

MCGEE BRANCH TIMBERLANDS

BRONSON, FL | LEVY COUNTY

9,796 ± ACRES TOTAL





SPECIFICATIONS & FEATURES

Acreage: 9,796 ± acres

Sale Price: \$11,750,000

Price per Acre: \$1,199.47

Site Address: St. Hwy 24, Bronson, FL 32621

County: Levy

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

Roads: Direct access to SR-24 (paved), good internal system of woods roads.

Uplands/Wetlands: 60% Uplands, 40% wetlands

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

Income Features: Timber production, hunting lease income

Potential Recreational/Alt Uses: Hunting

Road Frontage: 1.8 miles on SR-24 (paved 2-lane) and 2.2 miles on CR-343 (paved 2-lane) infrastructure

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

Upland soils: Primarily Smyrna Fine Sand

Wetlands Soils: Primarily Placid and Samsula Soils, Depressional

Game Population Information: 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.

Age and Stages of Timber: 1,249 acres of merchantable planted slash pine timber, average age 22.5 years; 1,775 acres of pre-merchantable planted slash pine, average age 8.2 years.

Taxes & Tax Year: \$32,435.59 (\$3.31/acre), 2018 tax year

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.

McGee Branch Timberlands is an outstanding recreational tract and timberland investment opportunity located in Northern Florida's Levy County. A total of 9,796 acres, McGee Branch Timberlands is located approximately one-half hour away from Florida's beautiful Cedar Key on the Gulf of Mexico and the University of Florida in Gainesville.

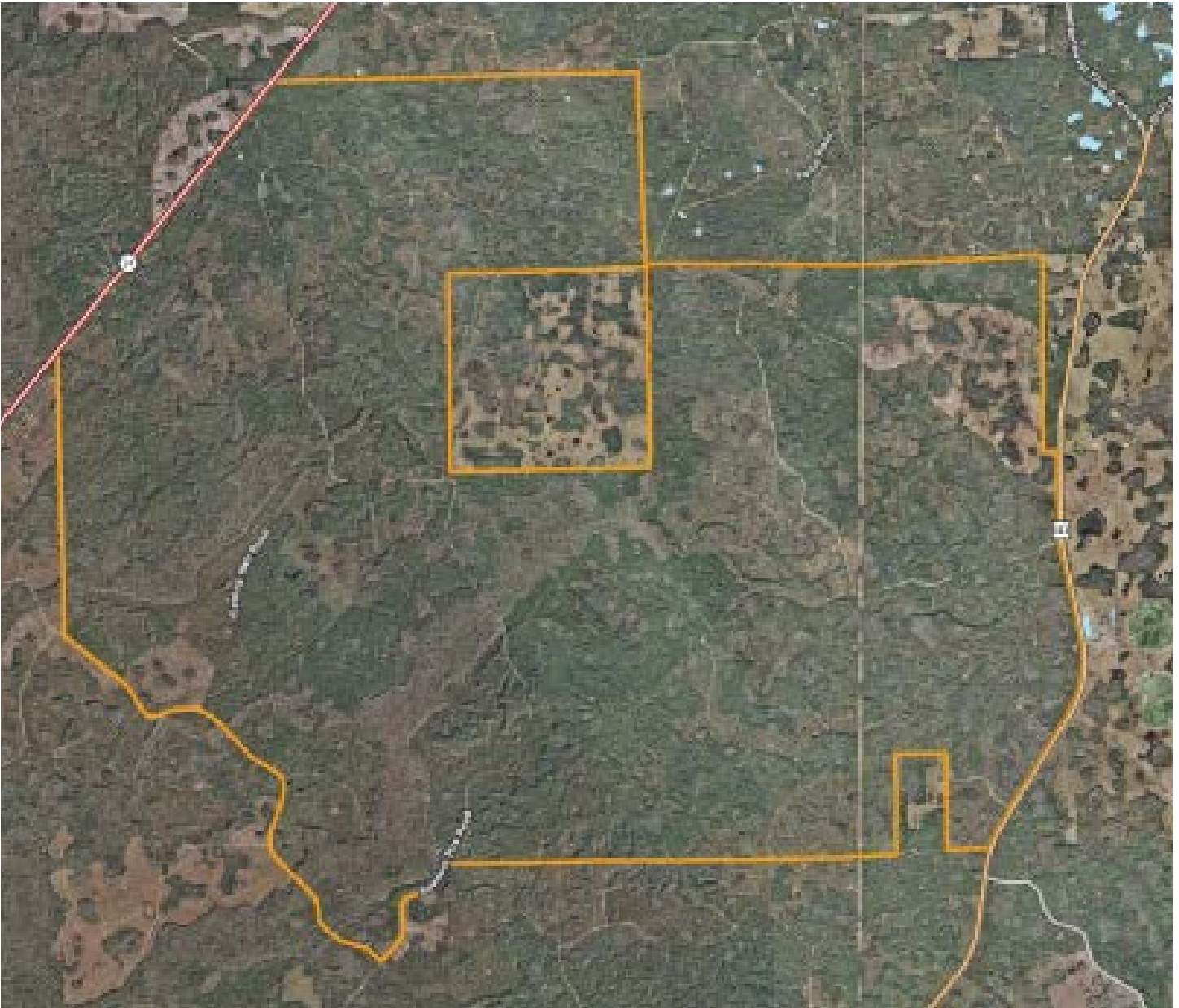
The property contains an abundance of wildlife including deer, Osceola wild turkeys, feral hogs, and small game, which makes it ideal for someone seeking investment property with added recreational benefits.

What makes this tract of land truly valuable is the properties potential income from timber production. McGee Branch 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 60%/40% the property is well suited to planted pine production. The uplands on the property consist of productive soils and contain roughly 1,249 acres of merchantable planted pine and 1,775 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, McGee Branch Timberlands is an excellent opportunity for any investor seeking land for both recreation and timber production.





LOCATION & DRIVING DIRECTIONS

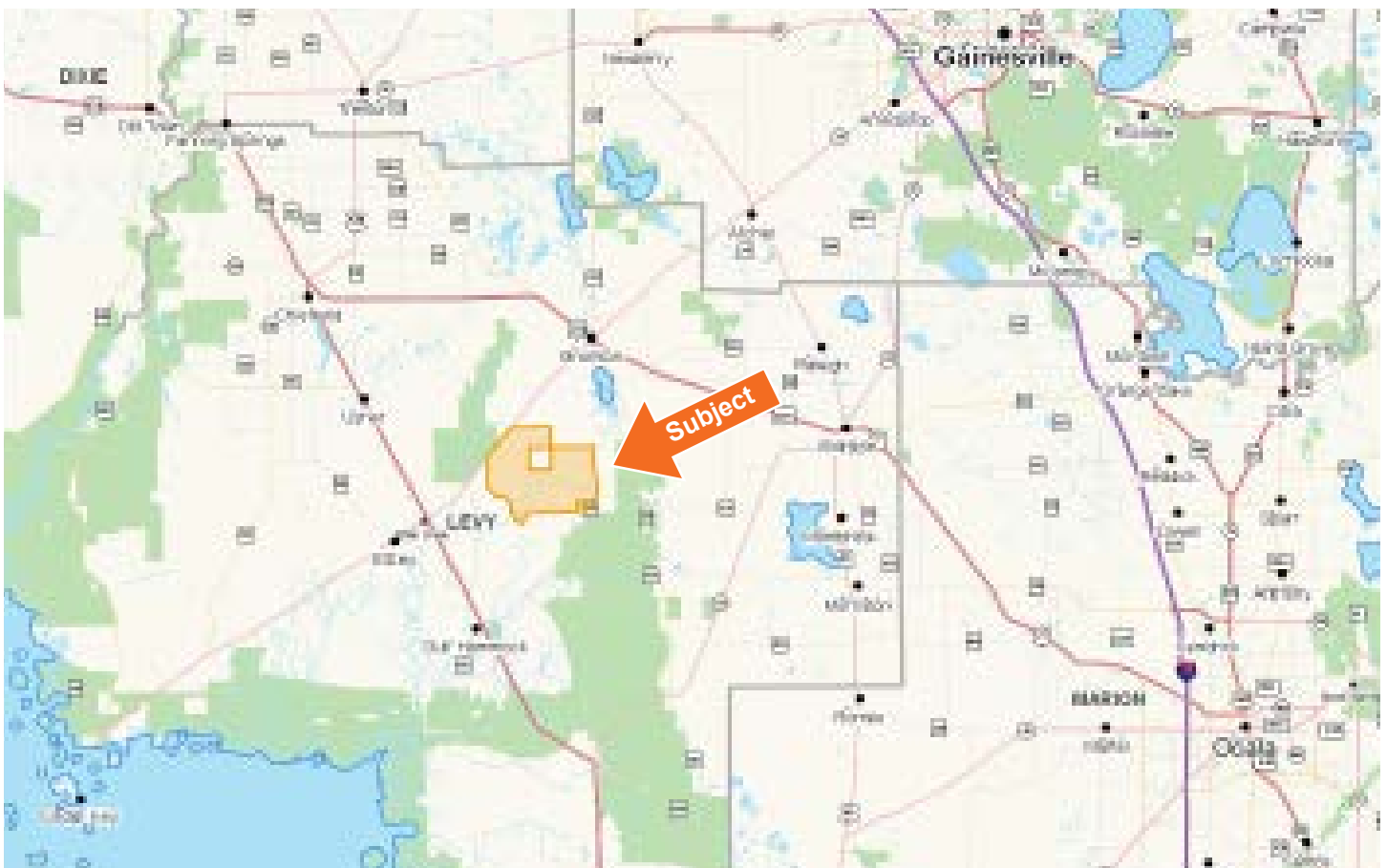
Parcel IDs: Numerous Parcels

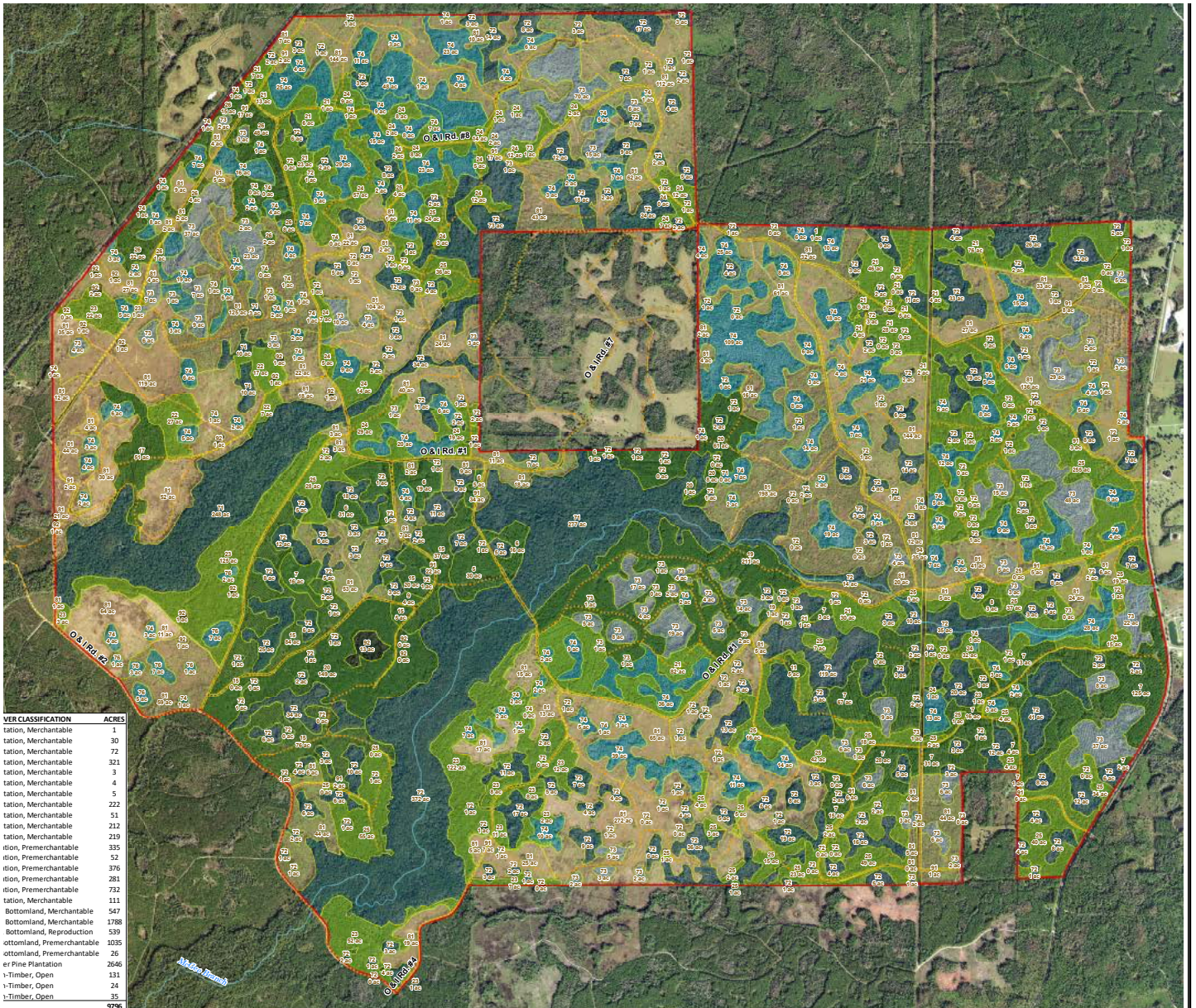
GPS Location: 29.384167, -82.708054

Driving Directions:

- From intersection of US-Alt27 and SR-24 in Bronson
- Take SR-24 southwest for 5.9 miles
- The gate to property will be on left.

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





TIMBER STAND MAP

- Property Boundary
- Cutover Pine Plantation: 2,616 Acres
- Natural Timber, Bottomland, Merchantable: 2,335 Acres
- Natural Timber, Bottomland, Premerchantable: 1,600 Acres
- Non-Timber, Open: 191 Acres
- Pine Plantation, Merchantable: 1,249 Acres
- Pine Plantation, Premerchantable: 1,775 Acres
- Rivers & Streams

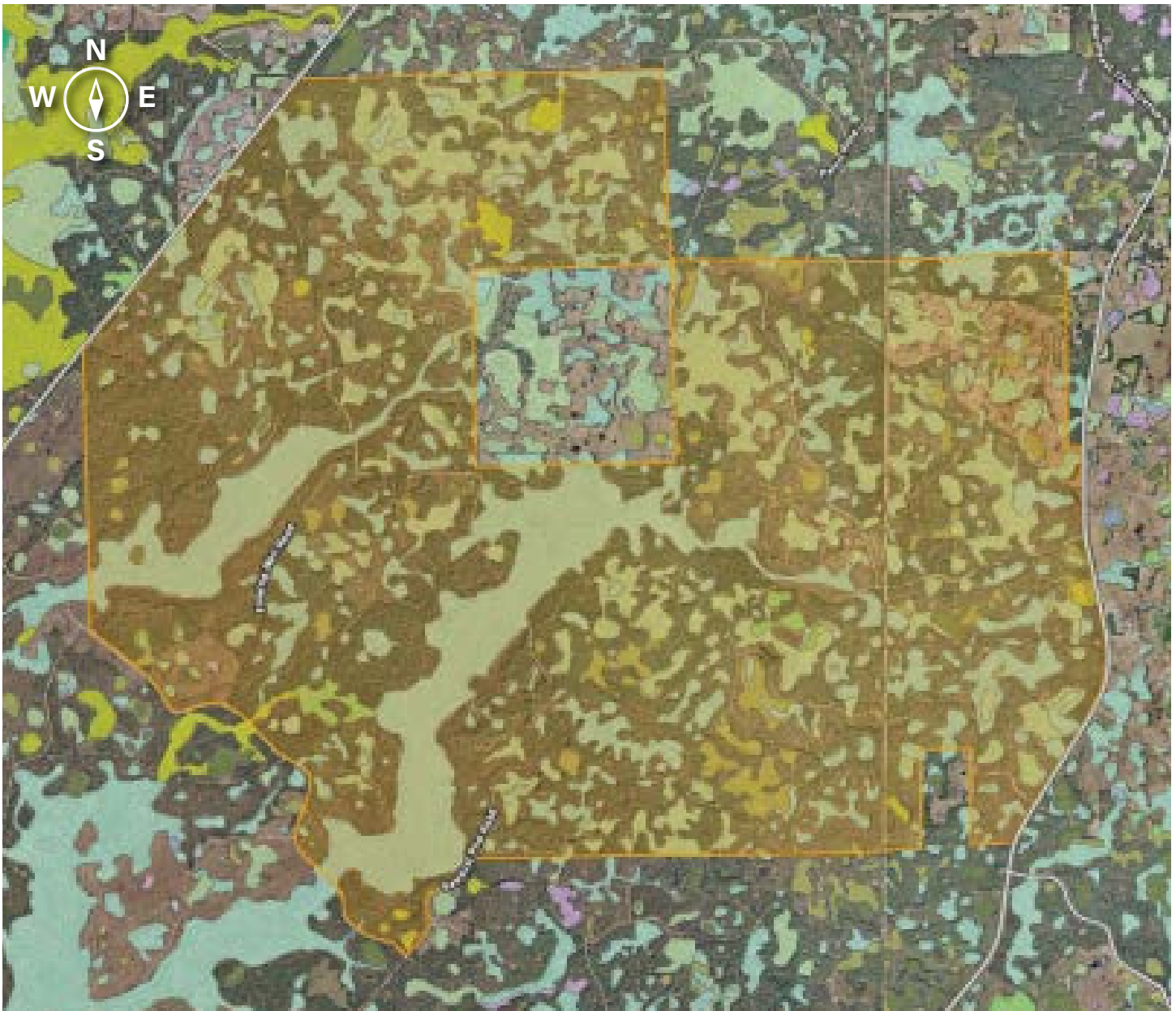
Prepared for Saunders Ralston Dantzler Real Estate by :

LEGACY FORESTRY SERVICES

A Division of
National Resources Planning Services Inc.
3620 NW Lake City Ave.
Lake City, FL 33856
Phone: 408-6888



MCGEE BRANCH TIMBERLANDS			
Strata ID	Stand Code	Land Cover Classification	Acres
1	SLp1975f	Pine Plantation, Merchantable	1
5	SLp1987fTH	Pine Plantation, Merchantable	30
6	SLp1988fTH	Pine Plantation, Merchantable	72
7	SLp1990f	Pine Plantation, Merchantable	321
8	SLp1991f	Pine Plantation, Merchantable	3
9	SLp1993f	Pine Plantation, Merchantable	4
11	LBp1995f	Pine Plantation, Merchantable	5
15	SLp2001fTH	Pine Plantation, Merchantable	222
17	SLp2003f	Pine Plantation, Merchantable	51
19	SLp2004f	Pine Plantation, Merchantable	212
20	SLp2005f	Pine Plantation, Merchantable	219
26	SLp2002fTH	Pine Plantation, Merchantable	111
Total:			1,249
21	SLp2007f	Pine Plantation, Premerchantable	335
22	SLp2008f	Pine Plantation, Premerchantable	52
23	SLp2009f	Pine Plantation, Premerchantable	376
24	SLp2010f	Pine Plantation, Premerchantable	281
25	SLp2011f	Pine Plantation, Premerchantable	732
Total:			1,775
81	fCC	Cutover Pine Plantation	2,646
Total:			2,646
71	HWnb	Natural Timber, Bottomland, Merchantable	547
72	HW/CYnb	Natural Timber, Bottomland, Merchantable	1,788
Total:			2,335
74	HW/CYnbPM	Natural Timber, Bottomland, Premerchantable	1,035
76	HWnbPM	Natural Timber, Bottomland, Premerchantable	26
Total:			1,061
74	HW/CYnbR	Natural Timber, Bottomland, Reproduction	539
Total:			539
91	Roads	Non-Timber, Open	131
92	Swamps, Marshes, Bays	Non-Timber, Open	24
94	Utility ROW	Non-Timber, Open	35
Total:			190
Tract Total:			9,796



WETLANDS MAP

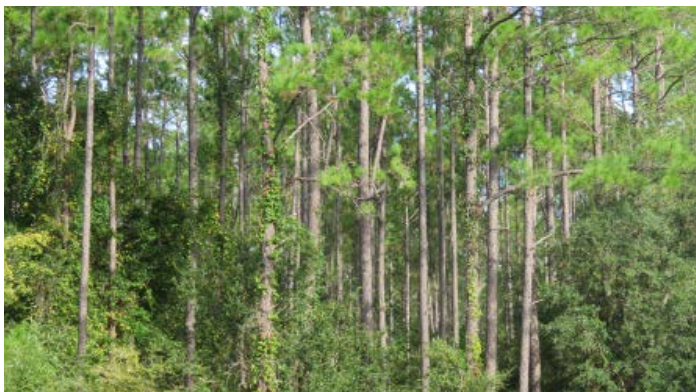
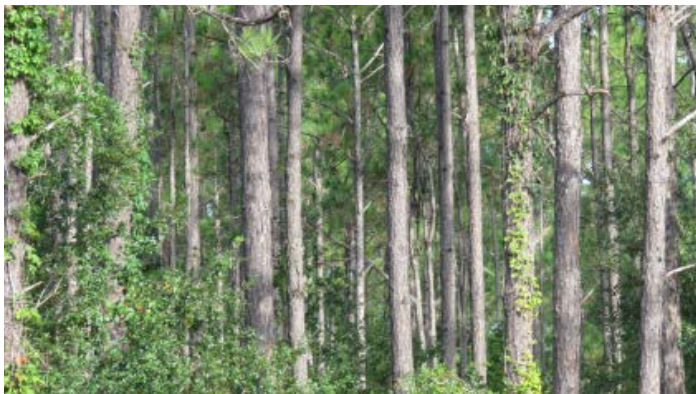
■ Water	■ Cypress
■ Wetlands Hardwoods	■ Pond Pine
■ Bay Swamps	■ Wetlands Forested Mixed
■ Mangrove Swamps	■ Freshwater Marshes
■ Shrub Swamps	■ Saltwater Marshes
■ Bottomland Hardwood Forest	■ Wet Prairies
■ Mixed Wetlands Hardwoods	■ Emergent Aquatic Vegetation
■ Wetlands Coniferous Forest	■ Mixed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

CODEDESC	ACRES
6300: Wetland Forested Mix	2,095.3
6460: Mixed Scrub-Shrub Wetlands	1,342.1
6250: Hydric Pine Flatwoods	300.9
6210: Cypress	76.2
6170: Mixed Wetland Hardwoods	76.0
6130: Gum Swamps	63.7
6430: Wet Prairies	9.3
6410: Freshwater Marshes	1.6
5300: Reservoirs	.0
TOTAL WETLANDS	3,965.0
TOTAL UPLANDS	5,832.5



SOILS MAP

	CODEDESC	ACRES
8	Smyrna Fine Sand	5,312
11	Placid and Popash Soils, Depressional	2,447
38	Myakka Sand	710
15	Holopaw-Pineda Complex, Frequently Flooded	327
29	Chobee-Bradenton Complex, Frequently Flooded	281
16	Chobee-Gator Complex, Frequently Flooded	255
27	Placid And Popash Soils, Depressional	197
21	Pompano Fine Sand	188
9	Pompano Fine Sand	70
18	Wauchula Fine Sand	28
17	Adamsville Fine Sand, 0 To 5 Percent Slopes	4
5	Immokalee Find Sand	4
10	Placid Fine Sand	0





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



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

9,796 ± 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/McGeeBranch

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