

Juniper Farm



Property Features

Possessing the perfect combination of valuable timber and desirable recreational traits, Juniper Farm arguably offers the most compelling investment option in the Gadsden County land market. Set among farms, forests, plant nurseries, and rural homesteads, Juniper Farm's 101 acres offer a respite from an all too common hectic urban lifestyle. That peace of mind is reinforced when indulging in a sack of freshly boiled peanuts cooked up on Greensboro's main drag! And yet, Juniper Farm is located only 30 miles from Tallahassee with easy access off Interstate 10.



At a Glance:

Acreage:

101 acres

Asking Price:

Only \$2,450 per acre

Location:

Gadsden County, Florida

Special Attributes:

- Excellent Value
- Valuable Timber
- Recreational Opportunities
- 30 Miles to Tallahassee

Arnie Rogers, Licensed Real Estate Broker
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • Email: arogers@verduraproperties.com
www.VerduraProperties.com



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Property Features *continued*

For buyers who are focused on the monetary nature of an acquisition, it is important to note that all of the natural and planted pine on Juniper Farm is merchantable (the planted pine is 23 years old). The timber is growing very well and much of it has shifted into the larger and more valuable chip-n-saw and sawtimber categories. Based on a February 2016 timber cruise, the value for all pines and hardwoods was estimated to be \$107,420 or \$1,068 per acre. Through biological growth, that figure will only continue to increase.

Many investors will also be attracted to the beauty of Juniper Farm and the recreational opportunities it provides. Much of the property features rolling topography with a nice mixture of mature pines and large live oaks. In addition, these are lush natural hardwood bottoms that provide a food source and cover for wildlife. Within these bottoms is a crystal clear tributary of Telogia Creek that forms the western boundary of the property. Whether one is deer hunting or simply experiencing the solitude of nature, Juniper Farm offers up a setting that all can enjoy.

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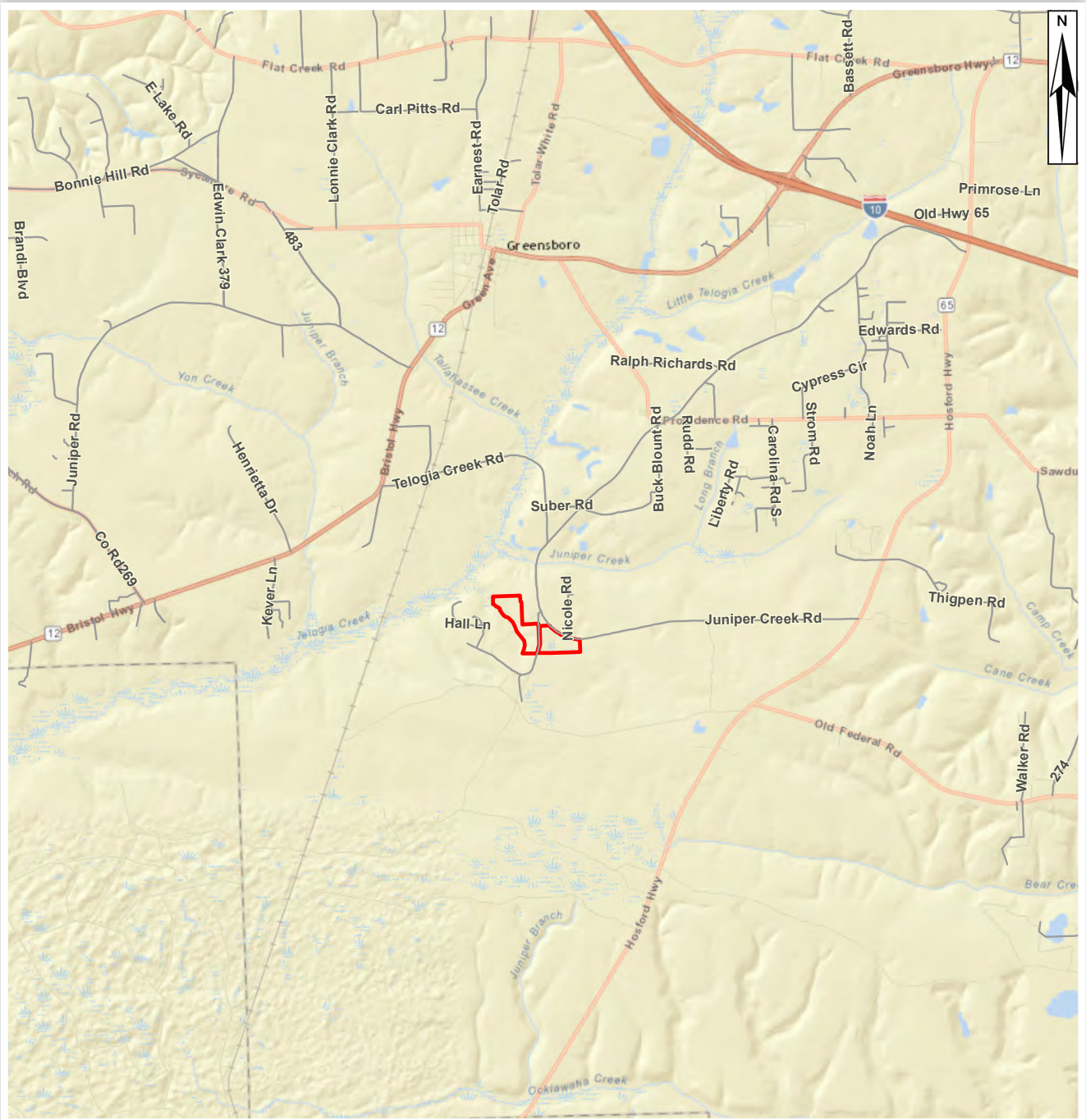
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Location Map



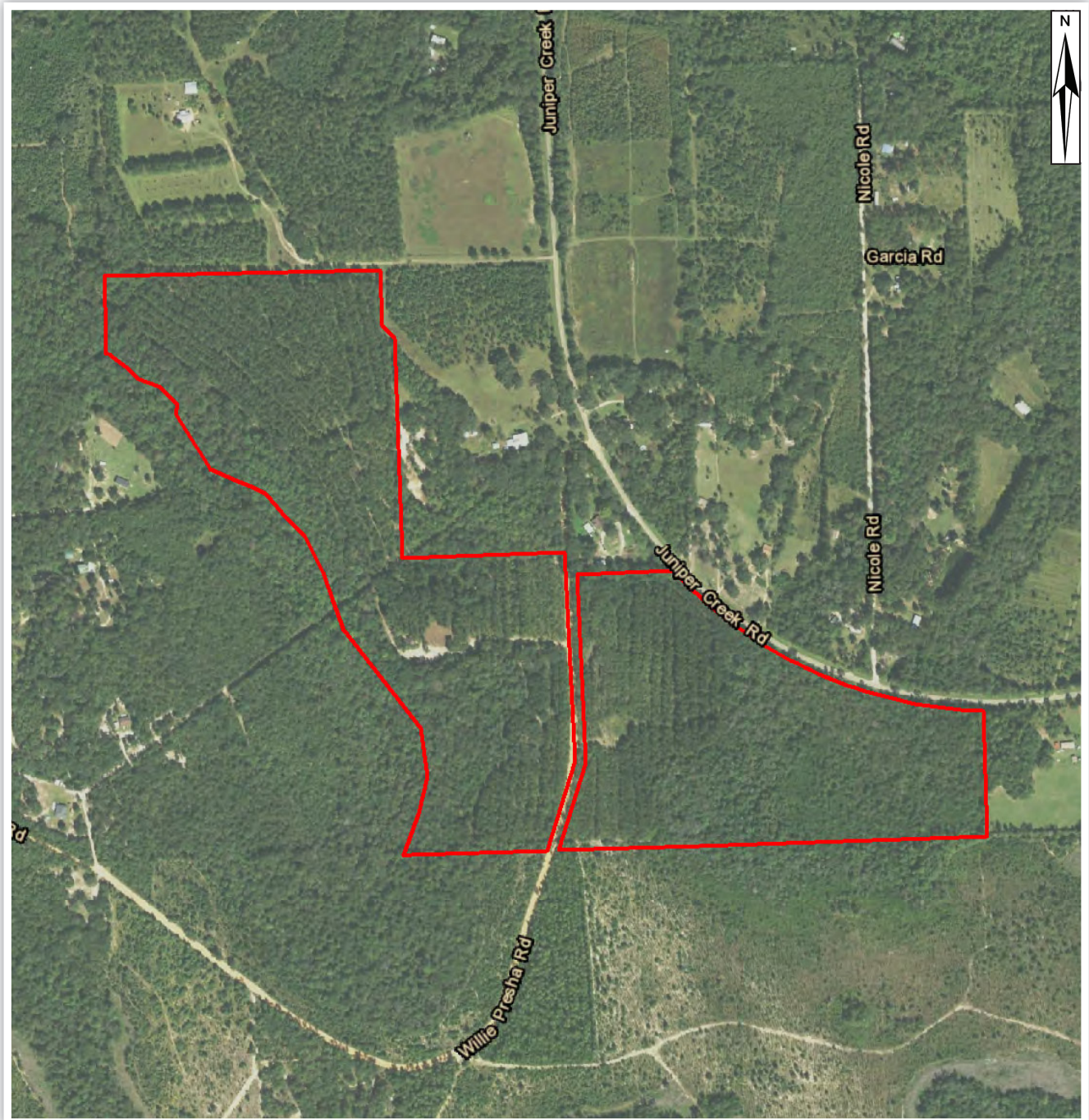
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Aerial Map



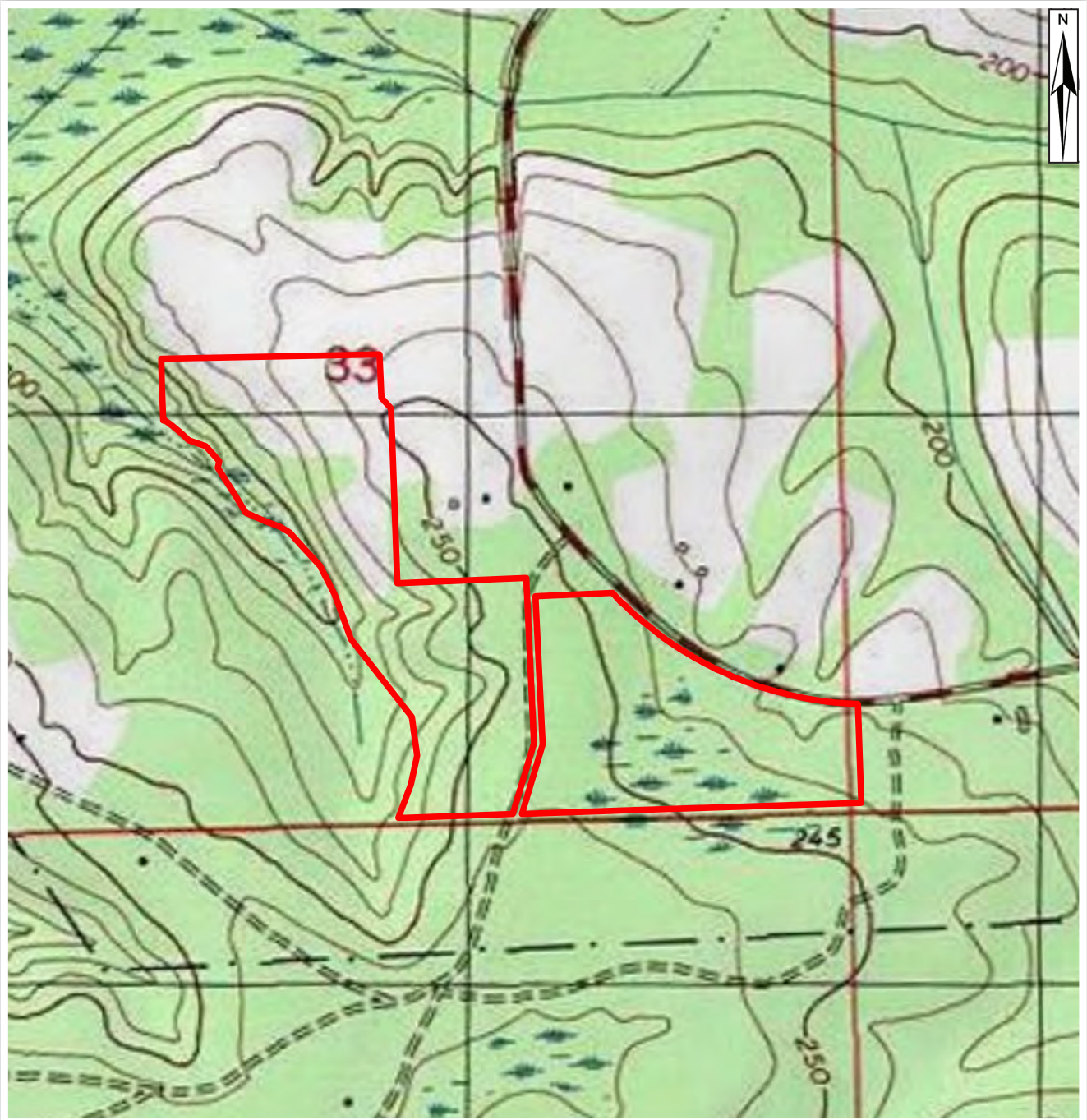
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Topo Map



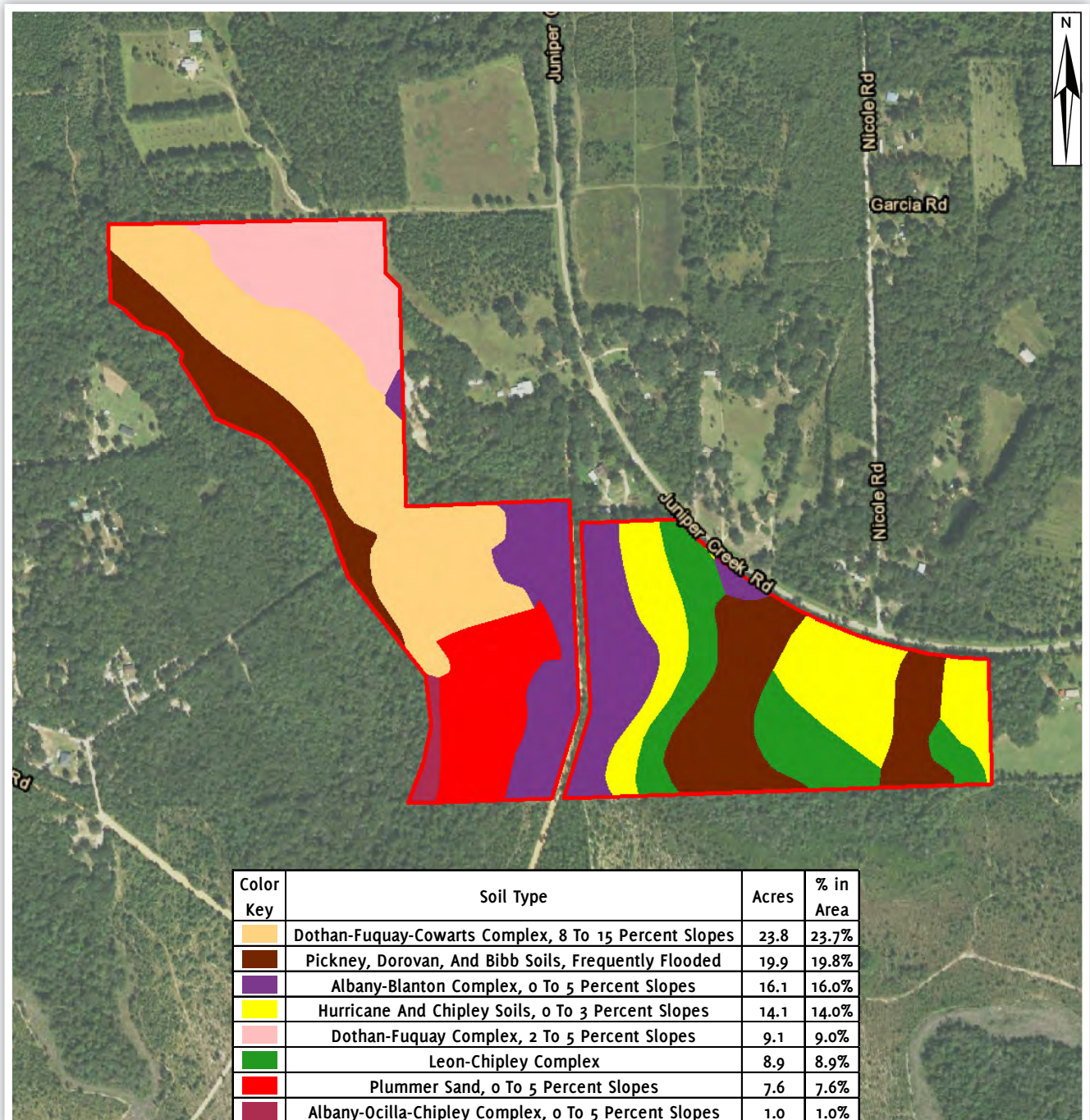
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Soil Map



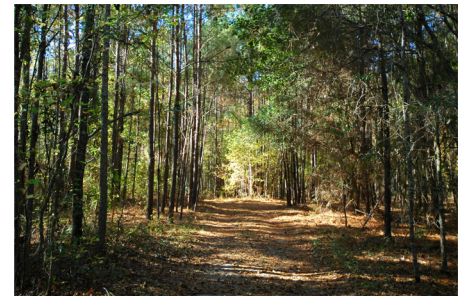
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Photos



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