

# Greenwood Place



## Property Features

Located in the heart of the agriculture belt in northeast Jackson County, Florida, the 108-acre Greenwood Place tract is coveted for its physical attributes that offer multiple possible uses for an investor. Those include timber, row crop, pasture, and recreational.

For the last 20+ years Greenwood Place has been used for timber production. With a plantable area of **100%**, the economics of growing and harvesting trees is enhanced tremendously. In January 2021, the property was planted with Elite loblolly pines at a density of 605 trees per acre. Today, they are thriving in the fertile soil - some are already six feet tall! Wood markets are strong in this area creating a competitive environment that benefits the landowner. The primary destinations for pulpwood are the Georgia Pacific mills in Hosford, Florida and Cedar Springs, Georgia along with the Enviva pellet mill in Cottondale. Chip-n-saw is sent to Spanish Trail Lumber in Marianna and North Florida Lumber in Bristol while sawtimber outlets include North Florida Lumber, Rex Lumber in Graceville, and Coastal Plywood in Havana.

### At a Glance:

*Acreage:*

108± acres

*Asking Price:*

\$3,995 per acre

*Location:*

Jackson County, Florida

*Special Attributes:*

- 100% Plantable
- Strong Timber Market
- Convertible to AG
- Excellent Hunting

**Arnie Rogers**, *Licensed Real Estate Broker*

Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303

Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)

[www.VerduraProperties.com](http://www.VerduraProperties.com)



# Greenwood Place

## Property Features *continued*

Converting to row crop or pasture is also a viable option. The topography is level and the soils, all of which are classified as Farmland of Local Importance by the USDA, support growing cotton, peanuts, and corn. In fact, USDA actually owned Greenwood Place for a period of time, using it for test plots to create models for maximizing crop yields. As recently as 1999, some of Greenwood Place was still being farmed. Returning it to row crop could include incorporating a half-circle irrigation system in the eastern part of the property. The conversion process is a relatively easy process given the existing trees are still very young. Additionally, scattered stumps and downed trees that remain from the clearcut operation that took place soon after Hurricane Michael hit in October 2016 have largely rotted out. A prescribed burn and herbicide application were also performed in 2020.

With the abundant amount of agriculture lands that surround Greenwood Place (including a protein-rich peanut farm to the east and alfalfa field to the west), this area provides excellent deer hunting. Turkey populations are likewise very strong and bobwhite quail and dove are commonly seen on the property. Access to Greenwood Place is easy. Interstate 10 is located 30 minutes to the south, Dothan is only 40 minutes away, and both Tallahassee and Panama City can be reached in 1 hour and 15 minutes.

### At a Glance:

#### *Acreage:*

108± acres

#### *Asking Price:*

\$3,995 per acre

#### *Location:*

Jackson County, Florida

#### *Special Attributes:*

- 100% Plantable
- Strong Timber Market
- Convertible to AG
- Excellent Hunting



**Arnie Rogers**, *Licensed Real Estate Broker*

Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303

Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)

[www.VerduraProperties.com](http://www.VerduraProperties.com)



# Greenwood Place

## Photos



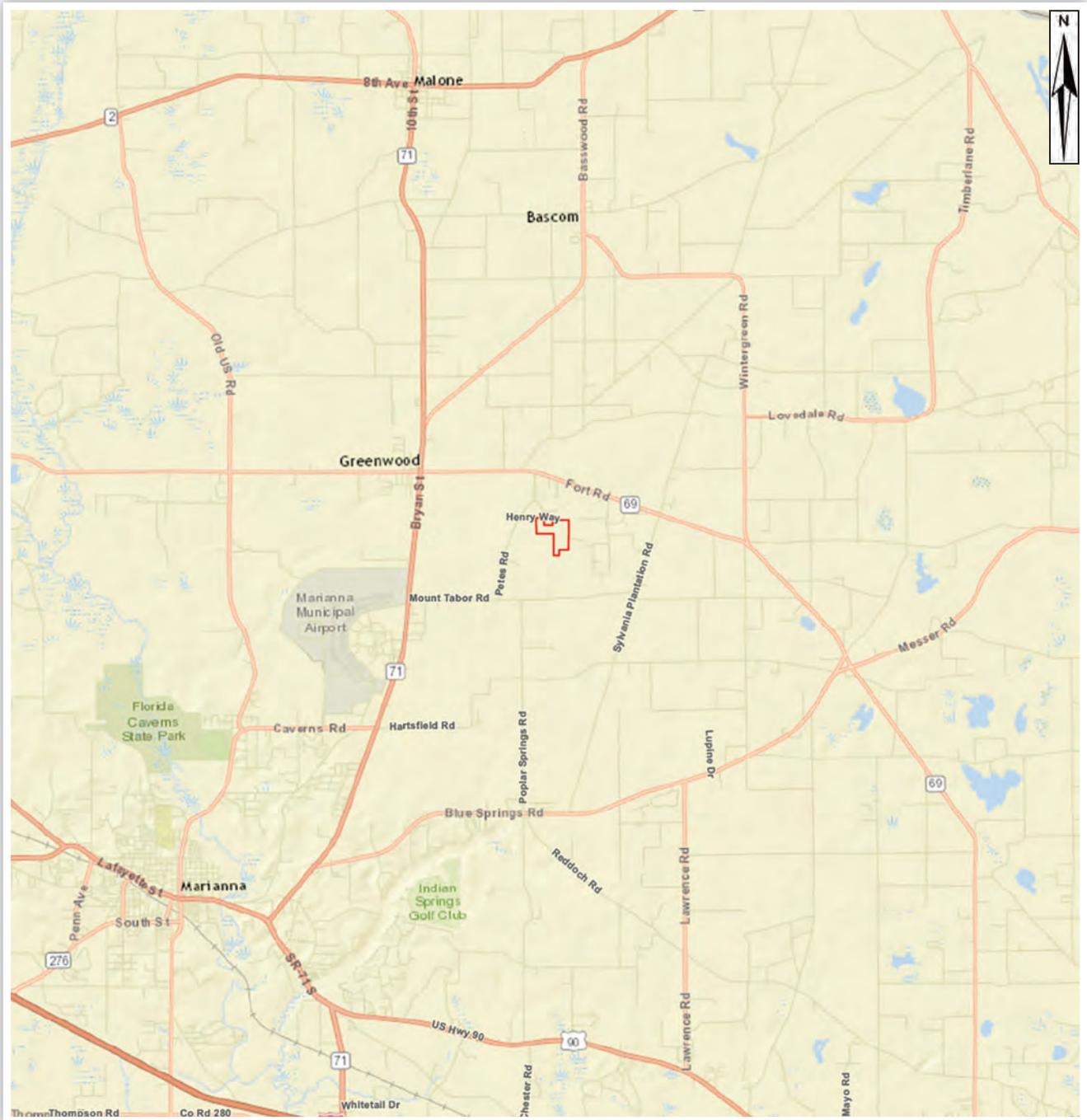
**Arnie Rogers, Licensed Real Estate Broker**  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.

# Greenwood Place

## Location Map



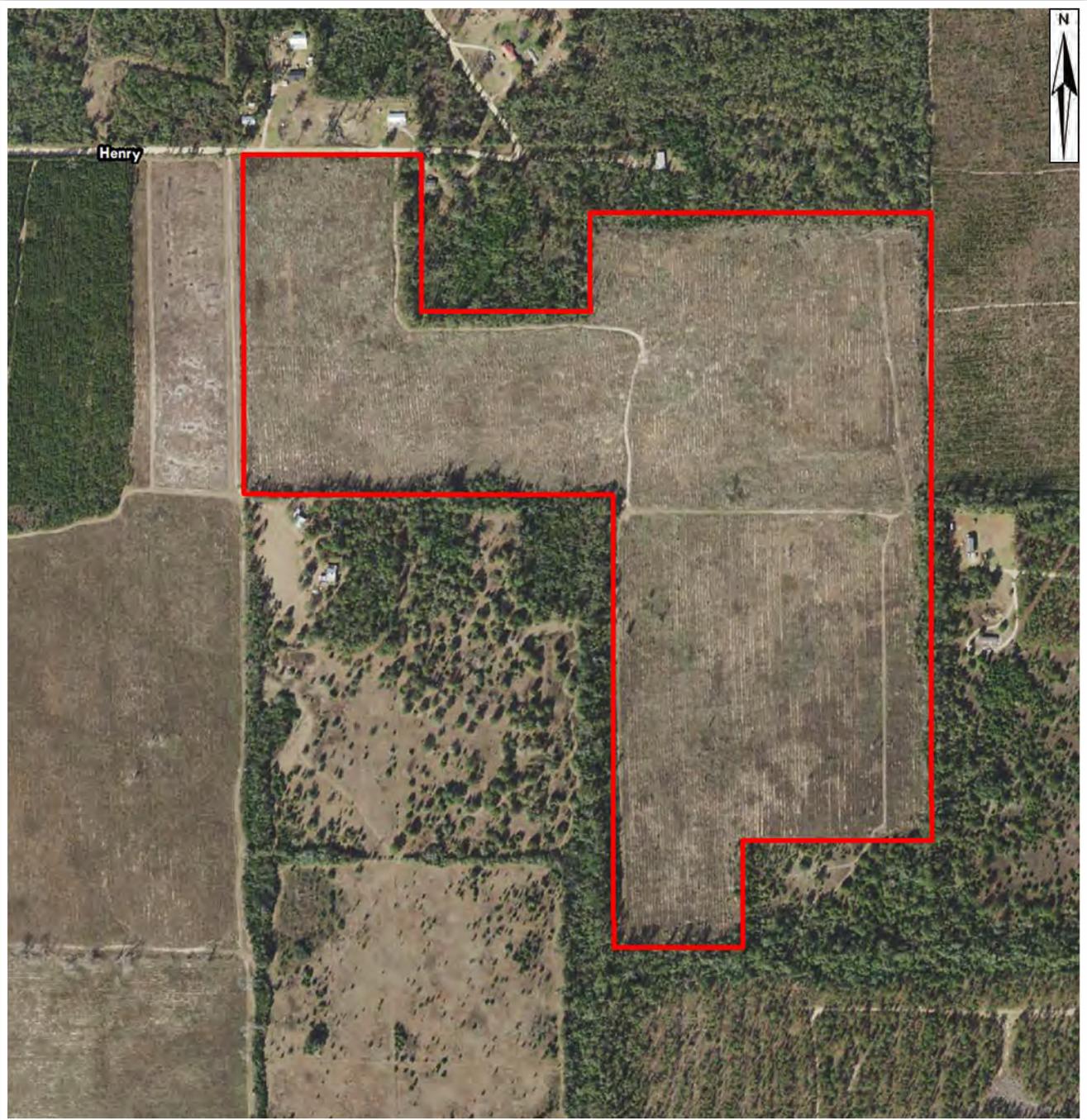
**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.

# Greenwood Place

## Aerial Map



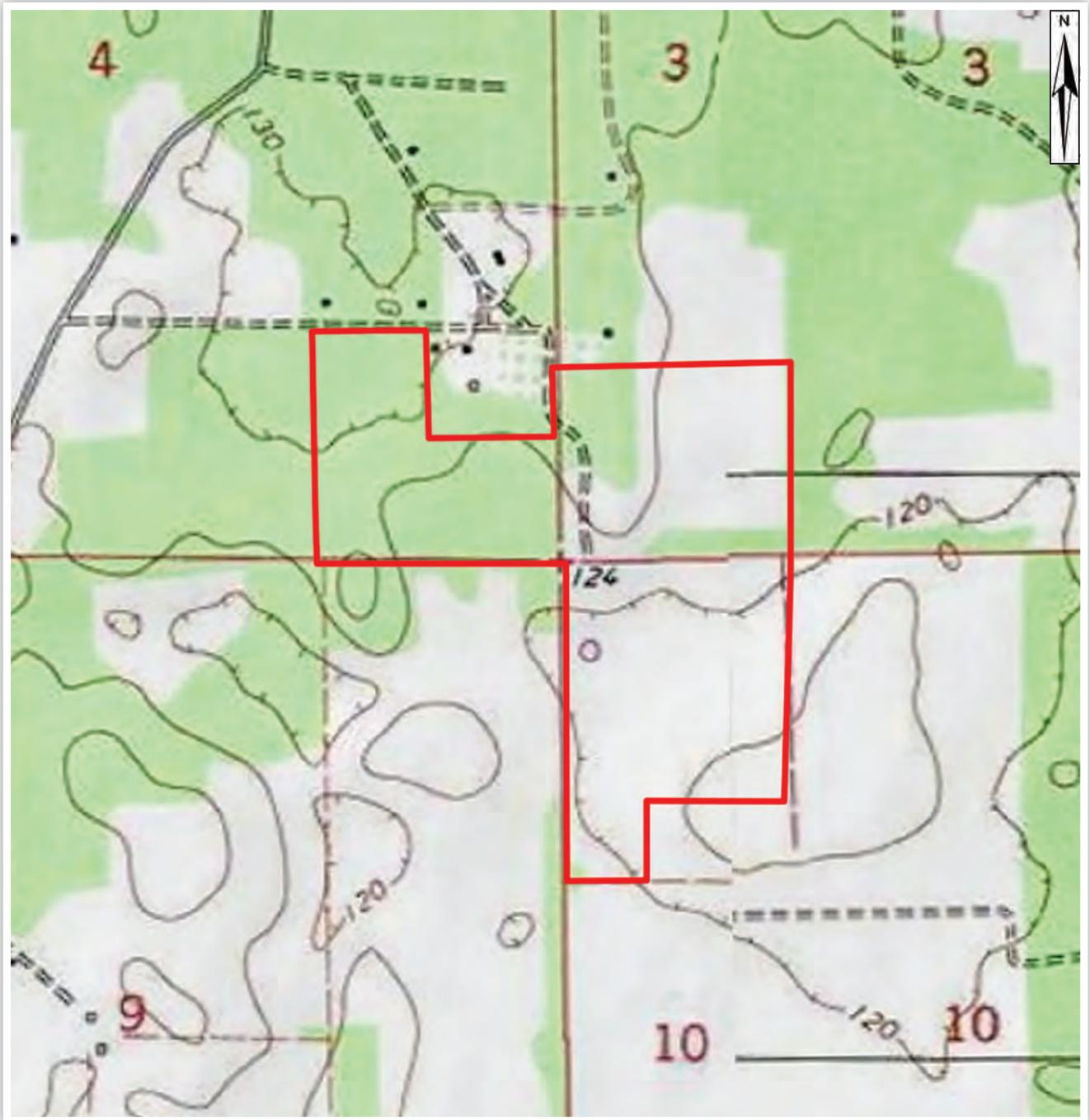
**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.

# Greenwood Place

## Topo Map



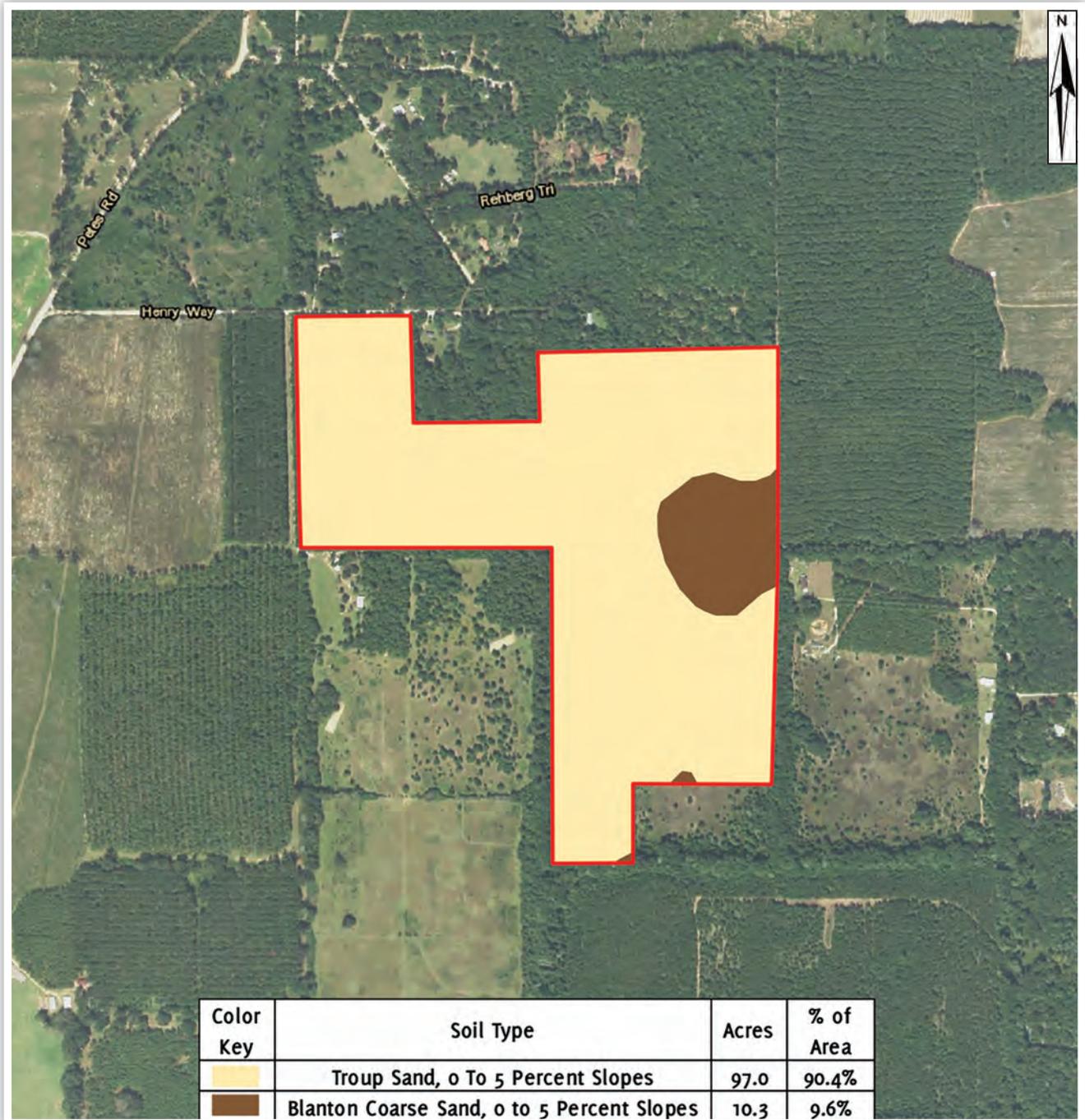
**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.

# Greenwood Place

## Soil Map



**Arnie Rogers**, Licensed Real Estate Broker  
Verdura Realty, LLC • 316 Williams Street • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



Please note that while all information is believed to be reliable, none is guaranteed.