



INWOOD FARM

MCKEOWN MILL ROAD
SNEADS, FL 32442

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Property Overview



Sale Price

\$599,000

OFFERING SUMMARY

Acreage:	251± Acres
Price / Acre:	\$2,386
City:	Sneads
County:	Jackson
Property Type:	Ranch & Recreation

PROPERTY OVERVIEW

Introducing a prime investment opportunity located near Sneads, FL. This property offers a vast array of land types consisting of everything from planted pine to open pastures to mixed hardwood and wetlands. It lies on the banks of historic Ocheesee Pond with a portion of the property actually encompassing part of the lake. With its proximity to key amenities and major thoroughfares, this property would make the perfect home site or weekend getaway farm. Whether you are interested in horses, a small herd of cattle or just hunting and recreation, this is a wonderful opportunity to own a prime piece of the Florida Panhandle.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

54% uplands, 46% wetlands

Soil Types:

Predominately Dothan Loamy Sand

Taxes & Tax Year:

2023-\$430.04

Zoning / FLU:

AG/Conservation

Water Source & Utilities:

private well/septic

Road Frontage:

McKeown Mill Rd -1375', Old Spanish Trail - 1350'

Fencing:

Partially fenced and cross fenced

Current Use:

Grazing and timberland

Grass Types:

Bahia

Land Cover:

Cropland/Pasture- 36 acres, Planted pine- 89 acres, Natural hardwood and swamps- 126 acres

Structures & Year Built:

1274 square foot camp house built in 1970

Game Population Information:

Abundant Deer, Turkey and small mammals. Excellent duck hunting on adjacent Ocheegee Pond.

Species:

Planted Loblolly Pine and Natural Hardwoods

Age of Stages of Timber:

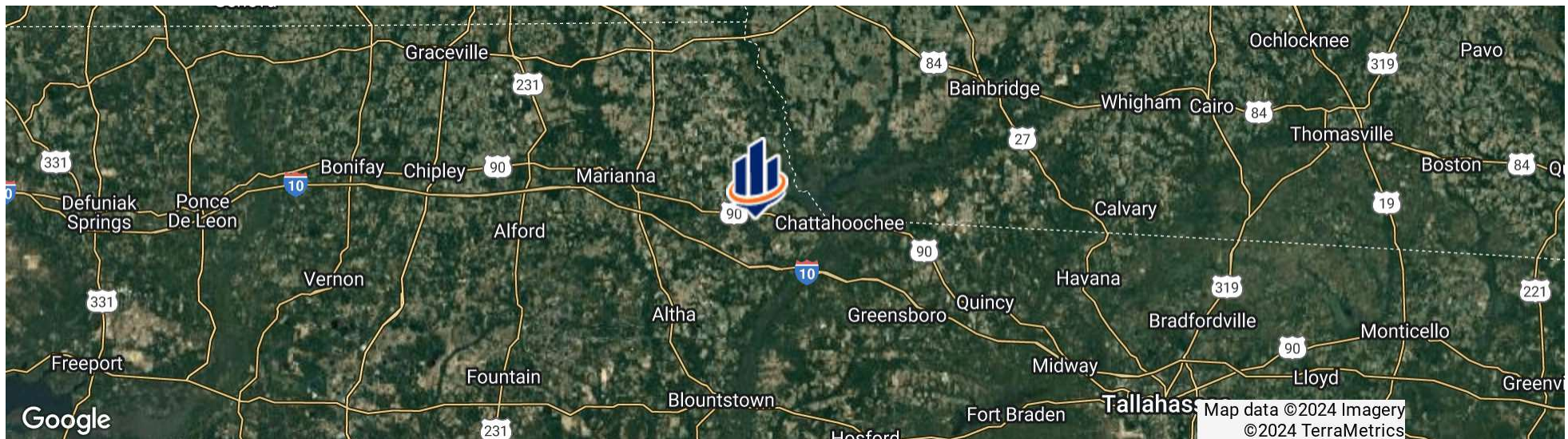
Pine plantations were established in 2016

Location



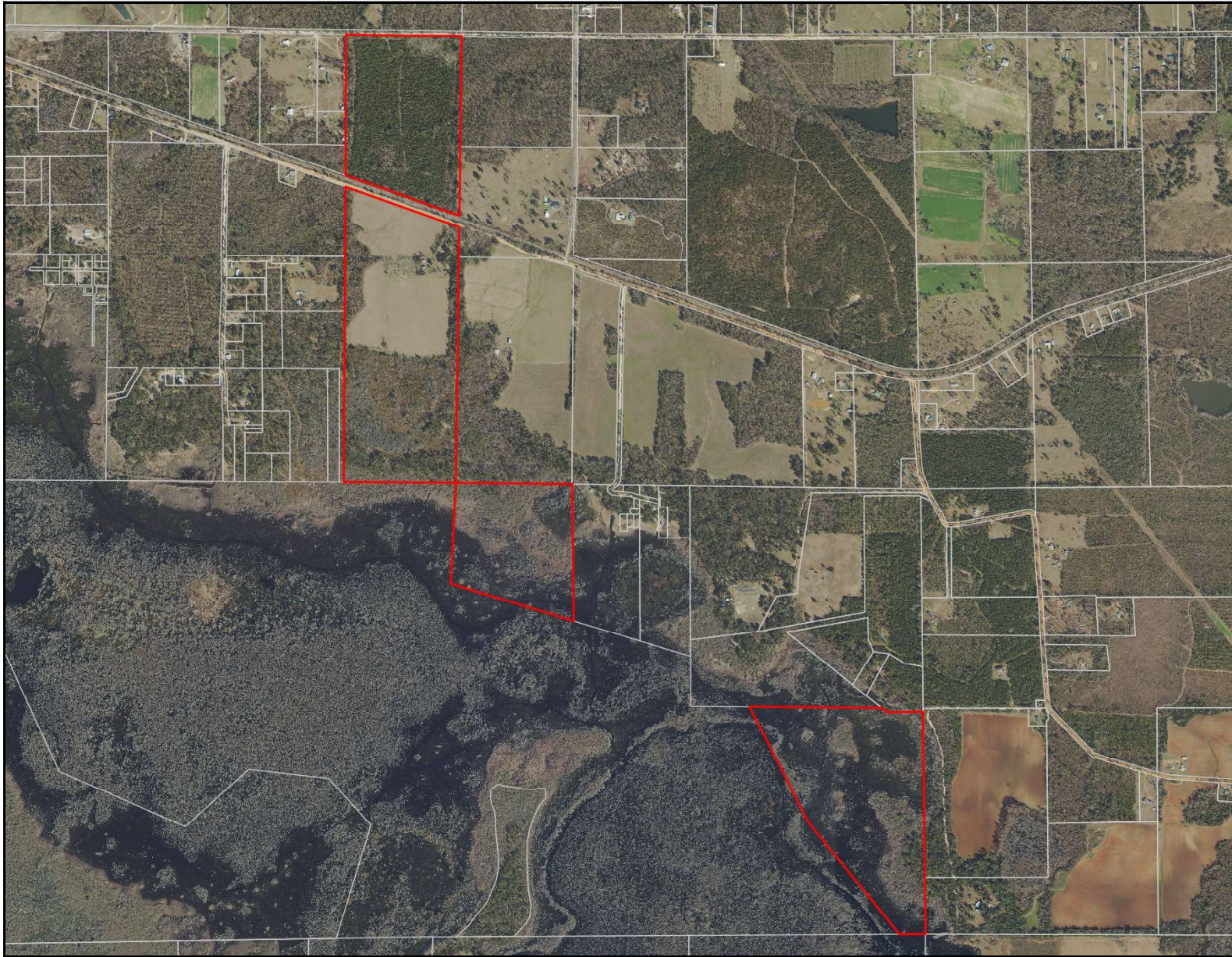
LOCATION & DRIVING DIRECTIONS

- Parcel: 36-4N-08-0000-0010-000; 06-3N-07-0000-0060-0000
- GPS: 30.7020696, -84.9809238
- Driving Directions:
- From US 90 and Hwy 69 in Grand Ridge, go S to Old Spanish Trl
 - Go E on Old Spanish Trl for 1.3 mi
 - Veer right on McKeown Mill Rd, then go 1.2 mi to Inwood



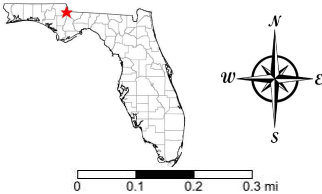




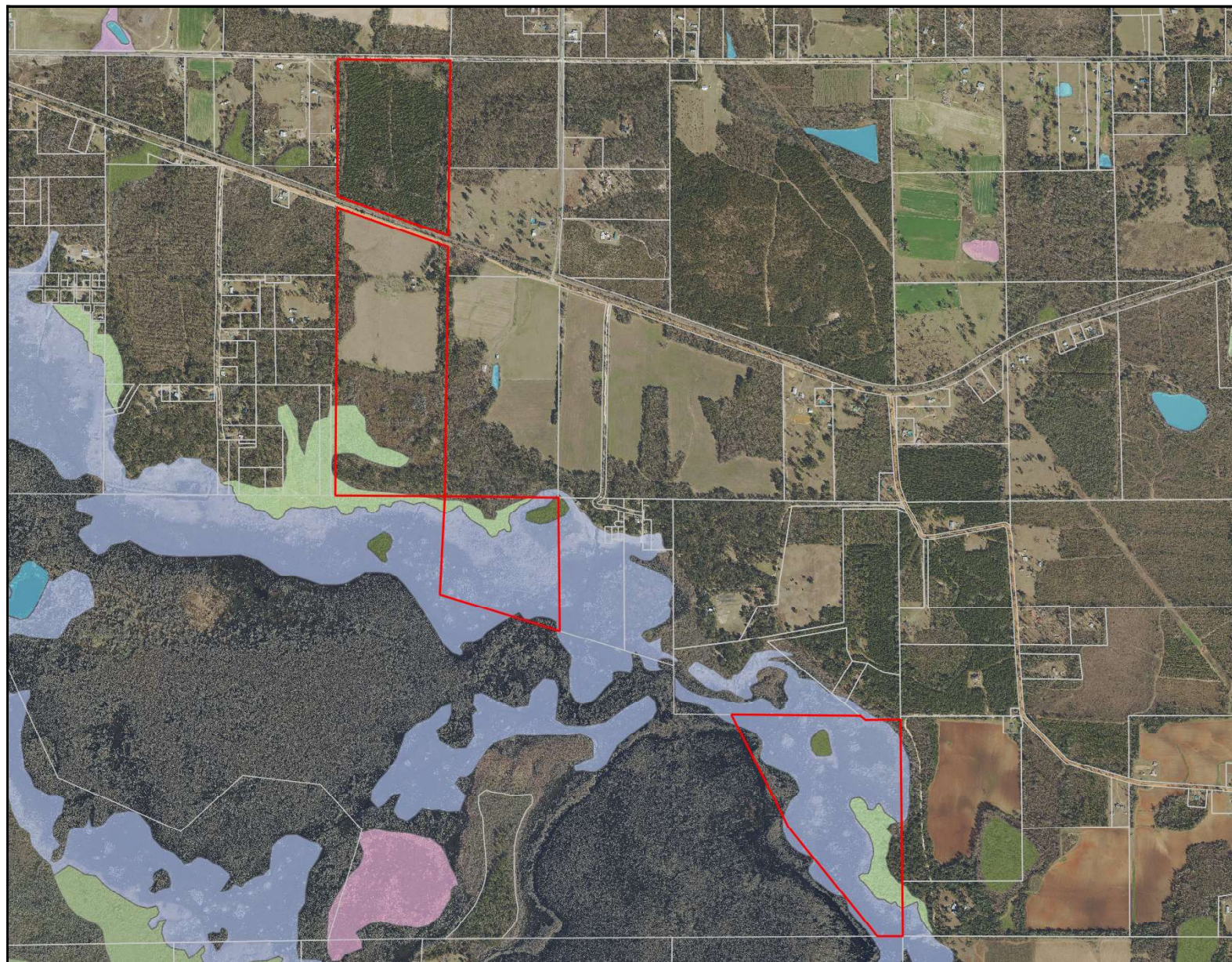


Inwood Farm Aerial

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

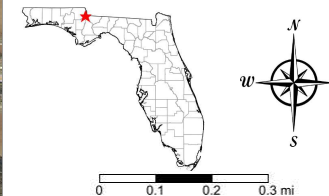


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Inwood Farm Wetlands

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- 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



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Additional Photos



Additional Photos





MARK WIRICK

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PROFESSIONAL BACKGROUND

Mark Wirick is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment

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**GREG DRISKELL****Senior Advisor**

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PROFESSIONAL BACKGROUND

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at legacywildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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