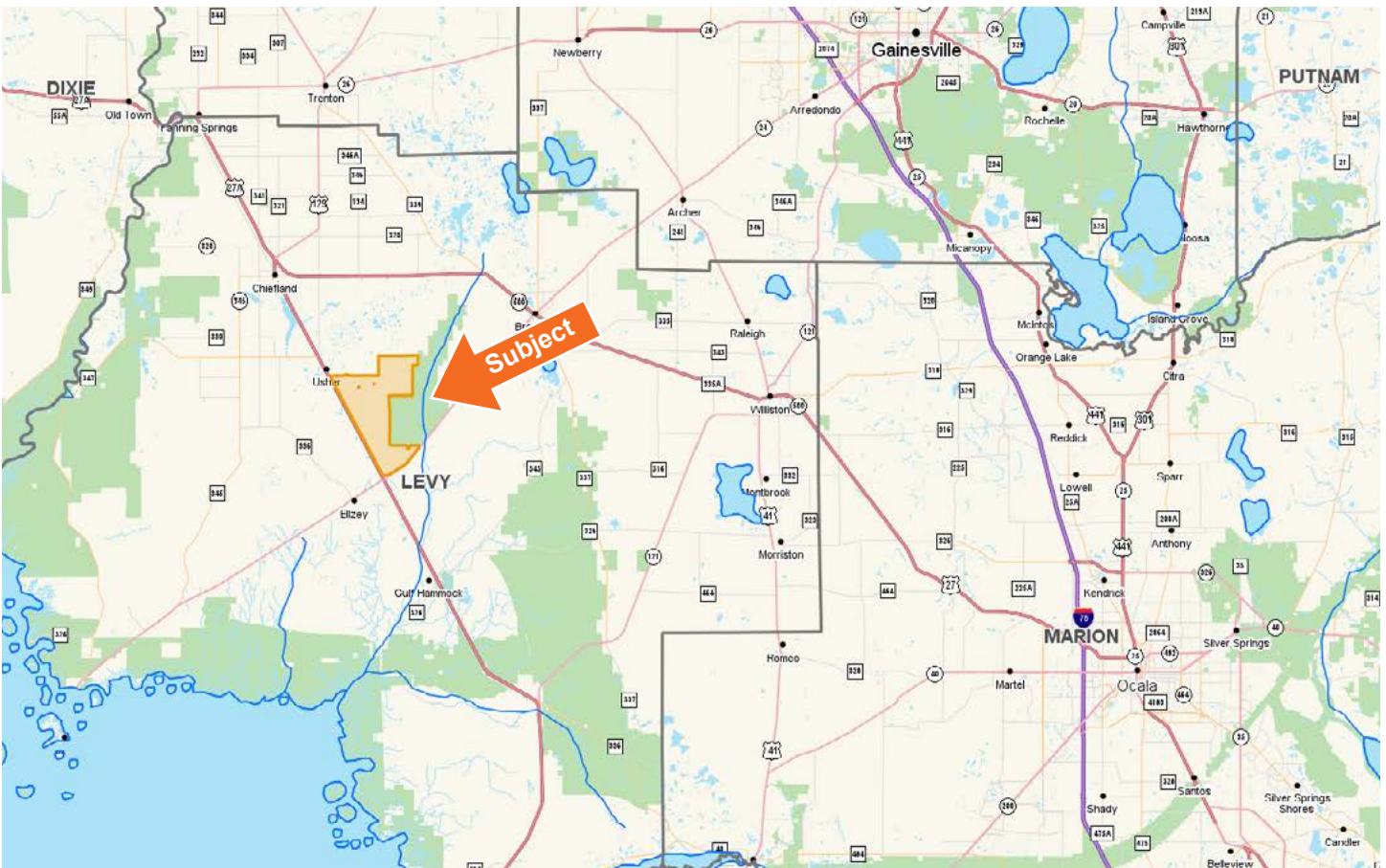
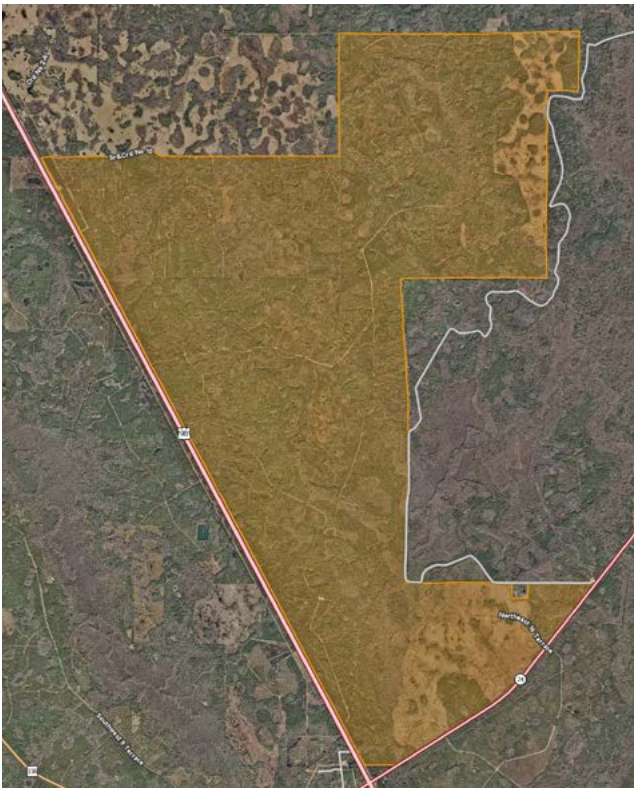
GPS Location: 29.37747, -82.79887

Driving Directions:

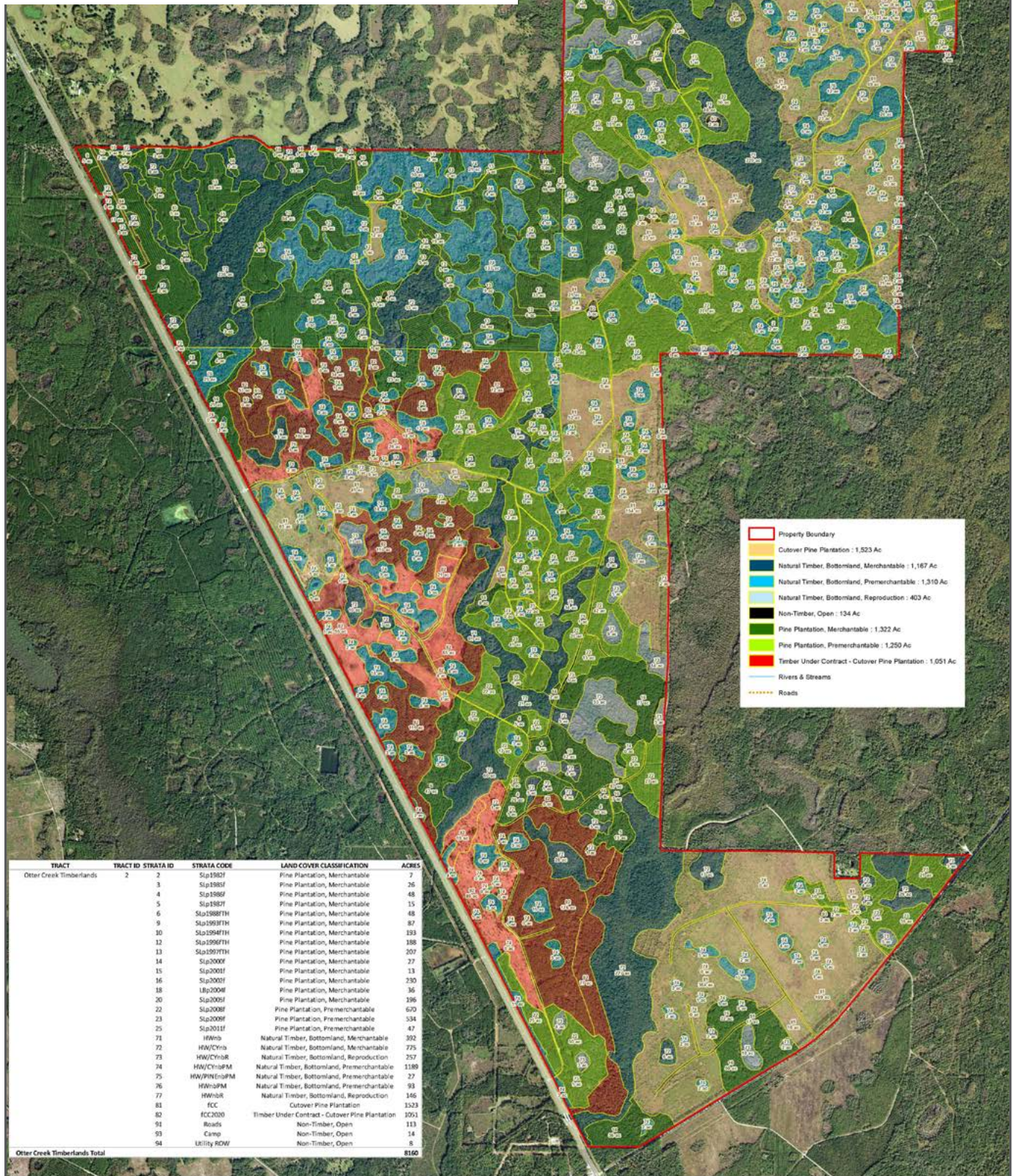
- From intersection of US-19/98 and SR-24
- Take US-19/98 north for 3.9 miles
- The gate will be on the right (east side of road)

Showing Instructions: Gates are locked; contact listing agent to arrange a showing time.

Adjacent to the 7,600-acre
Devil's Hammock Wildlife
Management Area



TIMBER STAND MAP



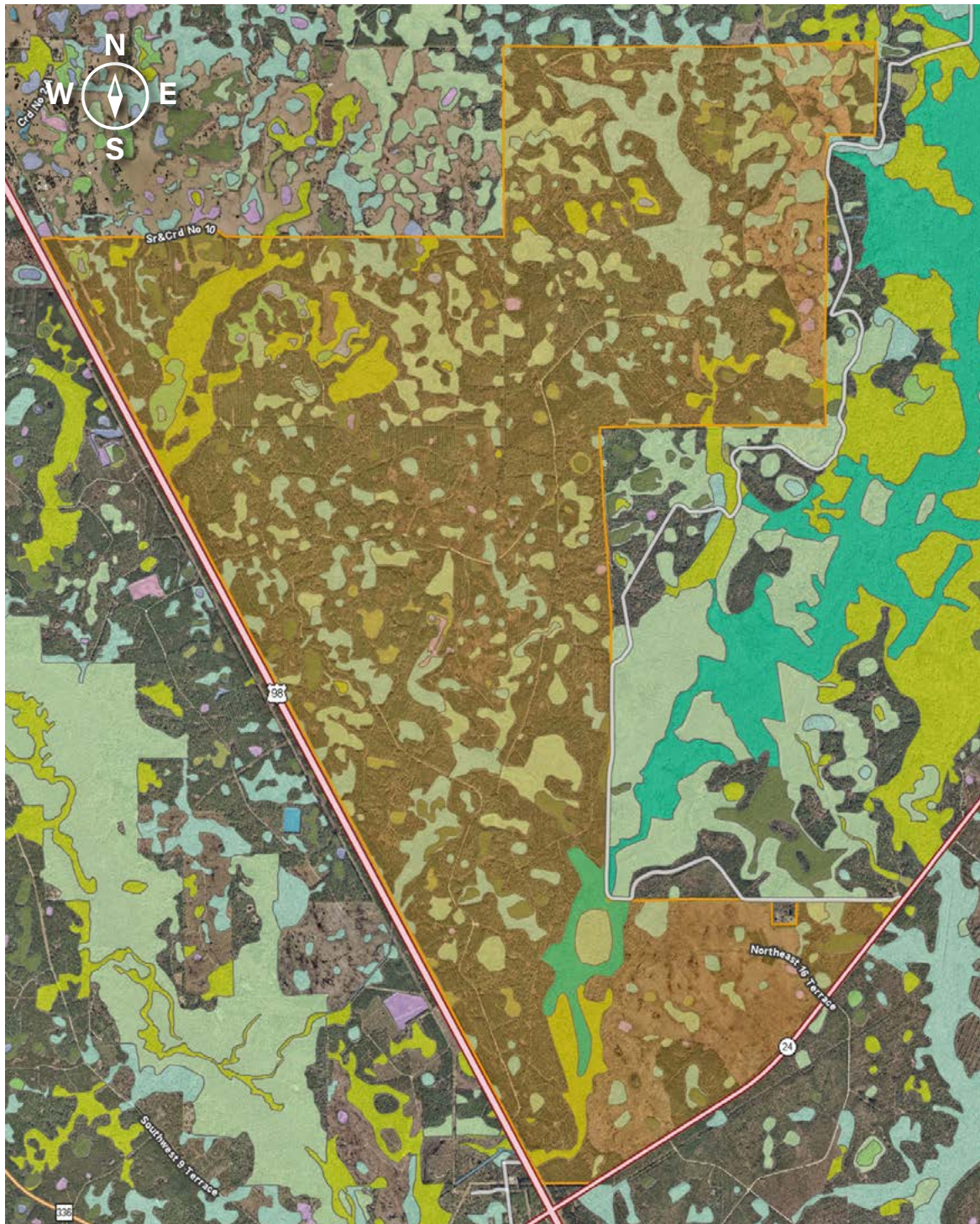
LEGACY FORESTRY SERVICES

A Division Of
Natural Resource Planning Services Inc.
346 NW Lake City Ave.
Lake City, FL 32095
(386) 438-0096



OTTER CREEK TIMBERLANDS

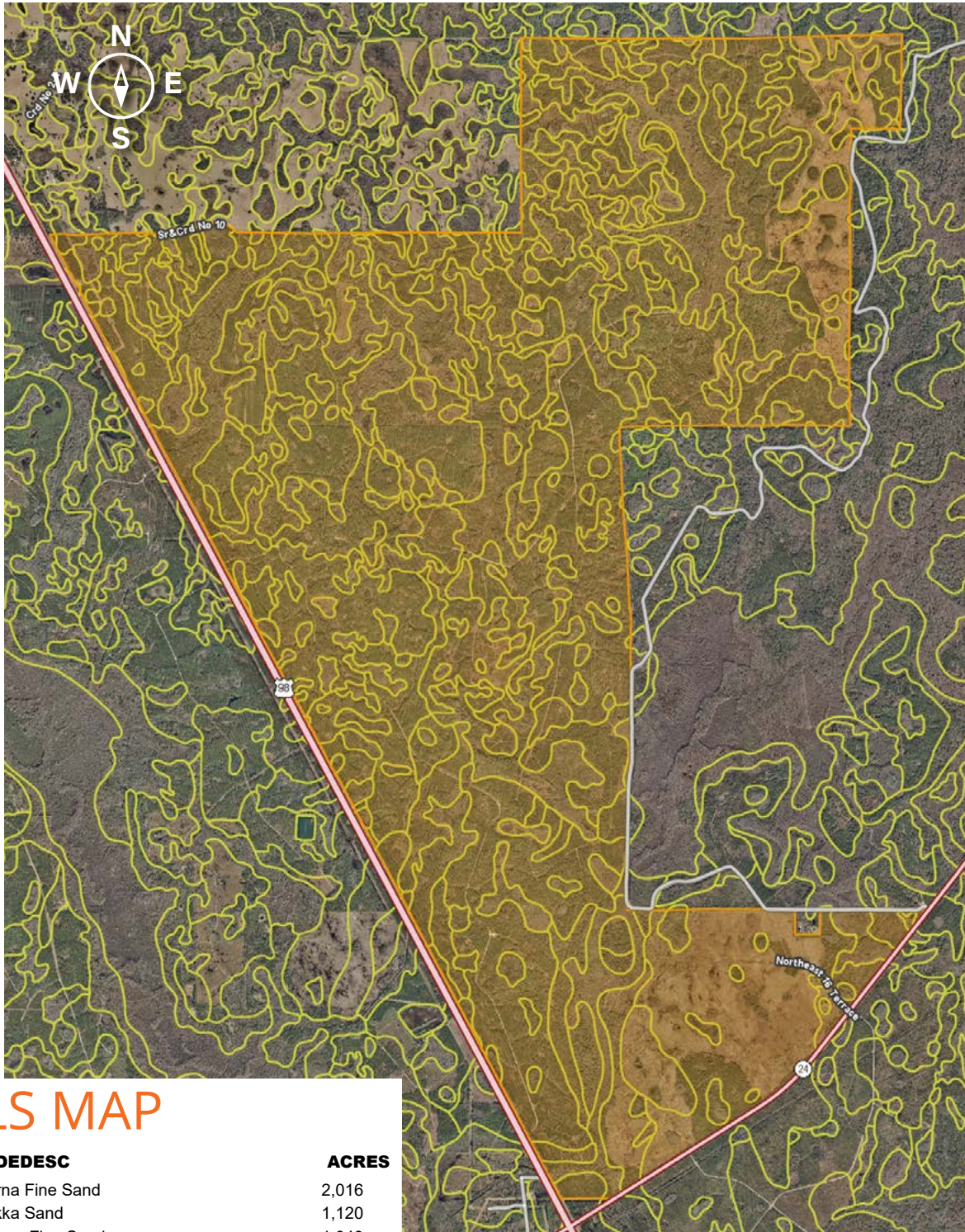
Strata ID	Stand Code	Land Cover Classification	Acres
2	SLp1982f	Pine Plantation, Merchantable	7
3	SLp1985f	Pine Plantation, Merchantable	26
4	SLp1986f	Pine Plantation, Merchantable	48
5	SLp1987f	Pine Plantation, Merchantable	15
6	SLp1988fTH	Pine Plantation, Merchantable	48
9	SLp1993fTH	Pine Plantation, Merchantable	87
10	SLp1994fTH	Pine Plantation, Merchantable	193
12	SLp1996fTH	Pine Plantation, Merchantable	188
13	SLp1997fTH	Pine Plantation, Merchantable	207
14	SLp2000f	Pine Plantation, Merchantable	27
15	SLp2001f	Pine Plantation, Merchantable	13
16	SLp2002f	Pine Plantation, Merchantable	230
18	LBp2004f	Pine Plantation, Merchantable	36
20	SLp2005f	Pine Plantation, Merchantable	196
Total:			1,322
22	SLp2008f	Pine Plantation, Premerchantable	670
23	SLp2009f	Pine Plantation, Premerchantable	534
25	SLp2011f	Pine Plantation, Premerchantable	47
Total:			1,250
81	fCC	Cutover Pine Plantation	1,523
82	fCC2020	Timber Under Contract - Cutover Pine Plantation	1,051
Total:			2,573
71	HW/CYnb	Natural Timber, Bottomland, Merchantable	392
72	HWnb	Natural Timber, Bottomland, Merchantable	775
Total:			1,167
74	HW/CYnbPM	Natural Timber, Bottomland, Premerchantable	1,189
75	HW/PINEnbPM	Natural Timber, Bottomland, Premerchantable	27
76	HWnbPM	Natural Timber, Bottomland, Premerchantable	93
Total:			1,310
73	HW/CYnbR	Natural Timber, Bottomland, Reproduction	257
77	HWnbR	Natural Timber, Bottomland, Reproduction	146
Total:			403
91	Roads	Non-Timber, Open	113
93	Camp	Non-Timber, Open	14
94	Utility ROW	Non-Timber, Open	8
Total:			135
Tract Total:			8,160



WETLANDS MAP

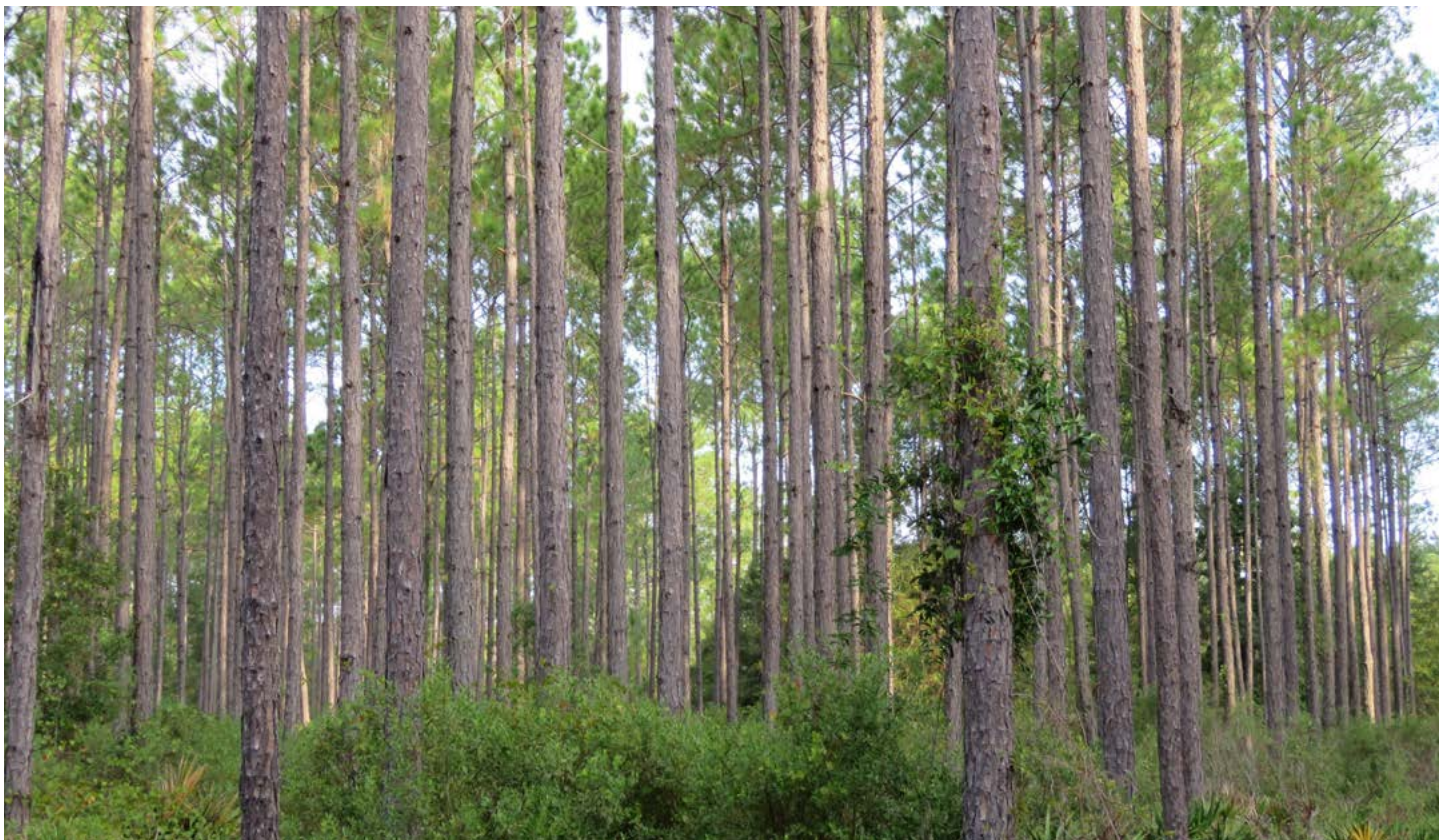
- | | |
|----------------------------|-----------------------------|
| Water | Cypress |
| Wetlands Hardwoods | Pond Pine |
| Bay Swamps | Wetlands Forested Mixed |
| Mangrove Swamps | Freshwater Marshes |
| Shrub Swamps | Saltwater Marshes |
| Bottomland Hardwood Forest | Wet Prairies |
| Mixed Wetlands Hardwoods | Emergent Aquatic Vegetation |
| Wetlands Coniferous Forest | Mixed Scrub-Shrub Wetlands |

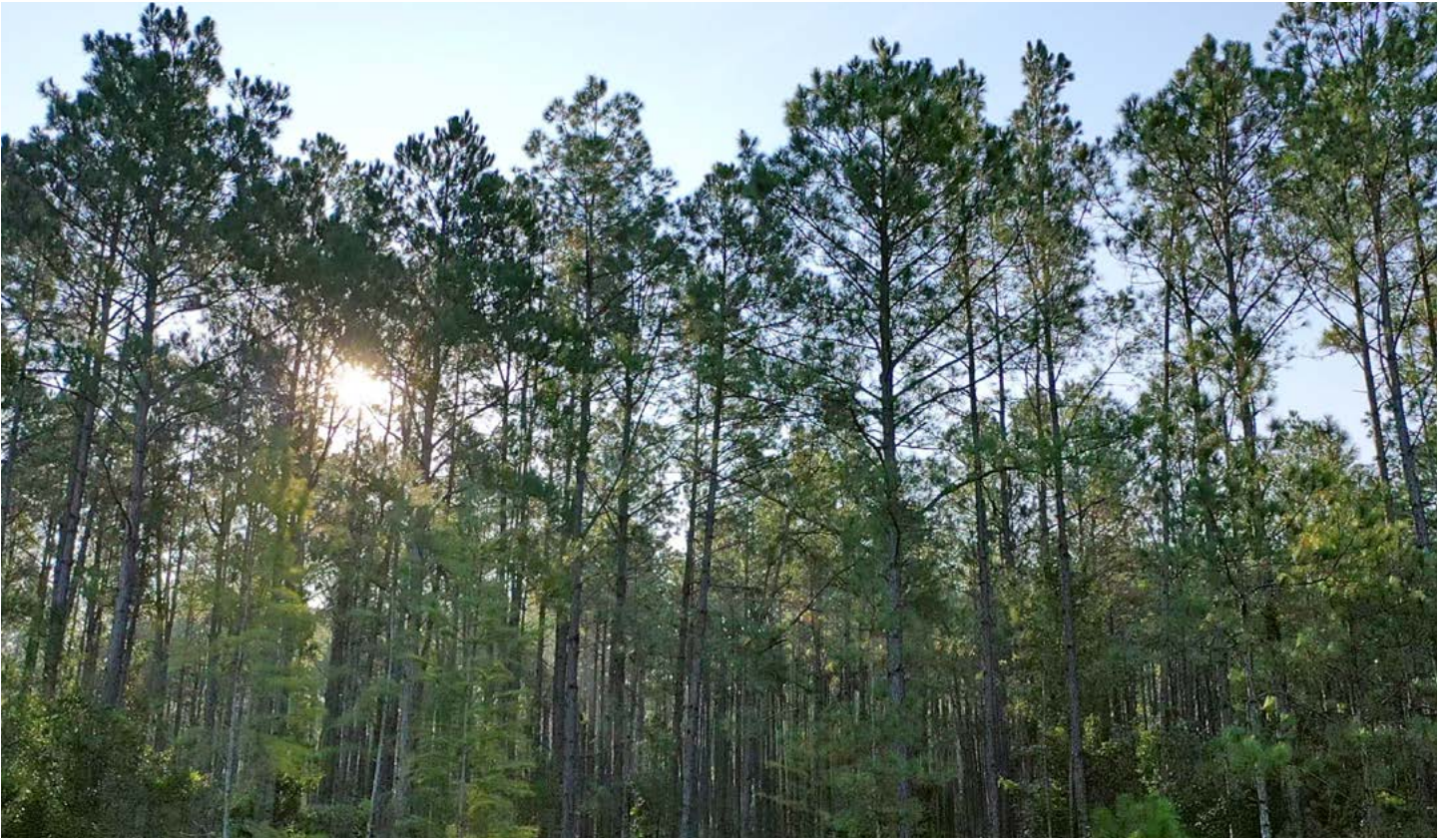
CODEDESC	ACRES
6300: Wetland Forested Mix	980.4
6460: Mixed Scrub-Shrub Wetlands	874.4
6170: Mixed Wetland Hardwoods	428.8
6210: Cypress	175.4
6250: Hydric Pine Flatwoods	123.6
6150: Stream and Lake Swamps	115.1
6130: Gum Swamps	69.8
6430: Wet Prairies	33.3
6110: Bay Swamps	31.4
6410: Freshwater Marshes	21.8
UPLANDS	65%
WETLANDS	35%



SOILS MAP

	CODEDESC	ACRES
8	Smyrna Fine Sand	2,016
38	Myakka Sand	1,120
9	Pomona Fine Sand	1,049
27	Placid and Popash Soils, Depressional	926
22	Holopaw Fine Sand	805
11	Placid and Samsula Soils, Depressional	662
15	Holopaw-Pineda Complex, Frequently Flooded	656
40	Pineda Fine Sand	314
18	Wauchula Fine Sand	203
29	Chobee-Bradenton Complex, Frequently Flooded	120
21	Pompano Fine Sand	96
50	Hicoria Fine Sandy Loam, Depressional	96
17	Adamsville Fine Sand, 0 To 5 Percent Slopes	34
5	Immokalee Find Sand	32





Abundant wildlife including deer, Osceola wild turkeys, feral hogs, and small game visit this tract. |



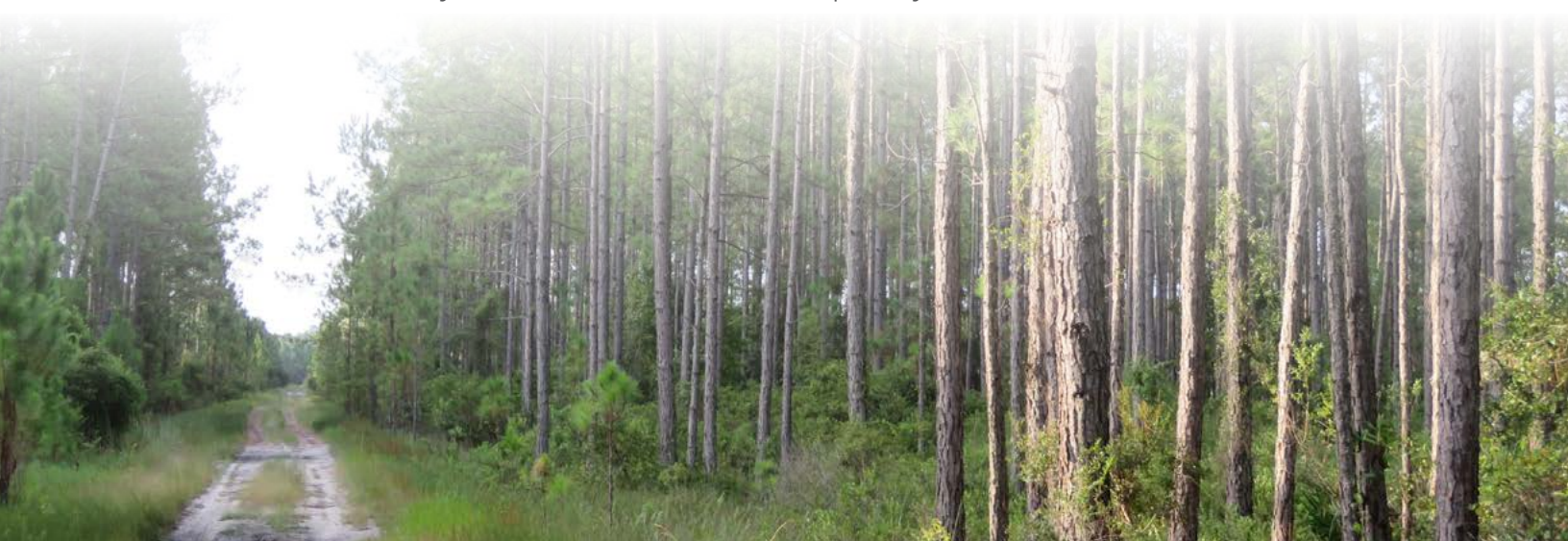
114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

8,160 ± Acres • Great timberland investment opportunity

Abundant wildlife including deer, Osceola wild turkeys, feral hogs, and small game visit this tract.
Adjacent to the 7,600-acre Devil's Hammock Wildlife Management Area.

SREland.com/OtterCreek

Dean Saunders, ALC, CCIM 863.774.3522 | Dean@svn.com
Tony Wallace, CF 352.505.9274 | Tony.Wallace@svn.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

©2019 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated
Saunders Ralston Dantzler Real Estate is regarded as an authority on all types of Florida land and
conservation easements, transacting over \$2.5 billion in sales since 1996. Offering land, forestry, and
conservation easement real estate services through Saunders Ralston Dantzler Real Estate and the
Saunders Real Estate Forestry Group, the Saunders team of land professionals offers advisory and
transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
FL, and the South Georgia office in Thomasville, GA. We provide services to land and commercial clients
through our commercial real estate brokerage, Saunders Ralston Dantzler Real Estate.



091219-A