

Apalachicola River Preserve



Property Features

Taking its name from the 2.2 miles of frontage on the Apalachicola River, the 1,224-acre bank-owned Apalachicola River Preserve will hold a strong appeal to investors seeking a beautiful and private recreational property that also possesses conservation potential. Located 15 miles south of Bristol, Florida and just over an hour west of Tallahassee, Florida, the property is easily accessed.

The landscape of Apalachicola River Preserve consists predominately of bottomland hardwoods that lie in the nutrient-rich river floodplain. The ebb and flow of the oxbows that meander along the property's western edge are part of the largest and longest river in the southeastern U.S. Within the upland area of the Apalachicola River Preserve, there are approximately 100 acres of pasture that can support horses and cattle or could readily be converted to timberland. A mobile home, pole barn, and silo in this area provide additional utility to the property. In addition, there are 4+ miles of frontage on Equaloxic Creek, a beautiful and navigable black water tributary that harkens back to an "Old Florida" landscape.

At a Glance:

Acreage:

1,224 acres

Asking Price:

\$1,083 per acre (\$1.325M)

Location:

Liberty County, Florida

Special Attributes:

- 2+ miles Apalachicola River Frontage
- 4+ miles of Equaloxic Creek Frontage
- Priority Acquisition Designation
- 1 ½ Mile Shared Border w/ State of Florida
- Excellent hunting & fishing
- Valuable timber

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Property Features *continued*

While Apalachicola River Preserve is substantial in its own right, its location on the western edge of the 633,000-acre Apalachicola National Forest is an added positive for a recreational buyer. By being positioned between the Apalachicola River and the National Forest, there are excellent hunting, fishing, and wildlife viewing opportunities.

Another investment consideration to take into account relates to the Northwest Florida Water Management District's (NFWFMD) desire to acquire more land along the Apalachicola River. Widely regarded as one of the State's most important natural resources, the NFWFMD owns nearly 37,000 acres mostly to the south with the remaining Apalachicola River floodplain designated as a priority acquisition area. Apalachicola River Preserve shares a 1 ½ mile boundary with the NFWFMD so it is a prime acquisition candidate as evidenced by its place on the State's *Florida Forever* program.

Finally, while Apalachicola River Preserve is not a timberland tract in the classic sense, it does possess valuable timber – estimated to be \$679,000. The merchantable timber volumes / stumpage value chart shown below were calculated as of January 2016 and updated from an original November 2013 timber cruise. Both cruises were performed by Legacy Forestry Services of Lake City, Florida and are available upon request.

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Product	Harvestable Volumes	% of Total Volume	Stumpage Value	Total Value
Upland Timber				
Pine Pulpwood	1,110	1.2%	\$15.25	\$16,928
Pine Chip-n-saw	615	0.7%	\$21.25	\$13,069
Pine Sawtimber/Plylogs	421	0.5%	\$25.75	\$10,841
Pine Poles	<u>263</u>	<u>0.3%</u>	\$25.75	<u>\$6,772</u>
Total Pine Tons	2,409	2.7%		\$47,609
Swamp Timber				
Pine Pulpwood	668	0.8%	\$9.25	\$5,526
Pine Chip-n-saw	65	0.1%	\$19.50	\$1,134
Pine Sawtimber/Plylogs	0	0%	\$24.00	\$0
Pine Poles	<u>30</u>	<u>0.03%</u>	\$24.00	<u>\$664</u>
Total Pine Tons	763	0.93%		\$7,304
Cypress Mulch	3,307	3.7%	\$7.50	\$22,183
Cypress Sawtimber	<u>1,808</u>	<u>2.0%</u>	\$28.50	<u>\$46,086</u>
Total Cypress Tons	5,115	5.7%		\$68,269
Hardwood Pulpwood	73,396	82.6%	\$6.50	\$426,796
Hardwood Sawtimber	<u>7,213</u>	<u>8.1%</u>	\$20.00	<u>\$129,035</u>
Total Hardwood Tons	80,609	90.7%		\$555,830
Total Tons	88,896	Total Timber Value		\$679,013
		Total Timber Value / Acre		\$555

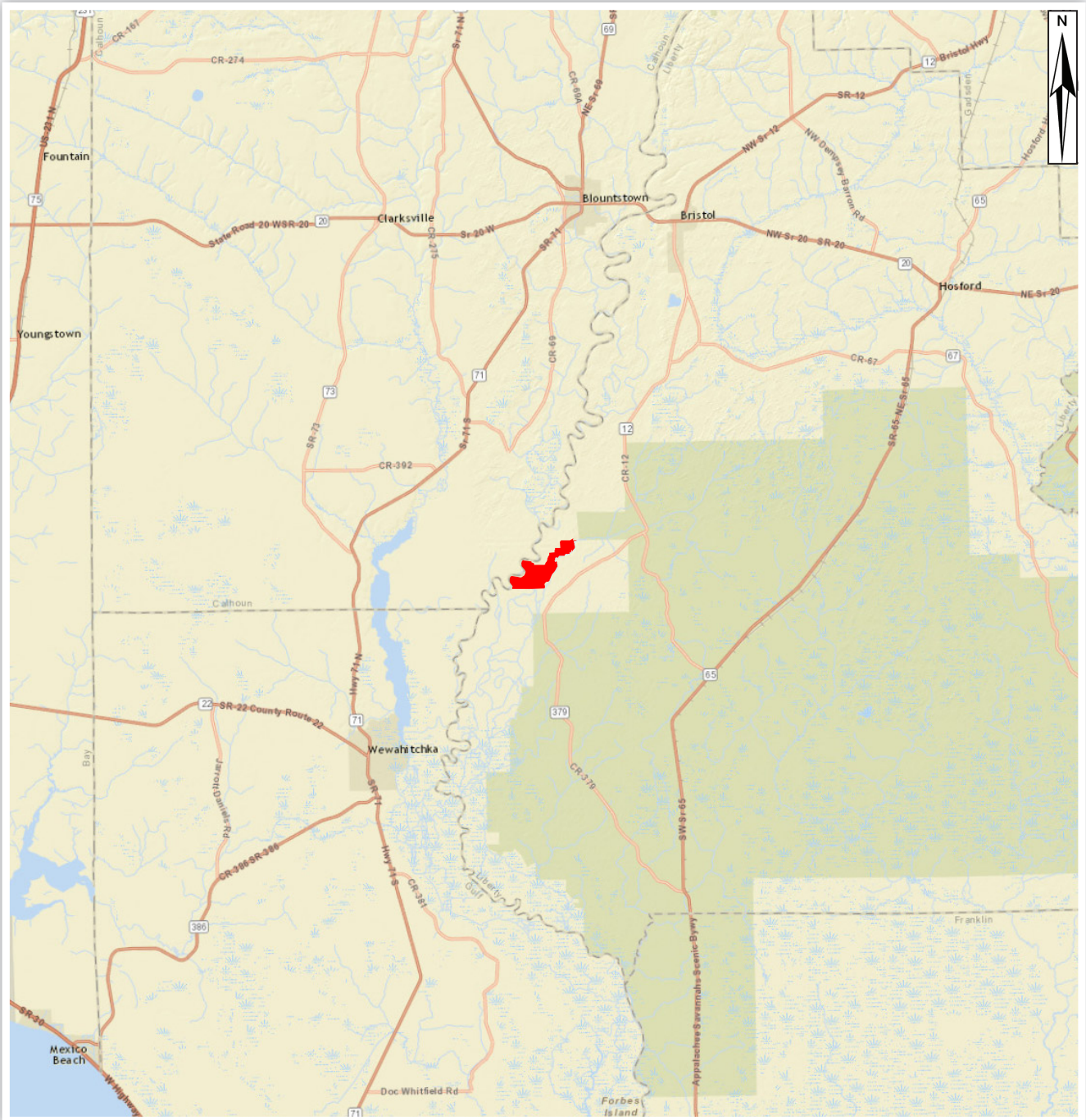
All information is believed to be accurate but should be independently verified

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Location Map



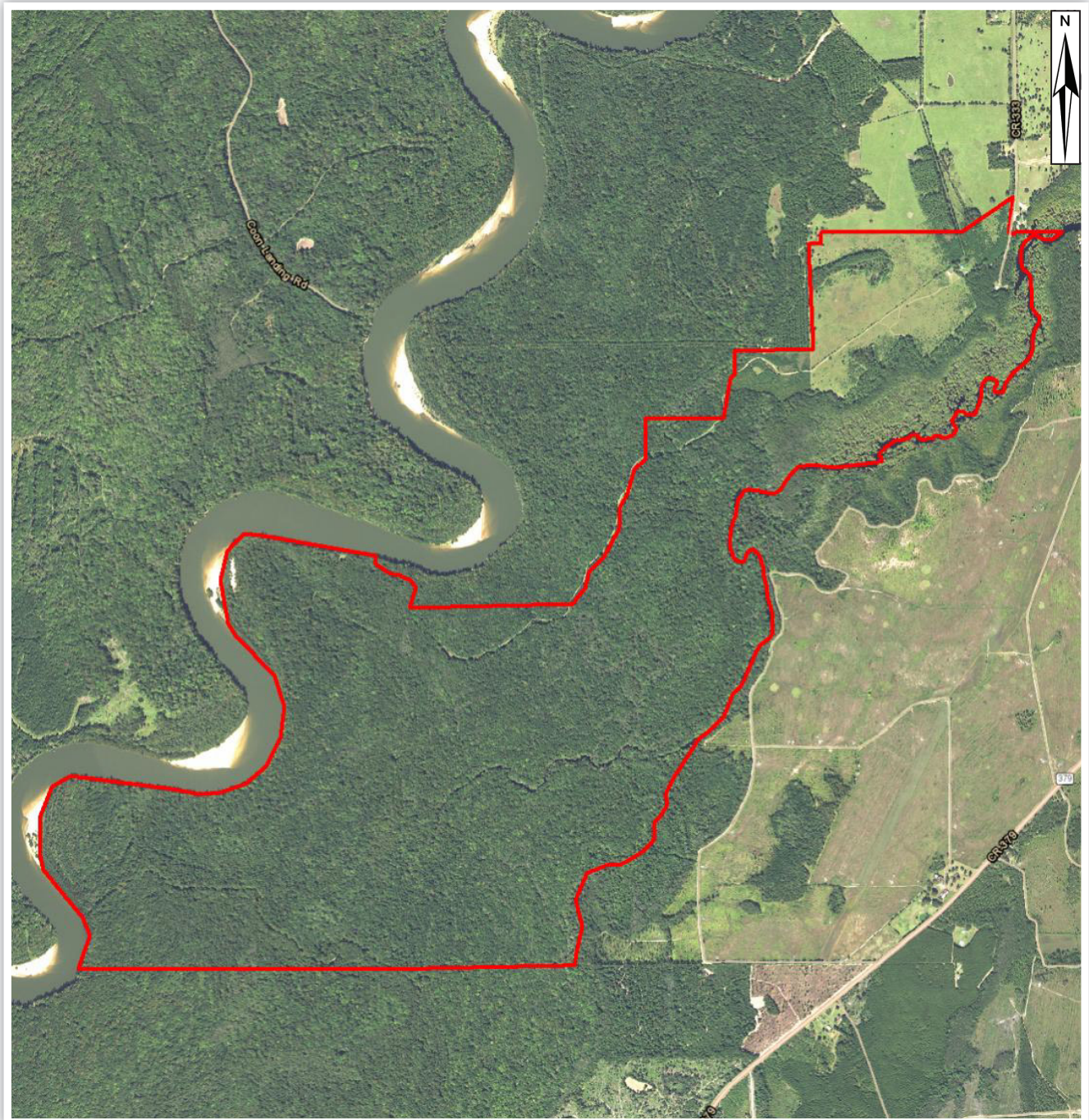
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Aerial Map



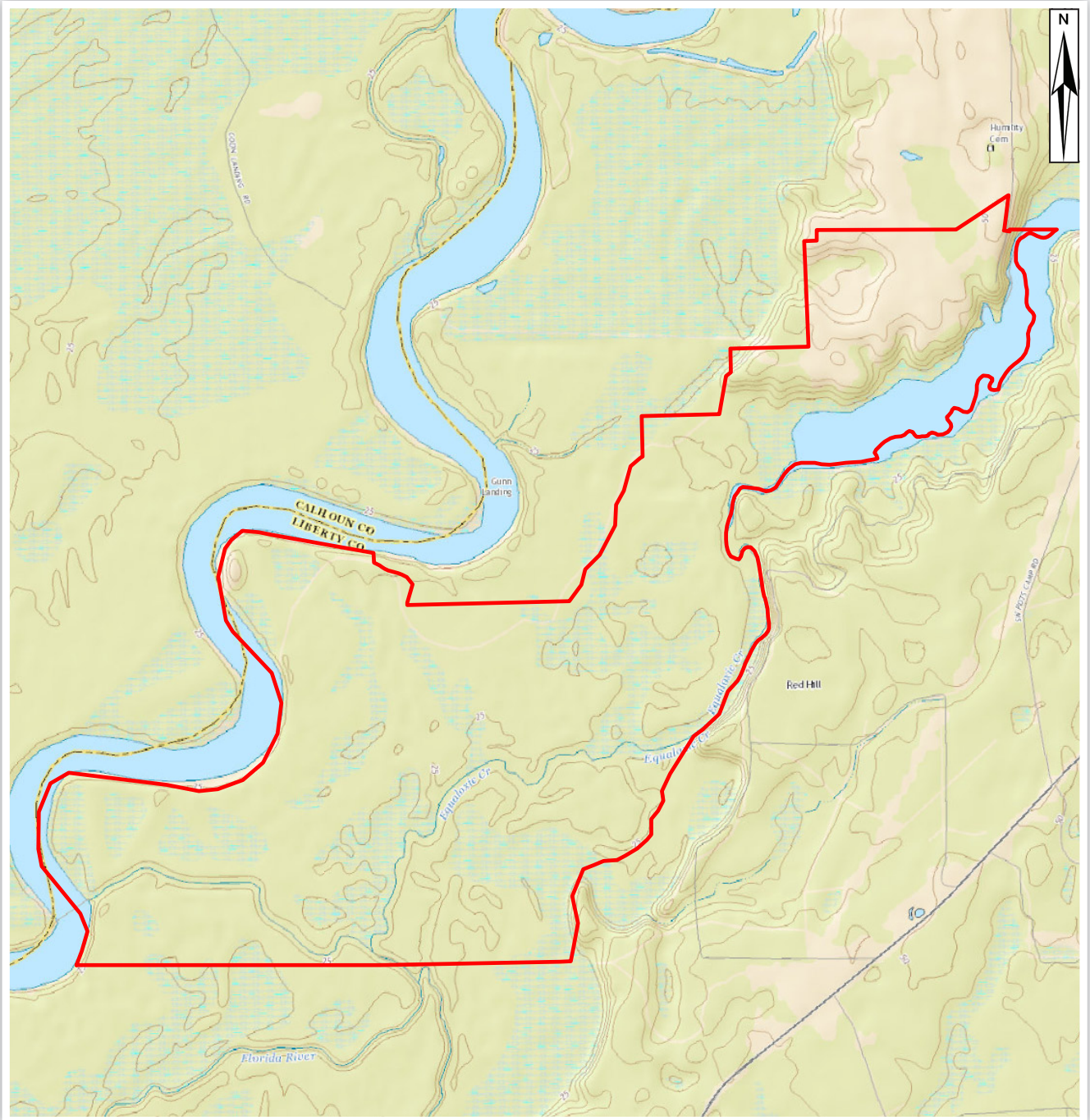
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Topo Map



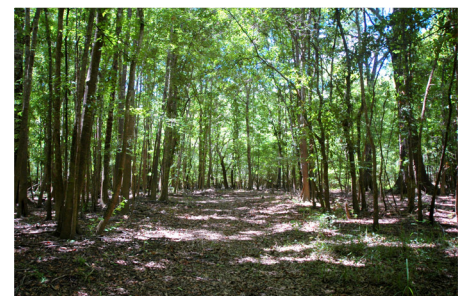
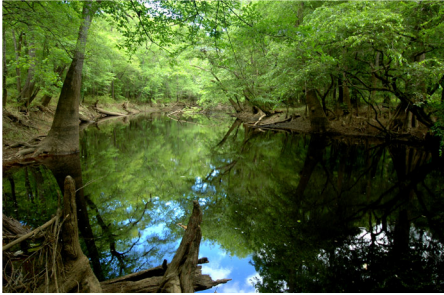
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Photos



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