

Circle D East



Property Features

Once owned by the great nephew of George Eastman, founder of the Eastman Kodak Company, Circle D East then operated as a thriving cattle ranch. Though its use has transitioned to a productive timberland and recreational tract, remnants from that bygone 1960's era can still be spotted. Located just an hour west of Tallahassee in Jackson County, Circle D East has been value-priced, making this 474- acre property an affordable and attractive acquisition target.

While Hurricane Michael passed through the area in October 2018, Circle D East's pine plantations were spared due to their young age. A landowner now will be able to spread out future timber harvesting revenues as trees (elite loblolly pine) were established in 2015, 2016, 2017, and 2018. Collectively, 306 acres are planted in addition to 36 acres of natural upland timber, representing a desirable 72%

At a Glance:

Acreage:

474 ± acres

Asking Price:

\$1,995 per acre

Location:

Jackson County, Florida

Special Attributes:

- Value-Priced
- Excellent Timber Markets
- 72% Planted
- Abundant Game
- Four Open Water Ponds

Arnie Rogers, *Licensed Real Estate Broker*

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Circle D East

Property Features *continued*

plantable ratio.

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 and Cedar Springs, Georgia along with the Enviva pellet mill in Cottondale. The primary market for chip-n-saw is Spanish Trail Lumber (less than three miles away) and North Florida Lumber in Bristol. Sawtimber outlets include Rex Lumber in Graceville, North Florida Lumber, and Coastal Plywood in Havana.

Recreationally, Circle D East offers a private place to retreat and relax. Hunters will find ample deer and turkey populations and high-fencing is already in place for almost 1 ½ miles along the property's I-10 frontage. Importantly, large landowners surround Circle D East and there are several water sources including two cypress ponds and four open water bodies. The most impressive of these is a pretty spring-fed pond which measures over 4 acres.

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Photos



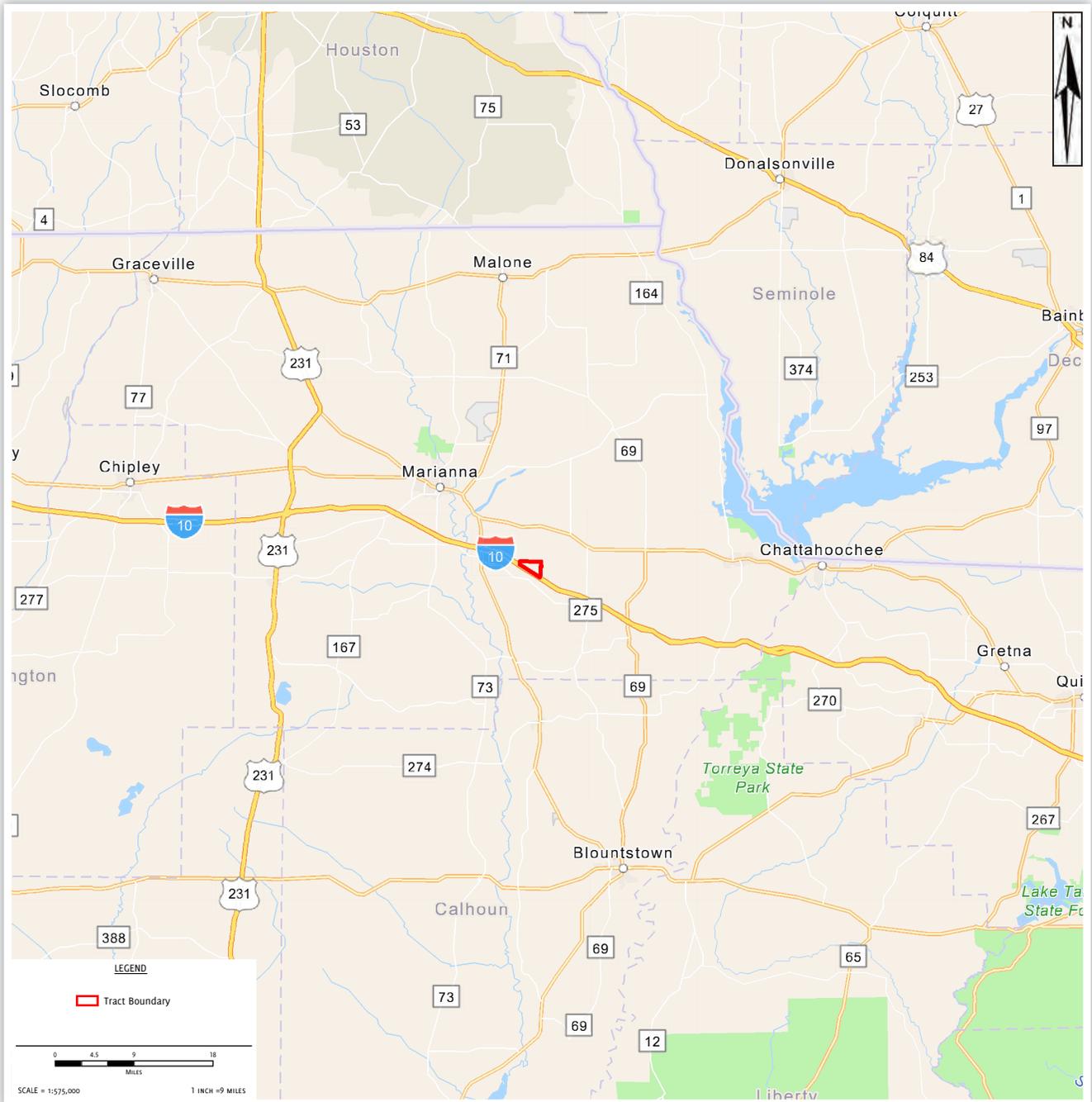
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Please note that while all information is believed to be reliable, none is guaranteed.

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Location Map



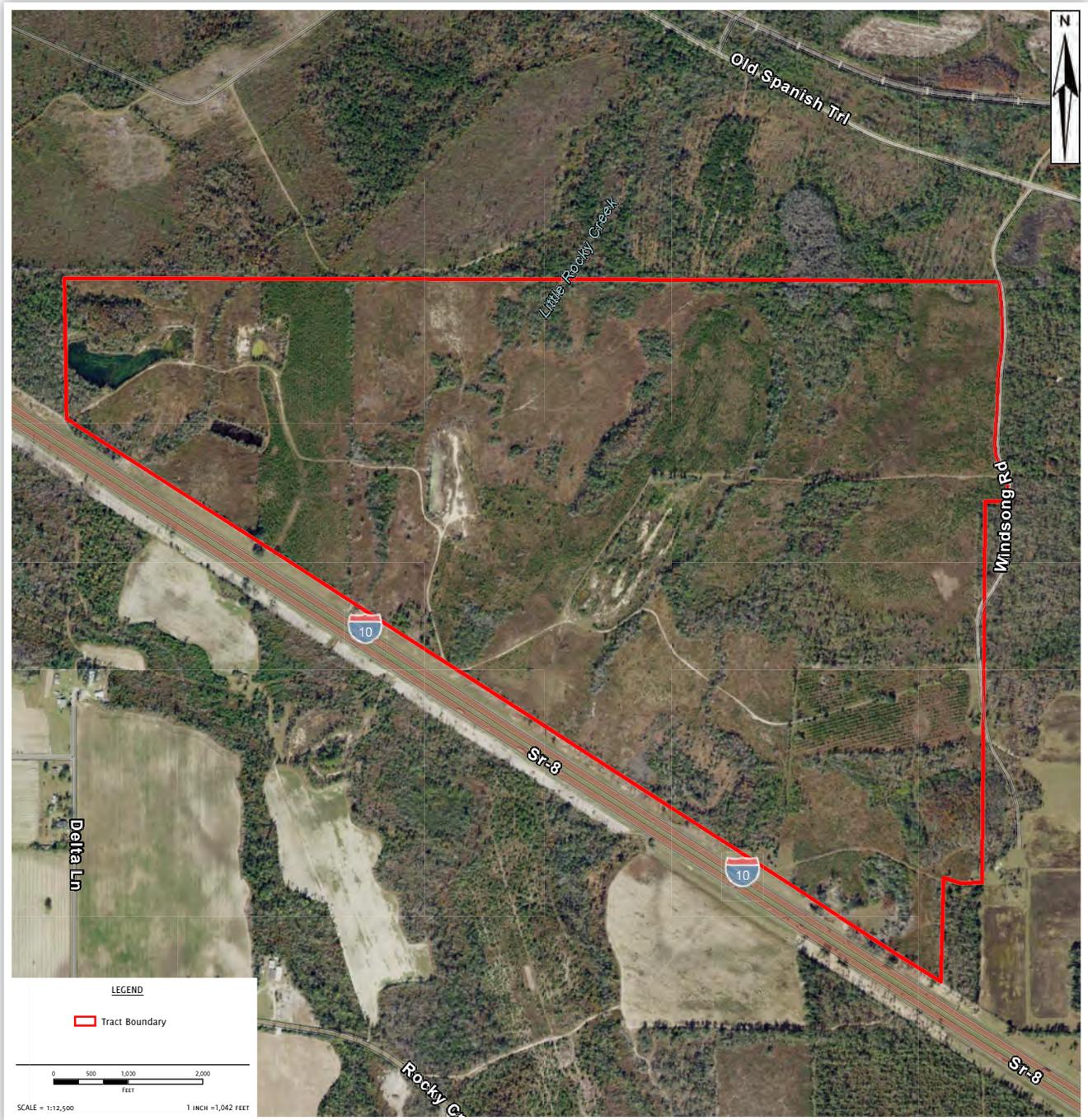
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Aerial Map



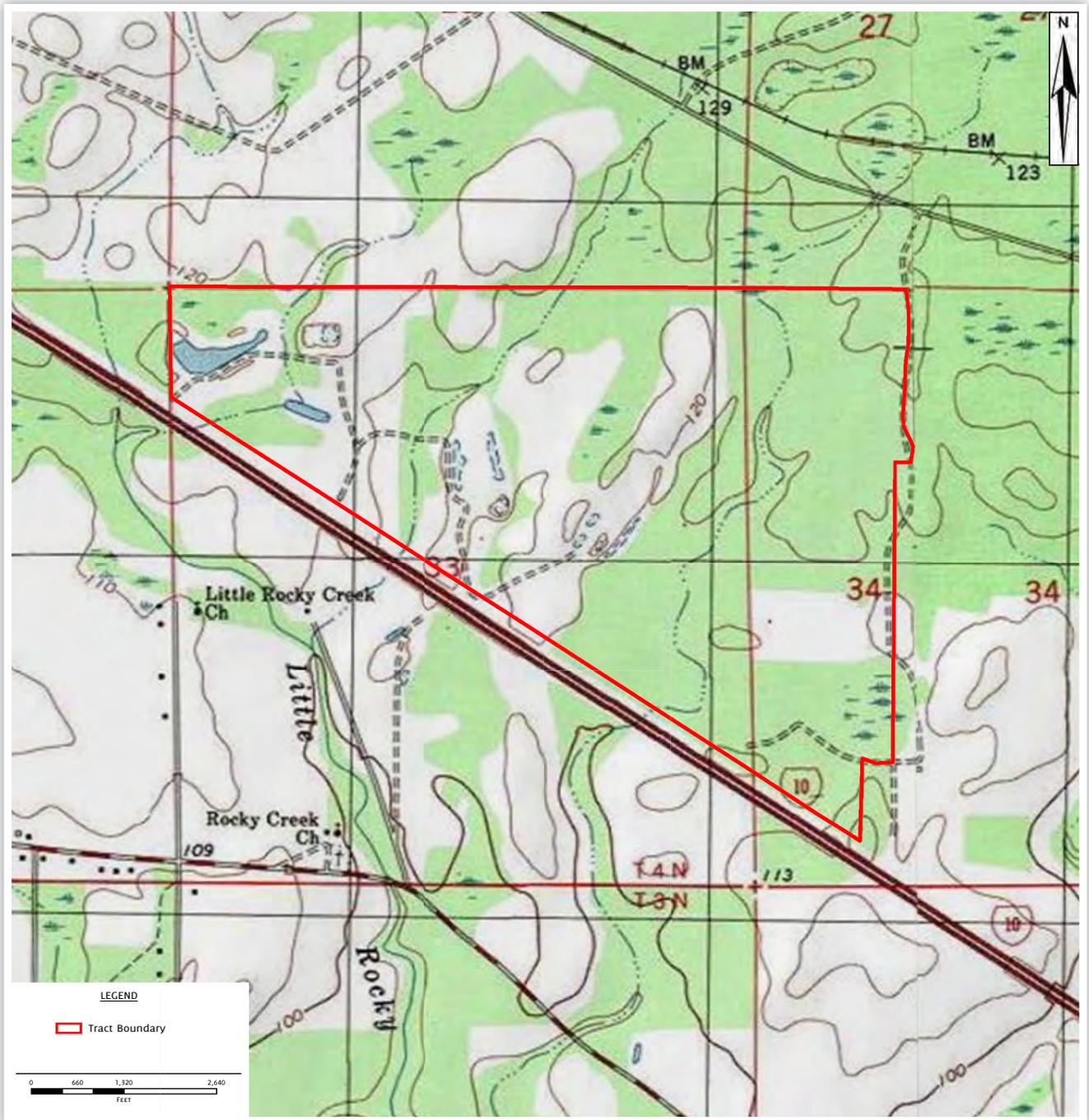
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Topo Map

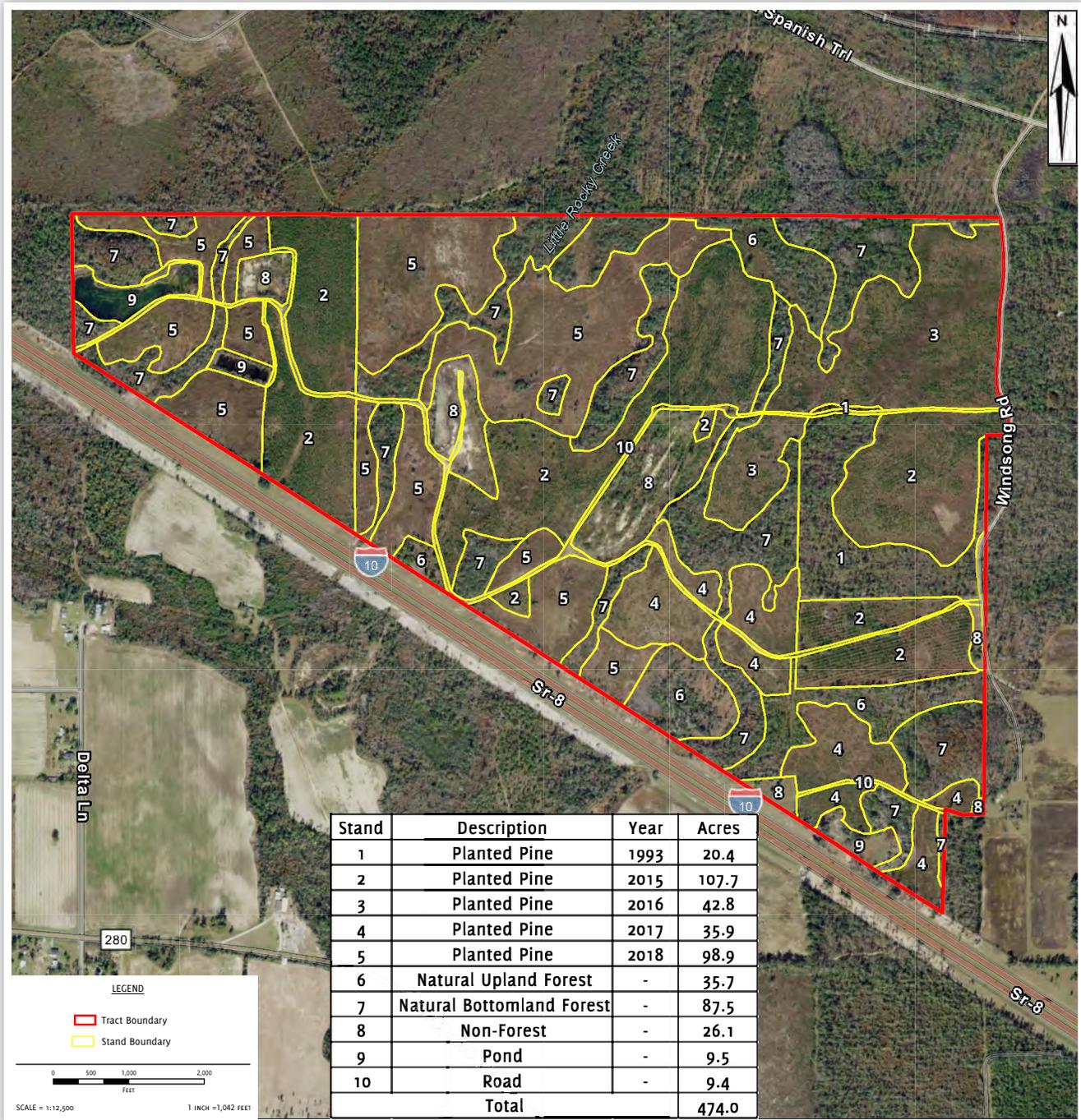


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Timber Stand Map



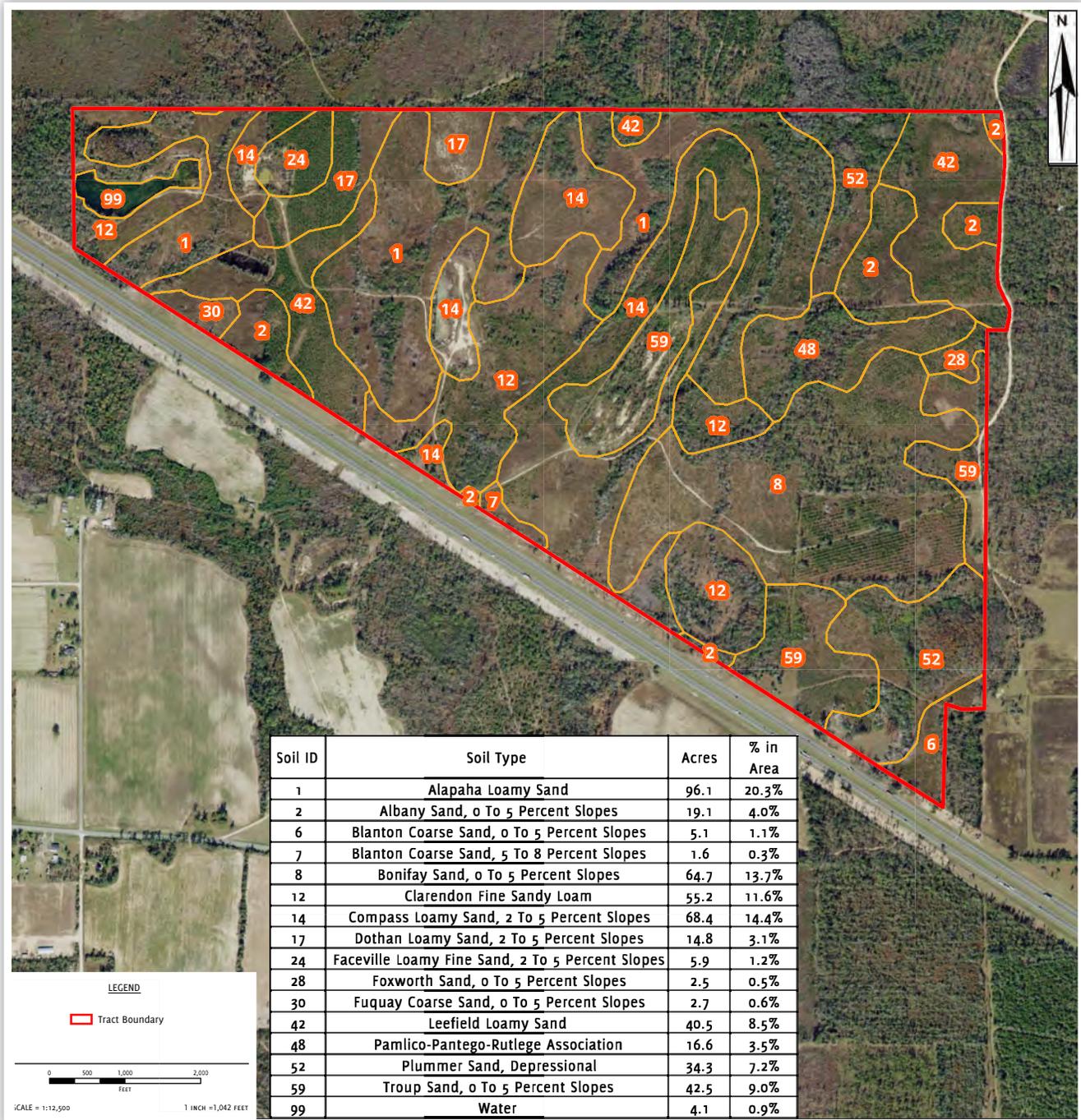
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Soil Map



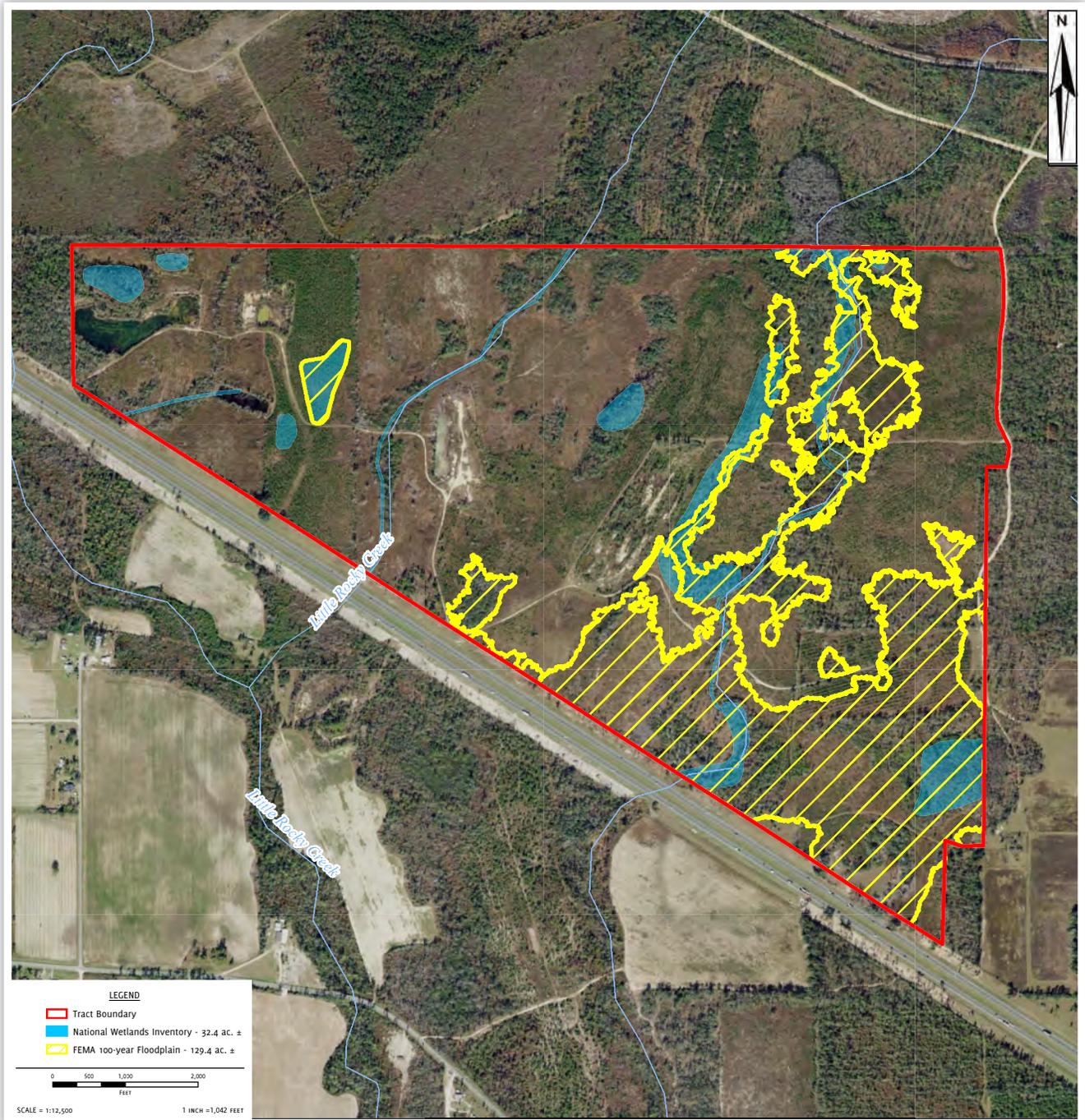
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Wetland Map



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