

Bristol Timberlands



Property Features

In an era where overpriced timberland seems the norm, the 1,048-acre Bristol Timberlands tract is a notable value play with an asking price of only \$1,200 per acre. With merchantable timber present, 1 ½ miles of paved road frontage on State Road 12, and an advantageous location within a strong wood market, Bristol Timberlands represents an excellent investment opportunity.

Located three miles north of Bristol, Florida (Liberty County) and an hour west of Tallahassee, competition is robust which results in a beneficial situation to a landowner. The principal outlet for pulpwood is the Rock Tenn container mill in Panama City. Additionally, backup sources for pulpwood include Georgia Pacific's OSB plant in nearby Hosford and the Enviva pellet mill in Cottondale. North Florida Lumber in Bristol is the primary buyer for sawtimber and chip-n-saw but Rex Lumber in Graceville and Spanish Trail Lumber near Marianna are also players.

At a Glance:

Acreage:

1,048 +/- acres

Asking Price:

\$1,200 per acre

Location:

Liberty County, Florida

Special Attributes:

- Value Price
- Strong Wood Market
- Merchantable Timber
- Wet Weather Harvesting
- Paved Road Frontage

Arnie Rogers, Licensed Real Estate Broker

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Property Features *continued*

Approximately 61% of the tract is plantable and 73% of the standing pine timber is merchantable. Shown below is a stand breakdown estimate:

Type	% of Total Acres
1989 Slash	15.6%
1980 Slash - Thinned	1.3%
2011 Natural Sand Pine	5.9%
2011 Natural Slash Pine	0.2%
Clearcut	37.5%
Mixed Hardwoods - Cypress (merch)	24.4%
Mixed Hardwoods - Cypress (pre-merch)	13.0%
Food Plots	16.0%
Roads	1.6%

In those areas that are more suitable for sand pine, it is important to note that this species can be strategically harvested during rainy periods when other sites cannot be accessed. When mill inventories subsequently run low, they often pay a premium price in order to meet demand.

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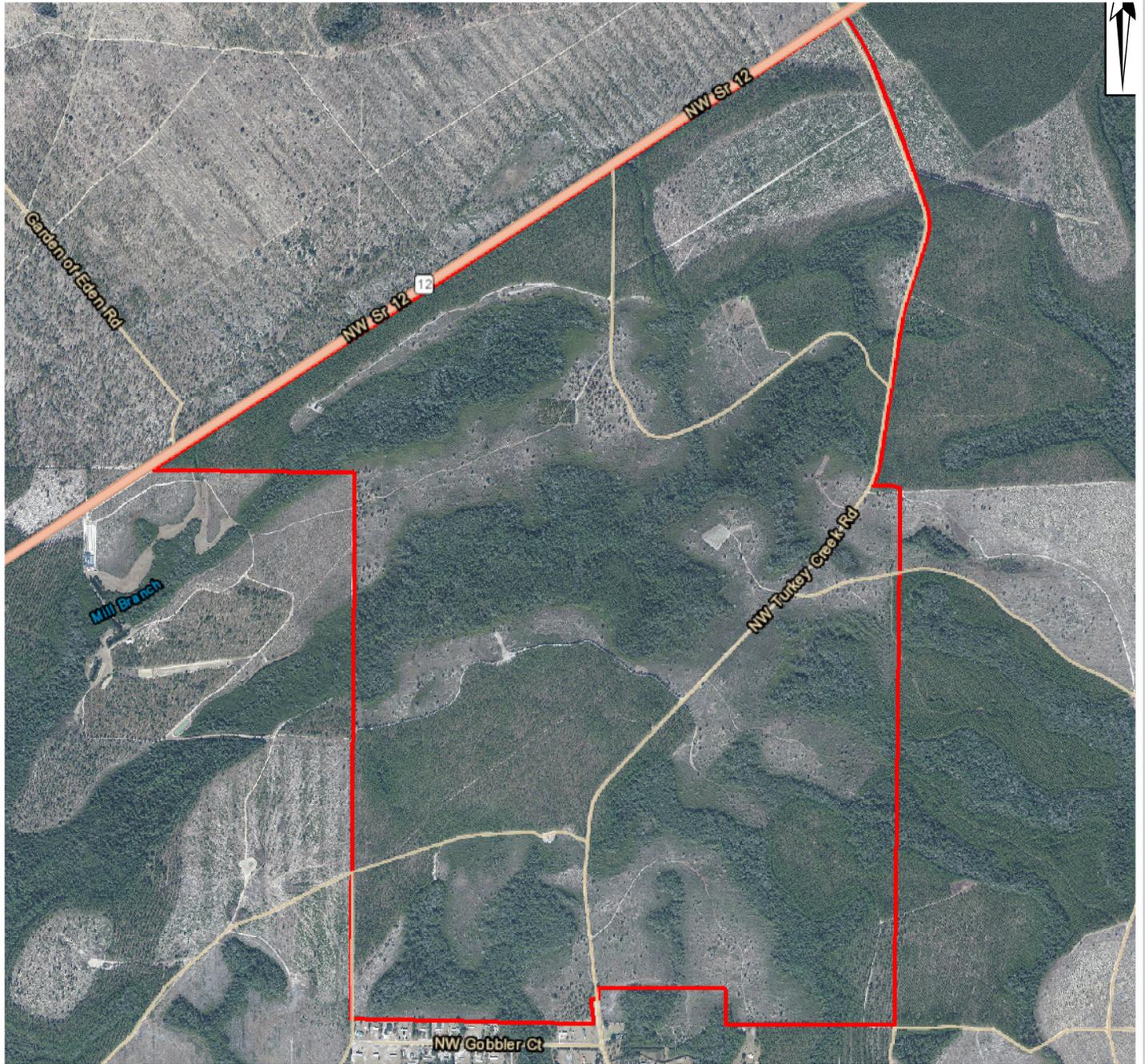
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Aerial Map



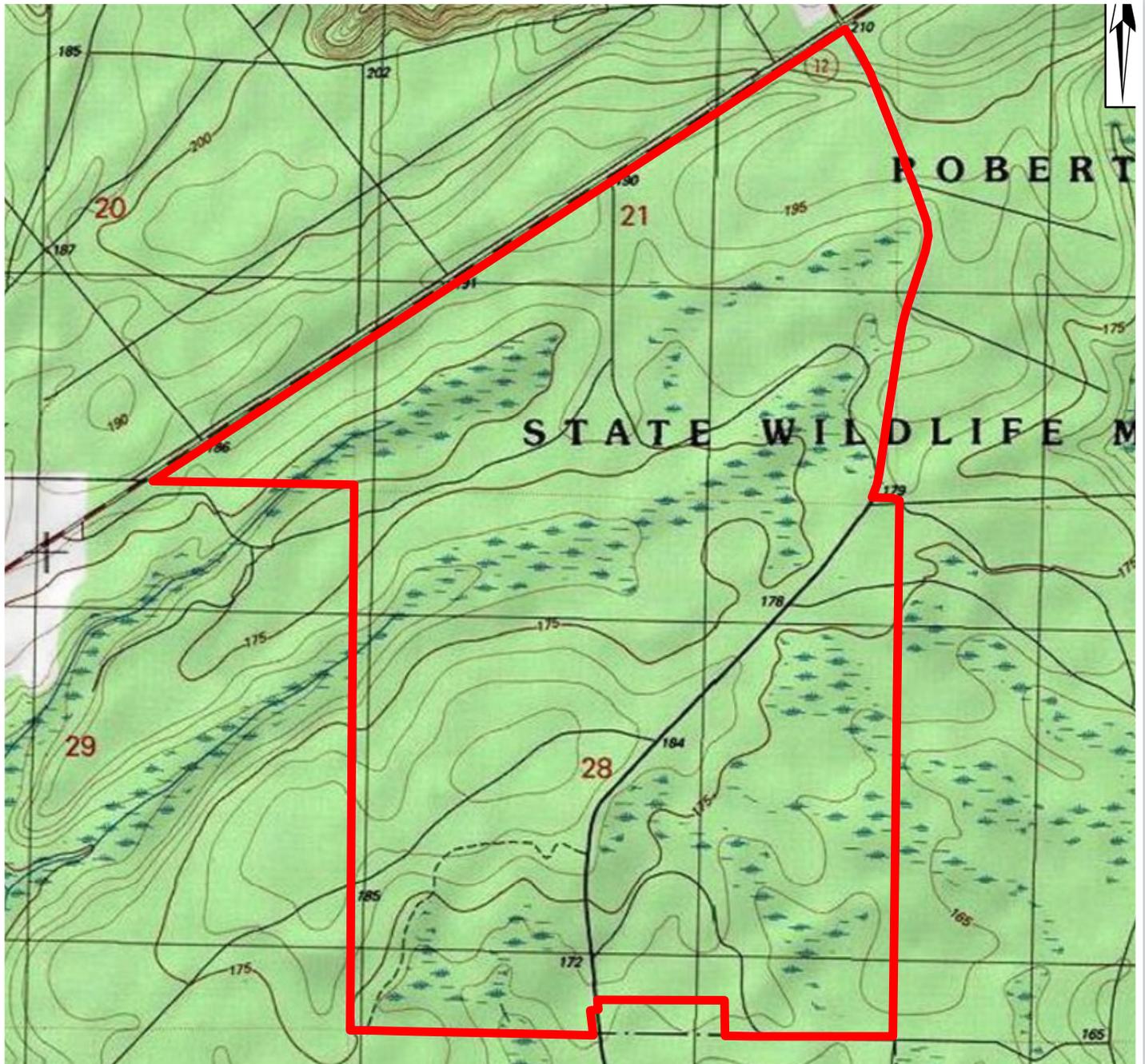
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Top Map



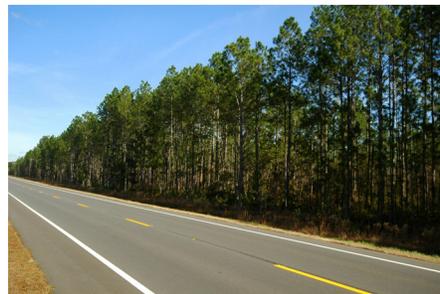
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Photos



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