

PALATKA TRANSITIONAL TIMBERLAND TRACT

TBD STATE ROAD 20
PALATKA, FL 32177

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Property Overview



Sale Price **\$2,748,320**

OFFERING SUMMARY

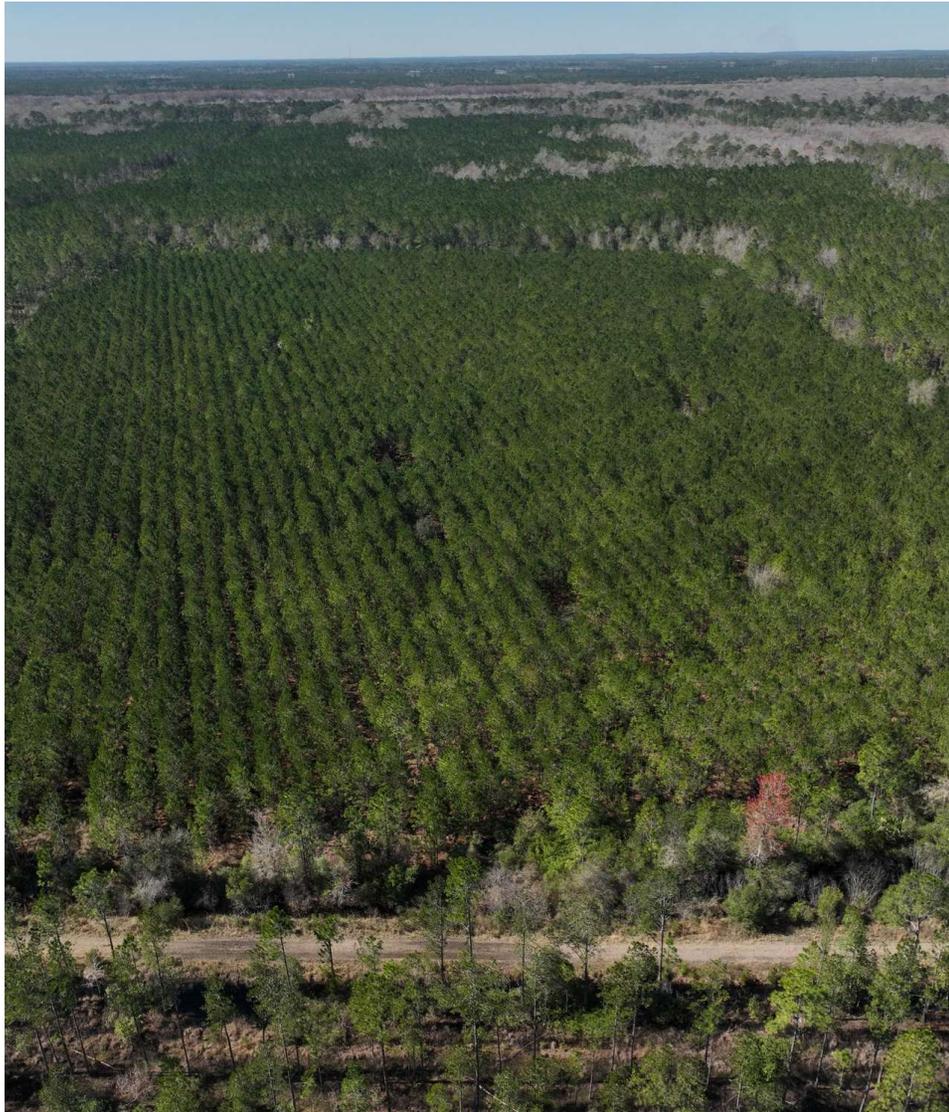
Acreage: **343± Acres**
Price / Acre: \$8,000
City: Palatka
County: Putnam
Property Type: Land Investment,
Timberland, Transitional

PROPERTY OVERVIEW

Don't miss the opportunity to own a transitional, timber and recreation tract located in a rapidly growing area within Putnam County, FL. The property features merchantable planted pine plantations on 91% of the tract. Located just 3 miles west of Palatka, FL with approximately 3/4 mile of frontage on State Road 20. This places the property in the path of progress in a quickly developing and transitioning land base.

This property is located minutes from the Walmart Super-center, HCA Hospital and the Publix in Palatka. The land is mostly uplands with numerous higher and better use possibilities including single and multifamily housing potential or potential solar farm development due to the 230 KV SECI power transmission lines. There is also potential for a conservation easement as the property is adjacent to the Rice Creek Conservation Area.

Specifications & Features



SPECIFICATIONS & FEATURES

| | |
|------------------------------------|---|
| Land Types: | <ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland• Transitional |
| Uplands / Wetlands: | 91% uplands |
| Taxes & Tax Year: | \$1,803 in 2023 |
| Zoning / FLU: | AG2 |
| Road Frontage: | 3/4 mile frontage on State Road 20 |
| Nearest Point of Interest: | Property is located 3 miles west of Palatka on the south side of SR 20. |
| Current Use: | timberland |
| Potential Recreational / Alt Uses: | hunting leases |
| Structures & Year Built: | none |



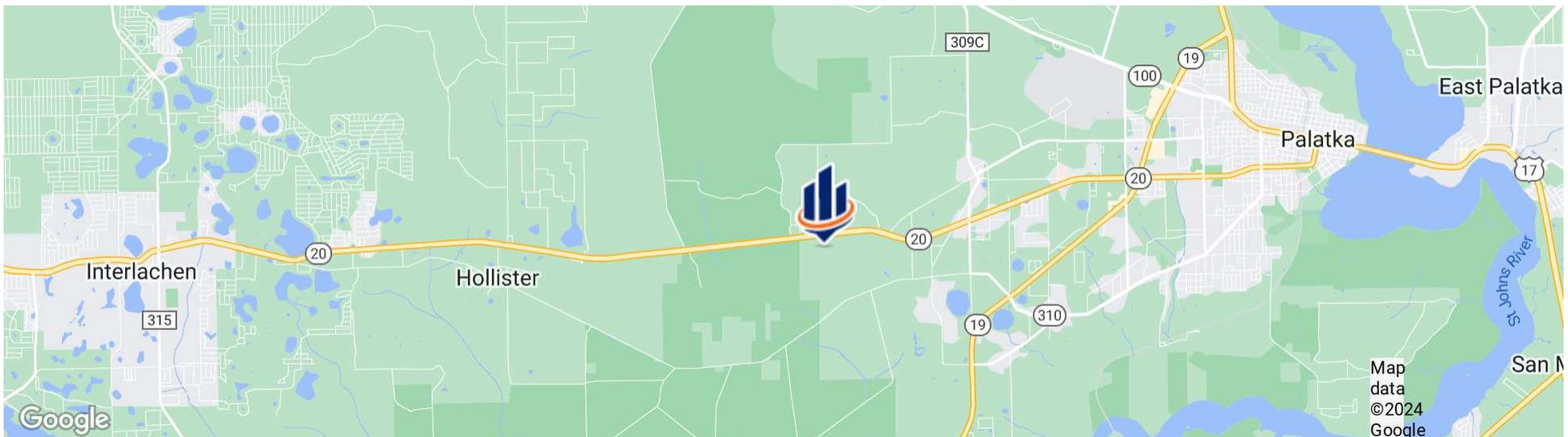
LOCATION & DRIVING DIRECTIONS

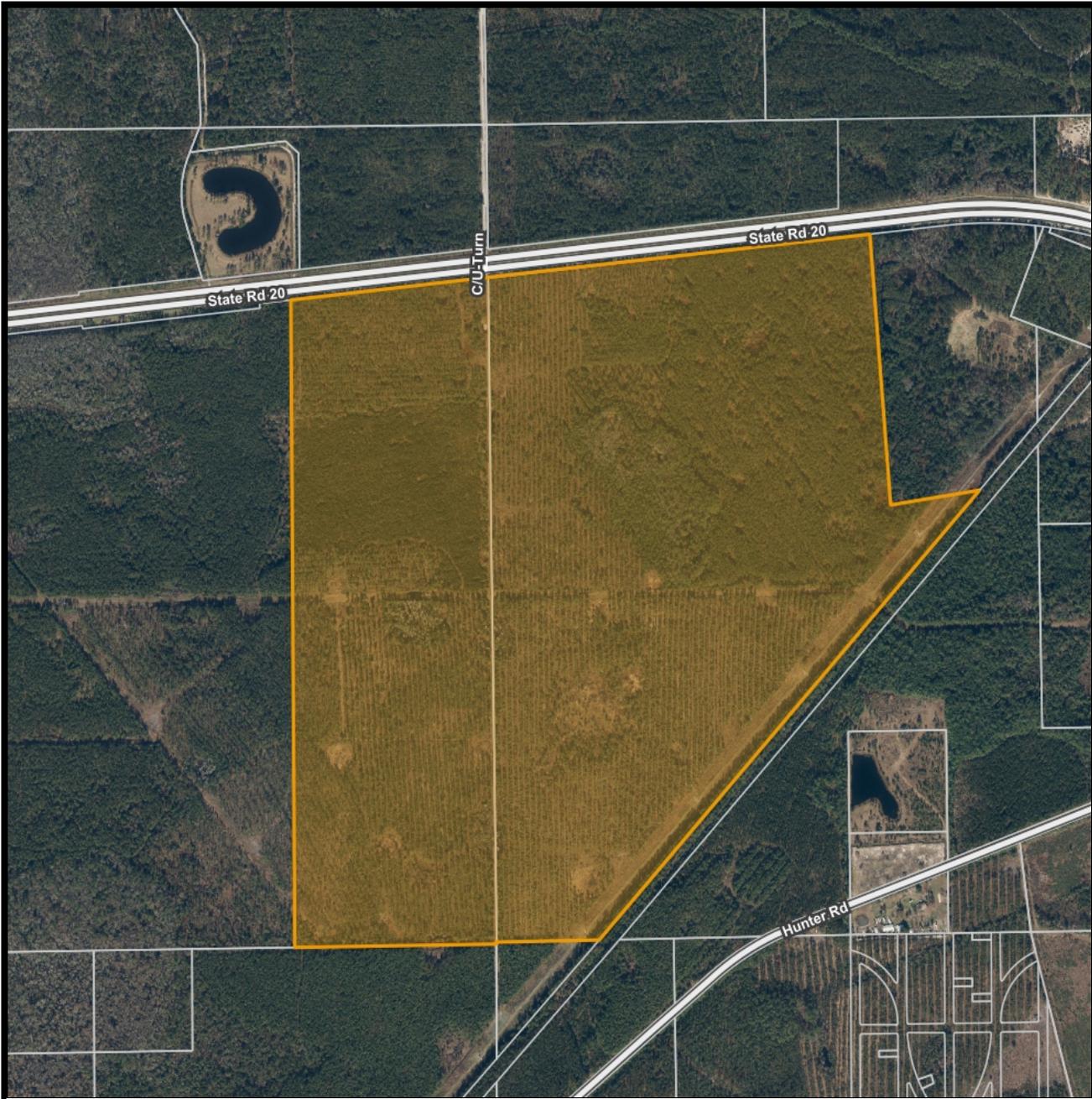
Parcel: 13-10-25-0000-0010-0000 18-10-26-0000-0060-0020

GPS: 29.6277139, -81.7431342

Driving Directions: Property is located 3 miles west of Palatka on the south side of SR 20

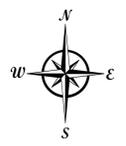
Showing Instructions: Contact agent for showing instructions.



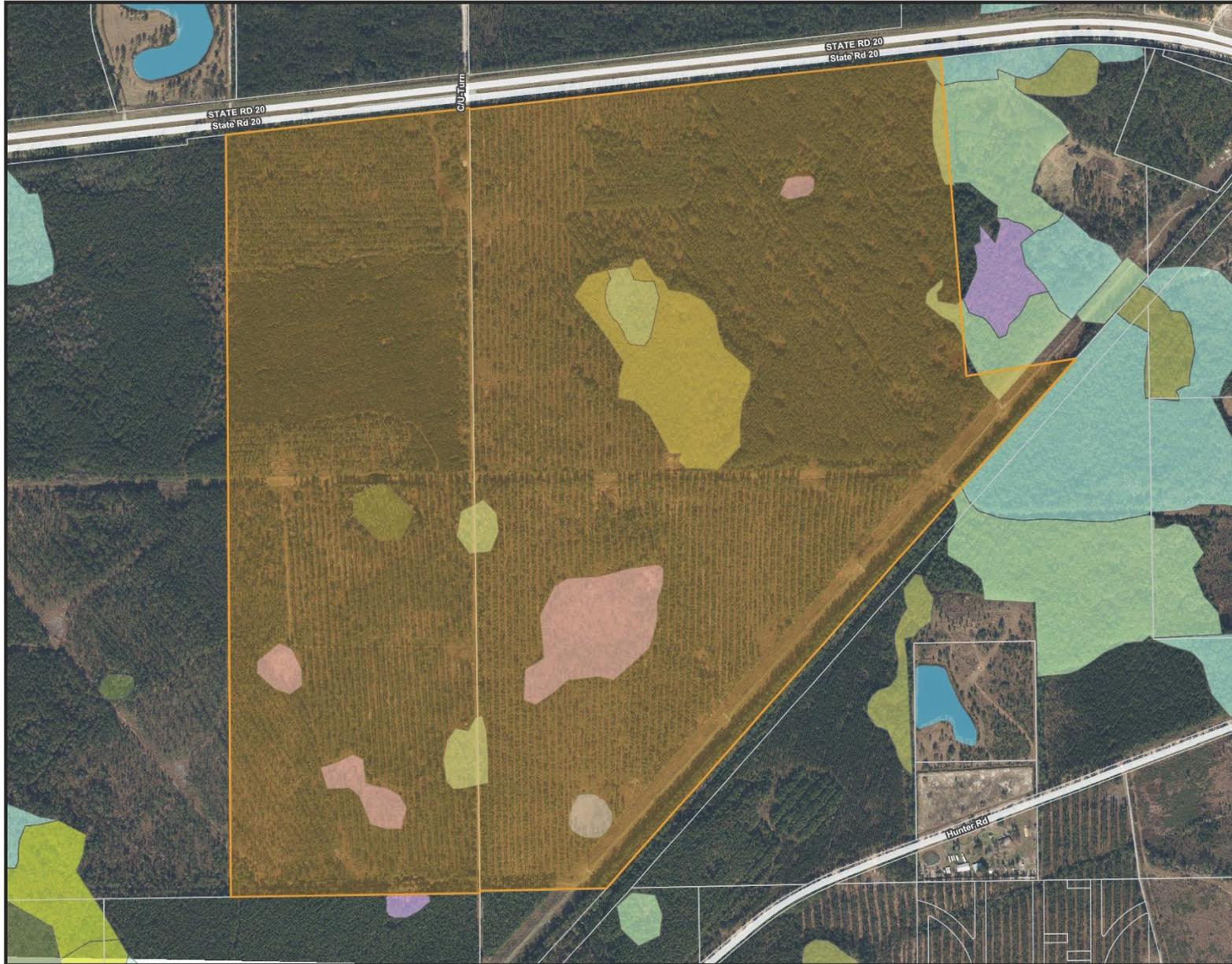


Palatka Transitional Timberland Tract - Aerial Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines



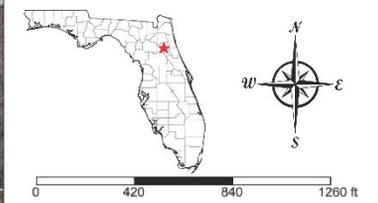
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Palatka Transitional Timberland - Wetland Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWide
- Parcel Outlines
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

| CODE | DESC | ACRES |
|-----------------------|---------------------------|--------------|
| 6250: | Hydric Pine Flatwoods | 12.1 |
| 6430: | Wet Prairies | 11.8 |
| 6460: | Mixed Scrub-Shrub Wetland | 6.9 |
| 6210: | Cypress | 1.6 |
| 6410: | Freshwater Marshes | 1.1 |
| 6300: | Wetland Forested Mixed | .4 |
| TOTAL WETLANDS | | 33.9 |
| TOTAL UPLANDS | | 321.9 |
| TOTAL ACRES | | 355.8 |



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Additional Photos



Advisor Biography



JEFF BEWSHER

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PROFESSIONAL BACKGROUND

Jeff Bewsher is a Senior Advisor & Certified Wildlife Biologist at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Jeff is a Certified Wildlife Biologist with 20 years of experience in big game management and consulting. He started his career researching white-tailed deer and black bears with the Georgia Department of Natural Resources. Currently, he serves as the Legacy Wildlife Services division manager for Natural Resource Planning Service, Inc. As division manager, Jeff oversees the development of a hunting lease management program on over 600,000 acres throughout 5 states in the Southeast, including over 1,000 individual hunting clubs.

Jeff concentrates on hunting and timberland recreational properties. His background as a wildlife professional gives him extensive knowledge of deer management and recreational property development. He works with landowners and hunting clubs to improve the quality and quantity of game species on their property. Jeff knows that every recreational property is different and must be managed accordingly to meet the objectives of the landowner. Understanding the wildlife resources and the value they provide helps Jeff serve our landowner clients and customers looking for the right recreational property.

Jeff is a member of The Wildlife Society, the Quality Deer Management Association, and the National Wildlife Turkey Federation. Jeff is also a lifelong sportsman. When not in the woods working, he spends his free time hunting, fishing, and horseback riding. Jeff and his wife of 14 years have one daughter.

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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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