

# Darlington Pines

ONLY  
**\$1,295**  
PER ACRE



## Property Features

Located in the fertile northern reaches of Holmes County, Florida, the 622-acre Darlington Pines tract has been continuously owned by the Spann family for over 50 years, once serving as the family homestead where they farmed and raised their kids. The heirs are retiring soon and wish to immediately liquidate the property. Reduced to only **\$1,295 per acre**, this represents an outstanding value to an investor. To put this in perspective, in 2005 they sold 70 acres nearby for \$7,323 per acre.

One of the most important features of Darlington Pines is the quality of its soils. Over half of the property is classified by the USDA as "Prime Farmland" or "Farmland of Local Importance". Soils in these areas include Dothan, Fuqua, Lucy, Orangeburg and Stilson loamy sands, all of which are productive for growing pines. In addition, a high 72% of the tract is plantable which significantly enhances the value of the property as a timberland investment. Alternatively, the Darlington Pines would readily convert to pasture.

Approximately 368 acres of longleaf pine were planted in 2011 under the Environmental Quality Incentives Program (EQIP) that provides financial and technical assistance for prescribed burning (assumable by a buyer).

## At a Glance:

### *Acreage:*

622 +/- acres (Sub-dividable)

### *Asking Price:*

~~\$1,395 per acre~~ **\$1,295 per acre**

### *Location:*

Holmes County, Florida

### *Special Attributes:*

- Liquidation Price
- Excellent Soils
- High Plantable Area
- Longleaf Pines
- Good Hunting
- Paved Road Frontage

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## Property Features *continued*

Additionally, there are 58 upland acres that now lie fallow that can be replanted. On the property's southern border, immediate revenue can be generated from 22 acres of unthinned loblolly pines that were planted in 2001. If all that isn't compelling enough, with proper understory control, a potentially lucrative pinestraw operation could be established.

Recreationally, Darlington Pines has been leased to the same hunt club for the past decade. They adhere to quality deer management practices and actively pursue wild turkeys during the spring season.

Access to Darlington Pines is excellent with almost 1 ½ miles of paved road frontage on scenic Highway 2, the forerunner to Interstate 10 which lies 30 minutes to the south. A short distance beyond are the exclusive developments along the sugar sand beaches of the Emerald Coast.

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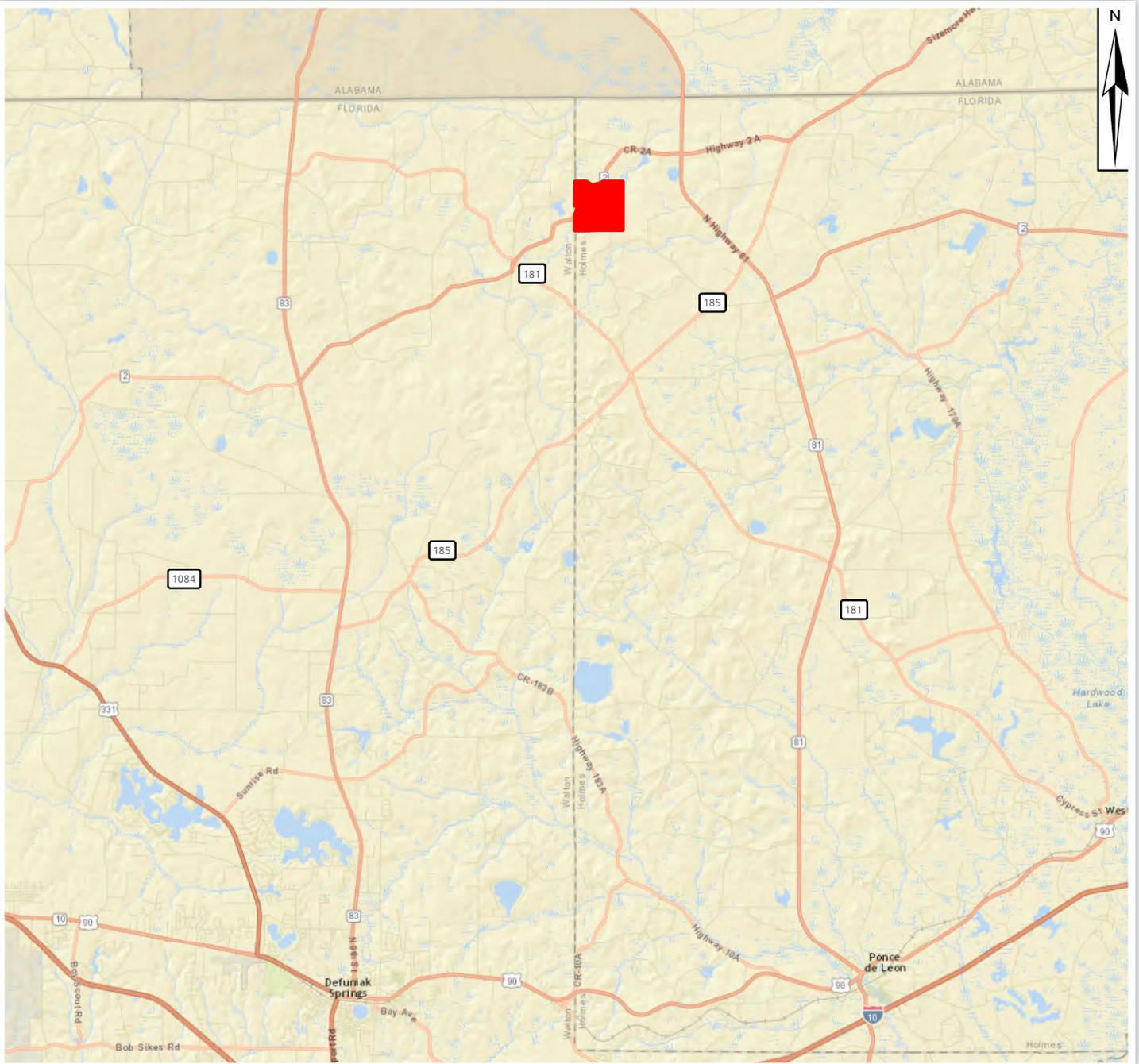
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## Location Map



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

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## Aerial Map



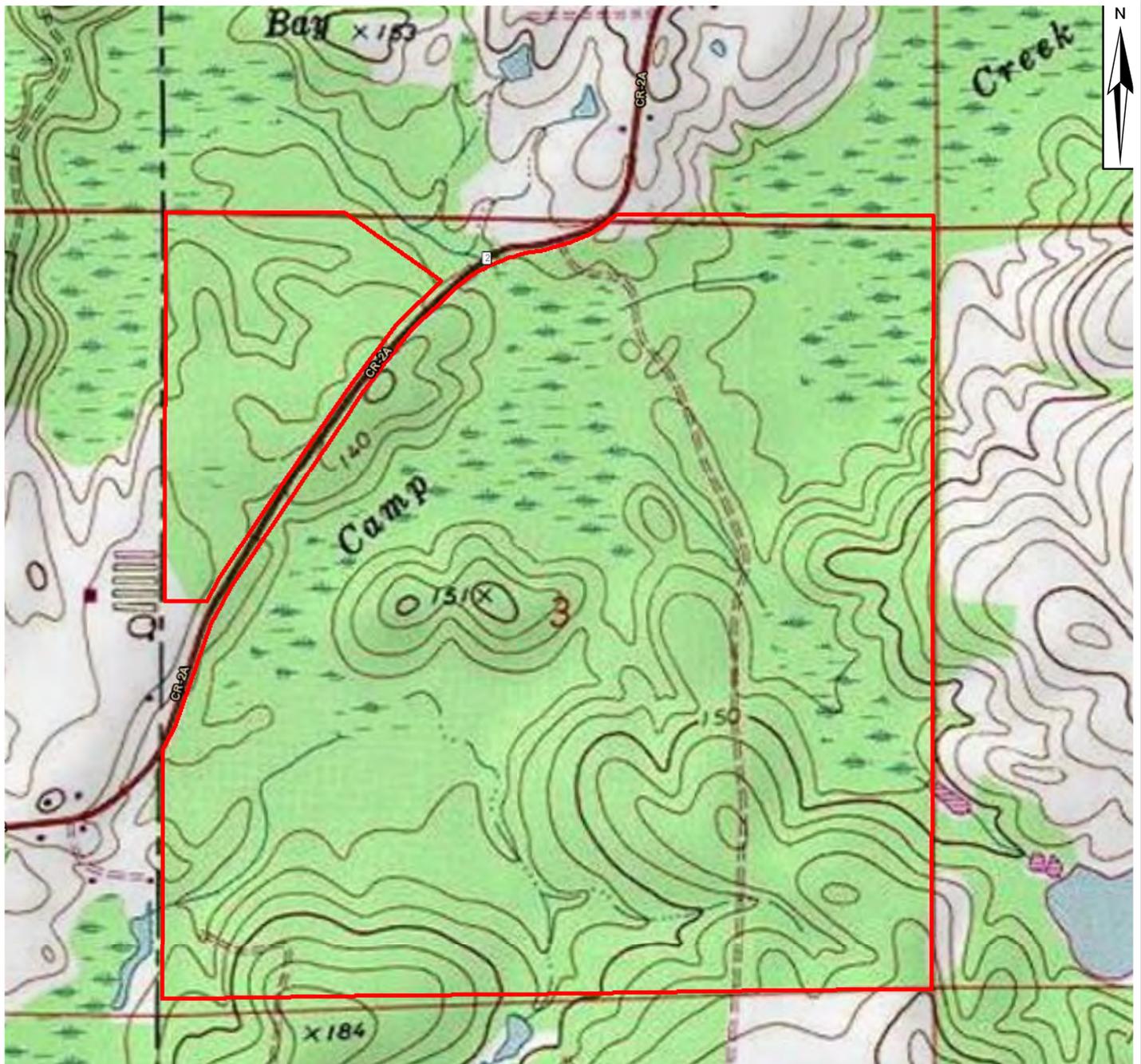
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## Top Map



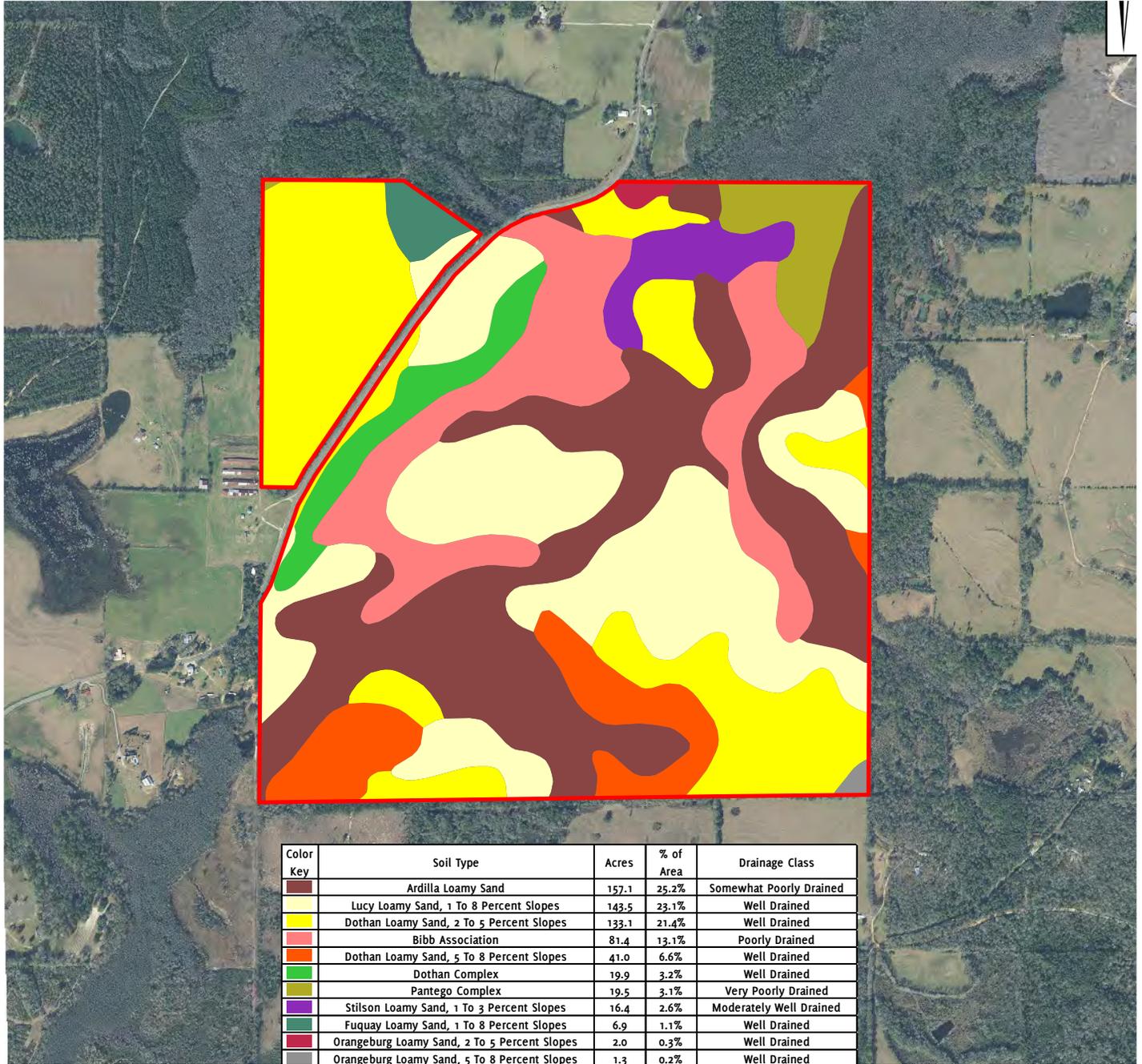
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## Soils Map



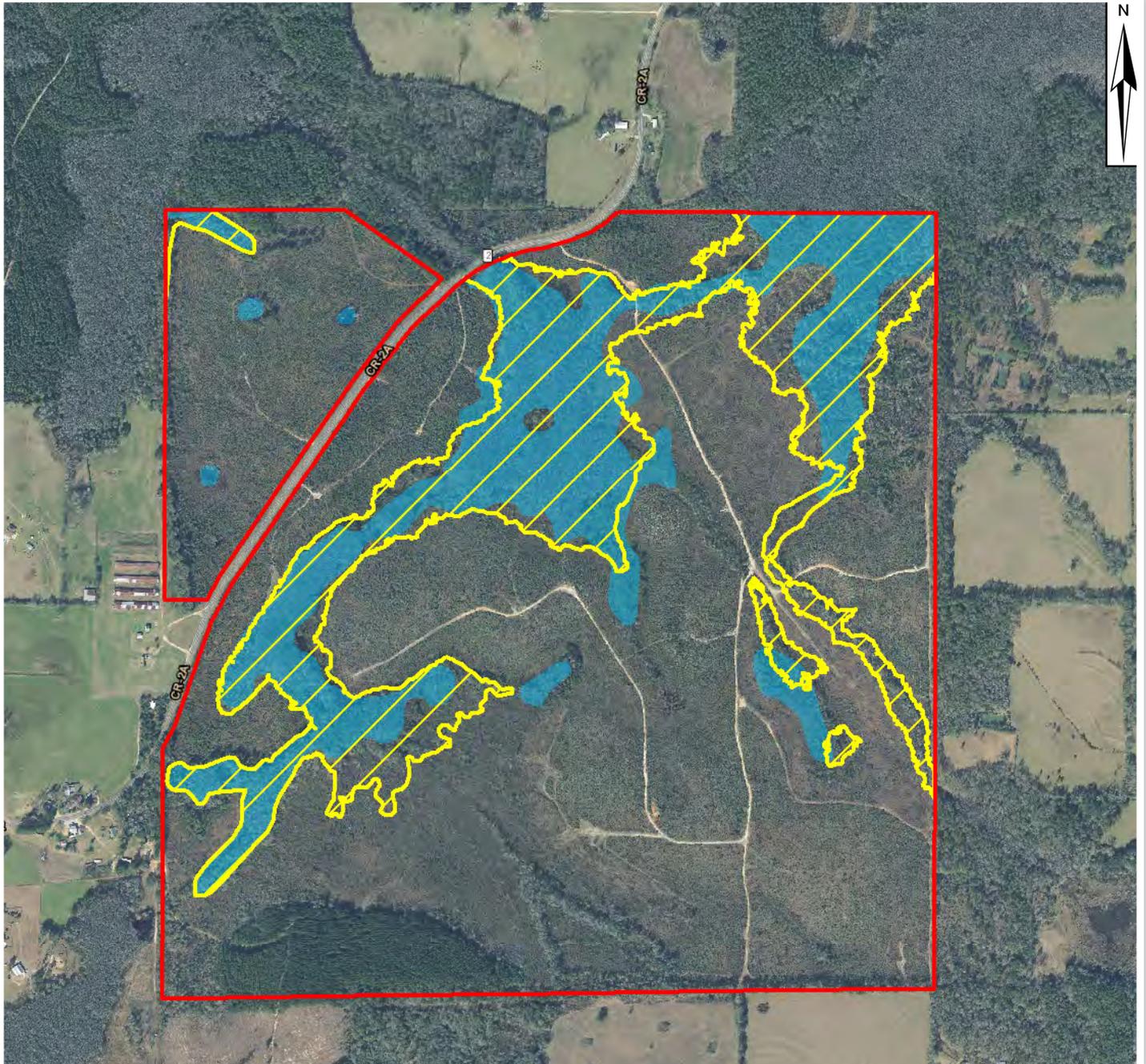
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## Wetland Map



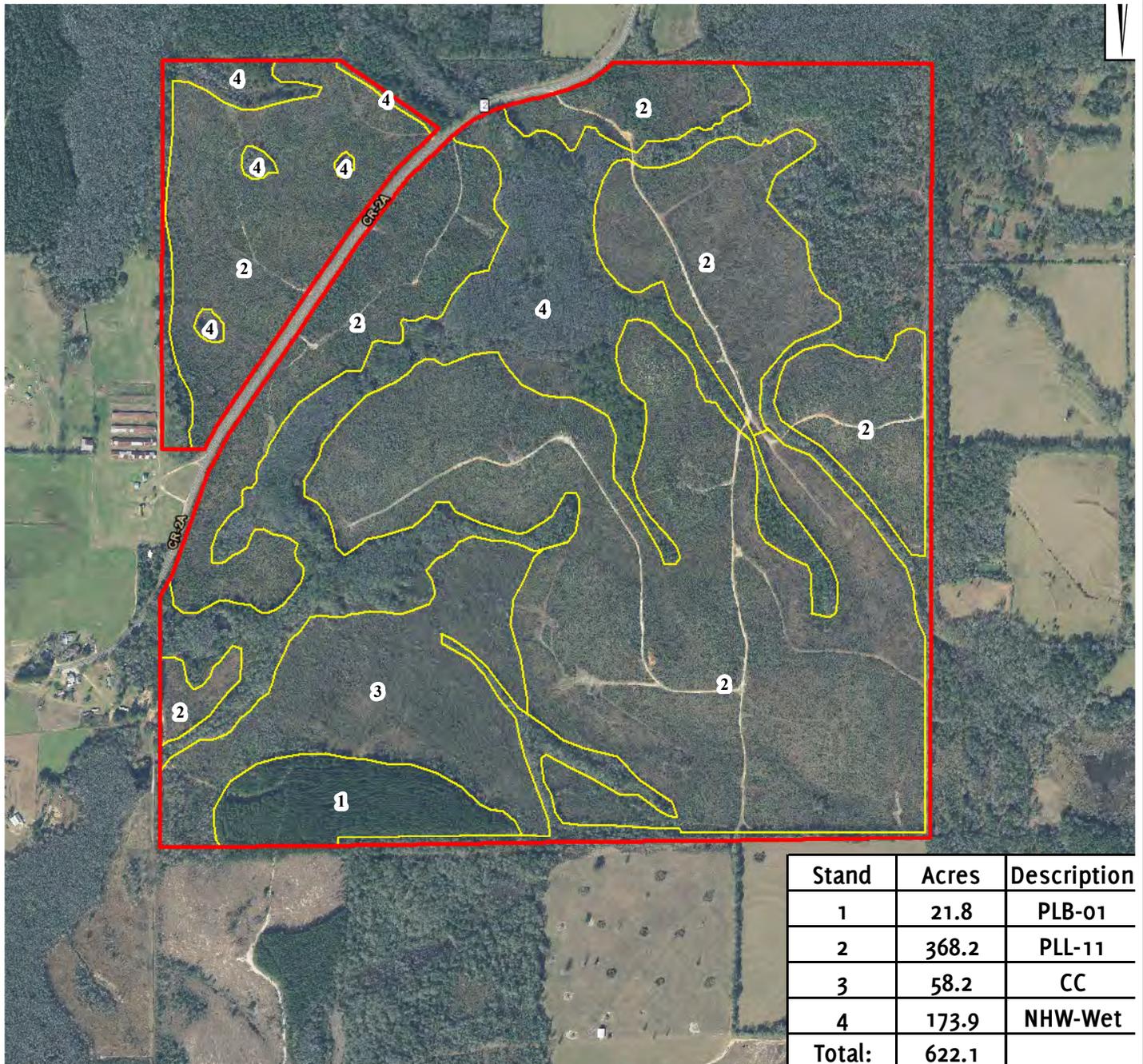
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## Stand Map



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## Photos



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