

# Hardaway Timberlands

## Property Features

Located just 30 minutes west of Tallahassee in Gadsden County, Hardaway Timberlands is an outstanding property that possesses all the characteristics that make for a productive timberland and recreational tract. Formerly part of the far flung St. Joe empire that once totaled over a million acres throughout the Florida panhandle, Hardaway Timberlands has been professionally managed for timber production for many years.

It would difficult to draw up more desirable attributes for a timberland investor. These include:

- 93% plantable
- High site indexes
- Nine different age classes of loblolly and slash ranging from 21 - 44 years
- Average age of planted pines - 34 years
- Strong timber market

Additionally, because of a location that has a high concentration of cultivated lands, there is an abundance of game on this tract.

## At a Glance

*Acreage:*

584 Acres

*Asking Price:*

\$1,925 per acre

*Location:*

Gadsden County, Florida

*Special Attributes:*

- Outstanding timberland characteristics
- Professionally managed for decades
- Great hunting due to surrounding farms
- Located just 30 miles west of Tallahassee via I-10

**SOLD**

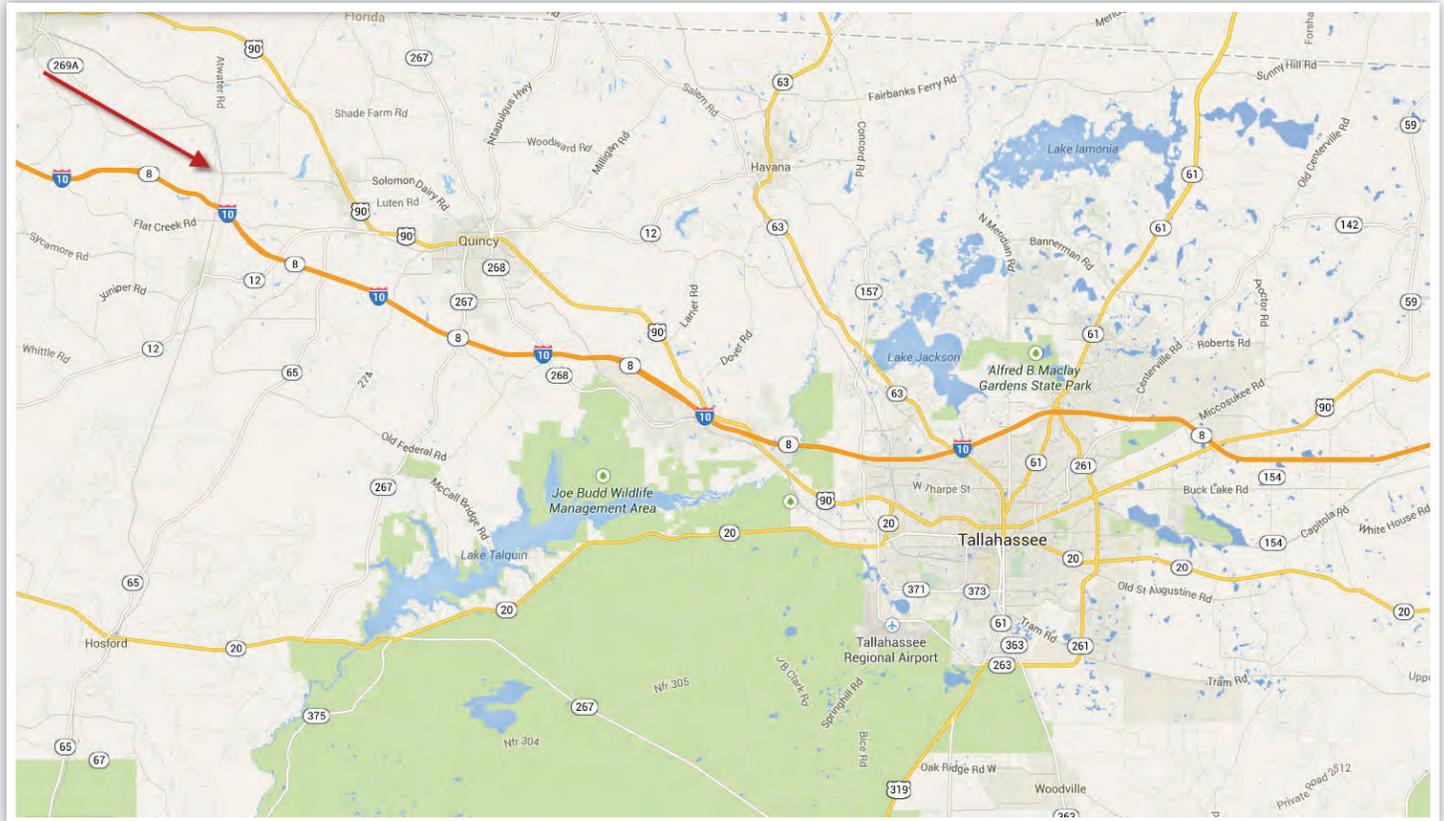


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 **VERDURA**  
REALTY, LLC

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## Location Map

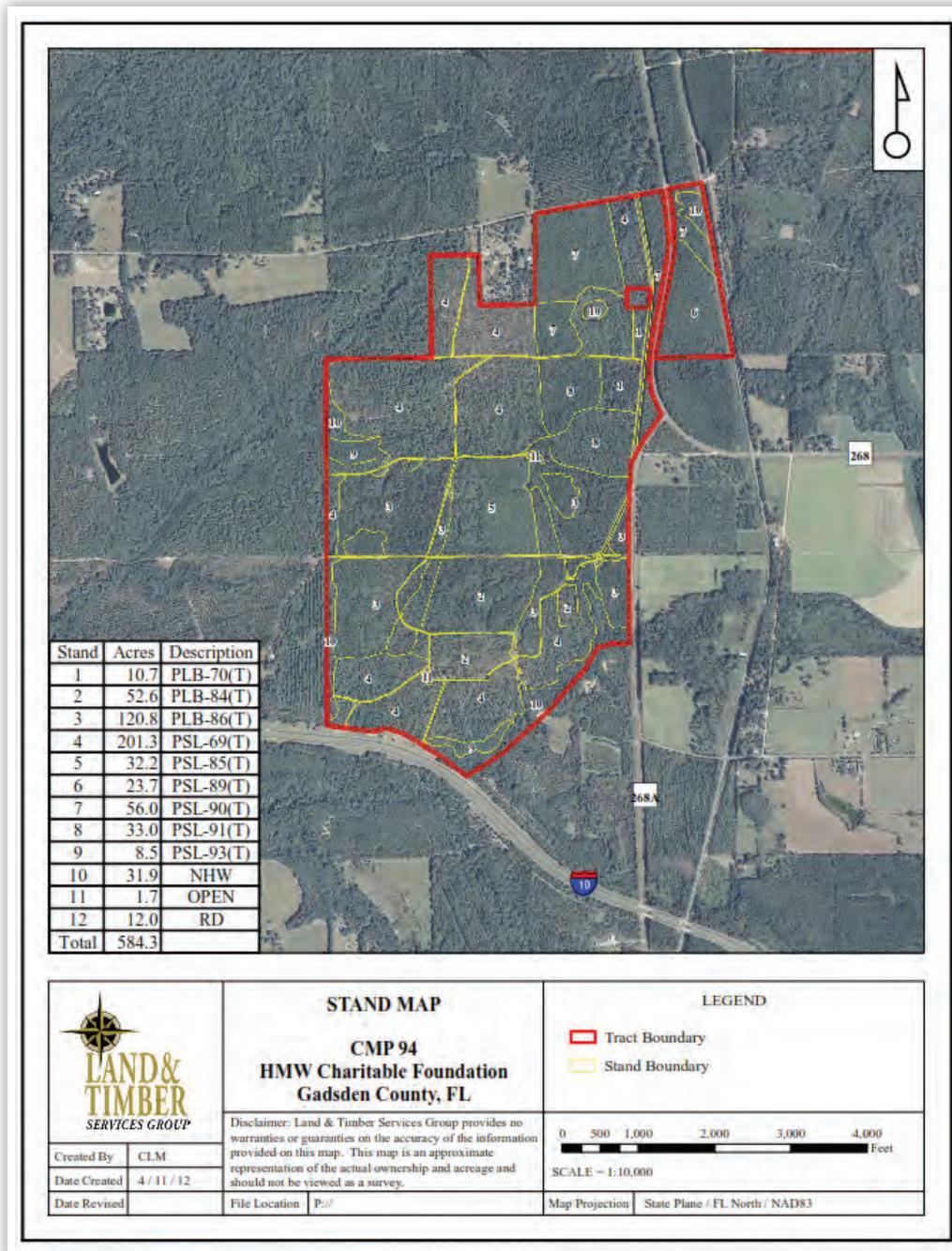


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## Aerial – Timber Map



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## Photos



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