

# Natural Bridge Farm

## Property Features

Natural Bridge Farm represents an excellent land investment opportunity for an astute investor. First and foremost, this property enjoys an enviable location only 30 minutes from Tallahassee and just three miles east of the historic Natural Bridge battlefield site. Additionally, Natural Bridge Farm is an attractive property with desirable features that make the \$2,400 per acre purchase price very attractive, particularly considering its recent market price of \$6,500 per acre.

Through a combination of a very high plantable area (87%) and good silviculture management, the 25 year-old pines are a valuable component of Natural Bridge Farm. Beneath the pines lie a typical North Florida understory consisting of a mix of wiregrass, saw palmettos, gallberry, and oaks which create a pleasing landscape.

In addition to being an excellent timber investment, Natural Bridge Farm doubles as a solid recreational tract. Wildlife, particularly deer and wild turkey, are abundant in large part to the property's location near the St. Marks River, Aucilla Wildlife Management Area, St. Marks Wildlife Refuge, and two large private landowners. Boat access to the Gulf of Mexico and outstanding saltwater fishing is only 30 minutes away, as is freshwater fishing in the beautiful St. Marks River.

## At a Glance

### *Acreage:*

149 Acres

### *Asking Price:*

\$2,400 per acre

### *Location:*

Leon County, Florida

### *Special Attributes:*

- Twenty minutes to downtown Tallahassee
- 87% planted - all merchantable timber
- Excellent recreational opportunities
- Near large conservation areas and major land owners

**SOLD**

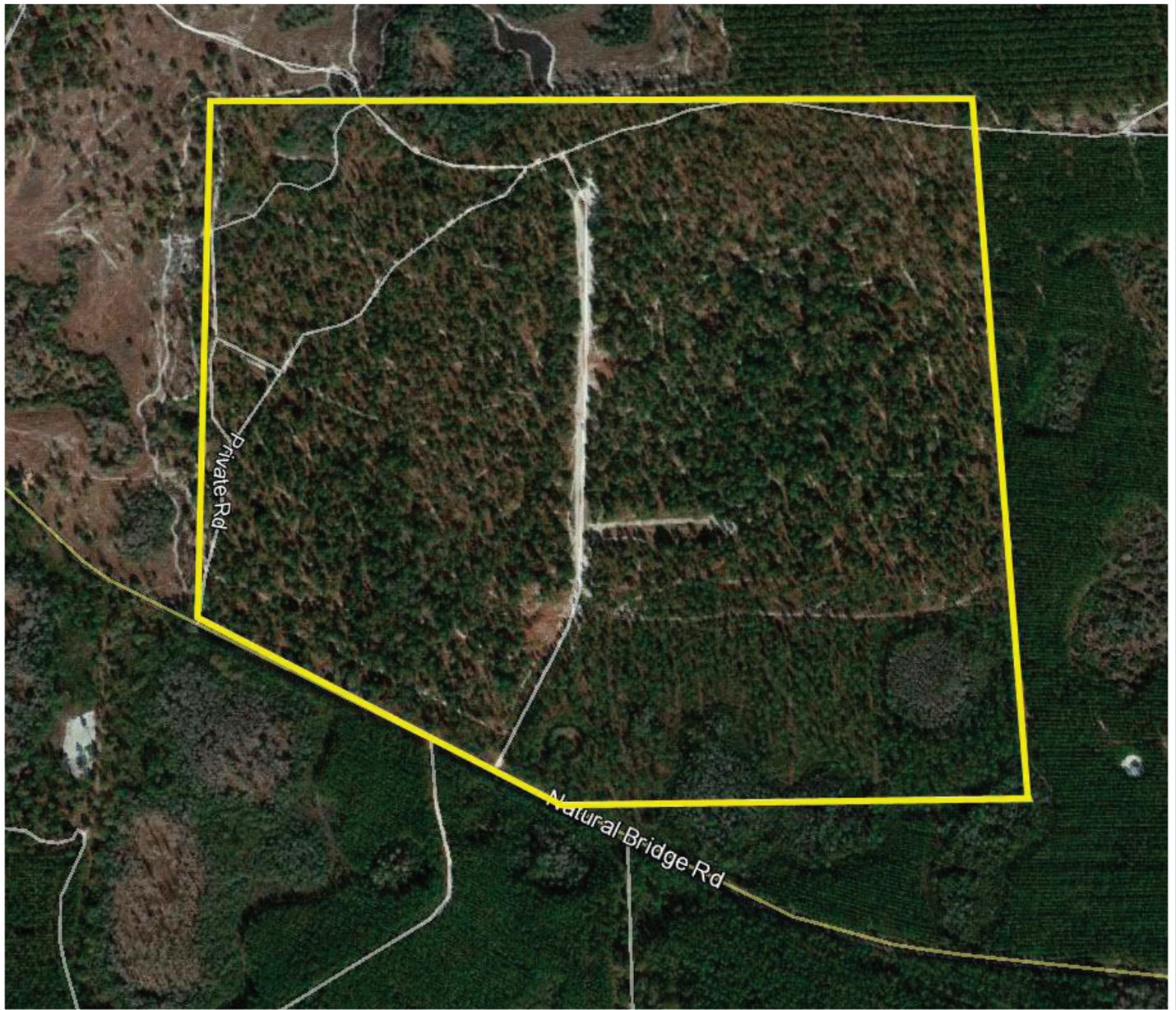


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## Aerial Map



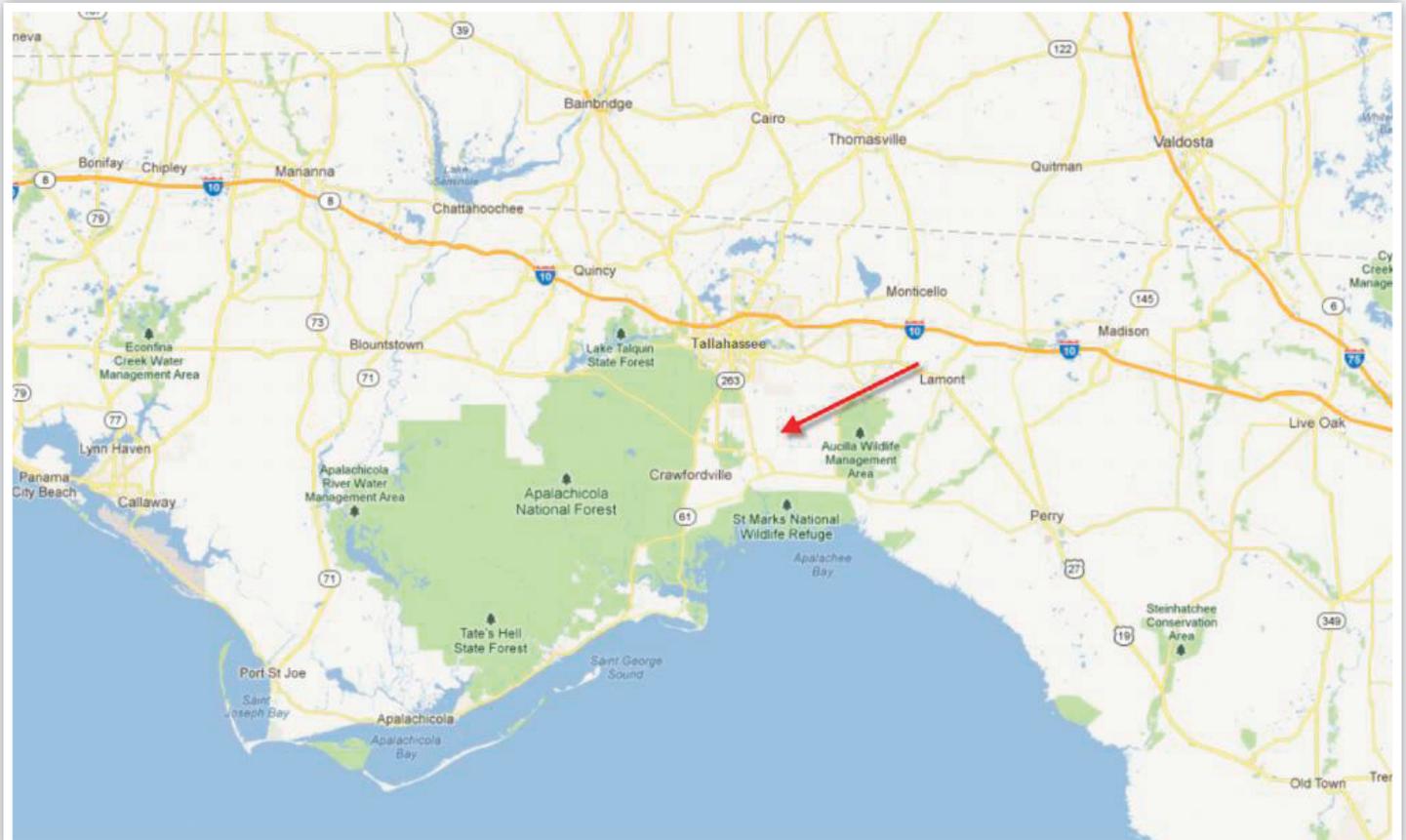
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## Location Map - Regional



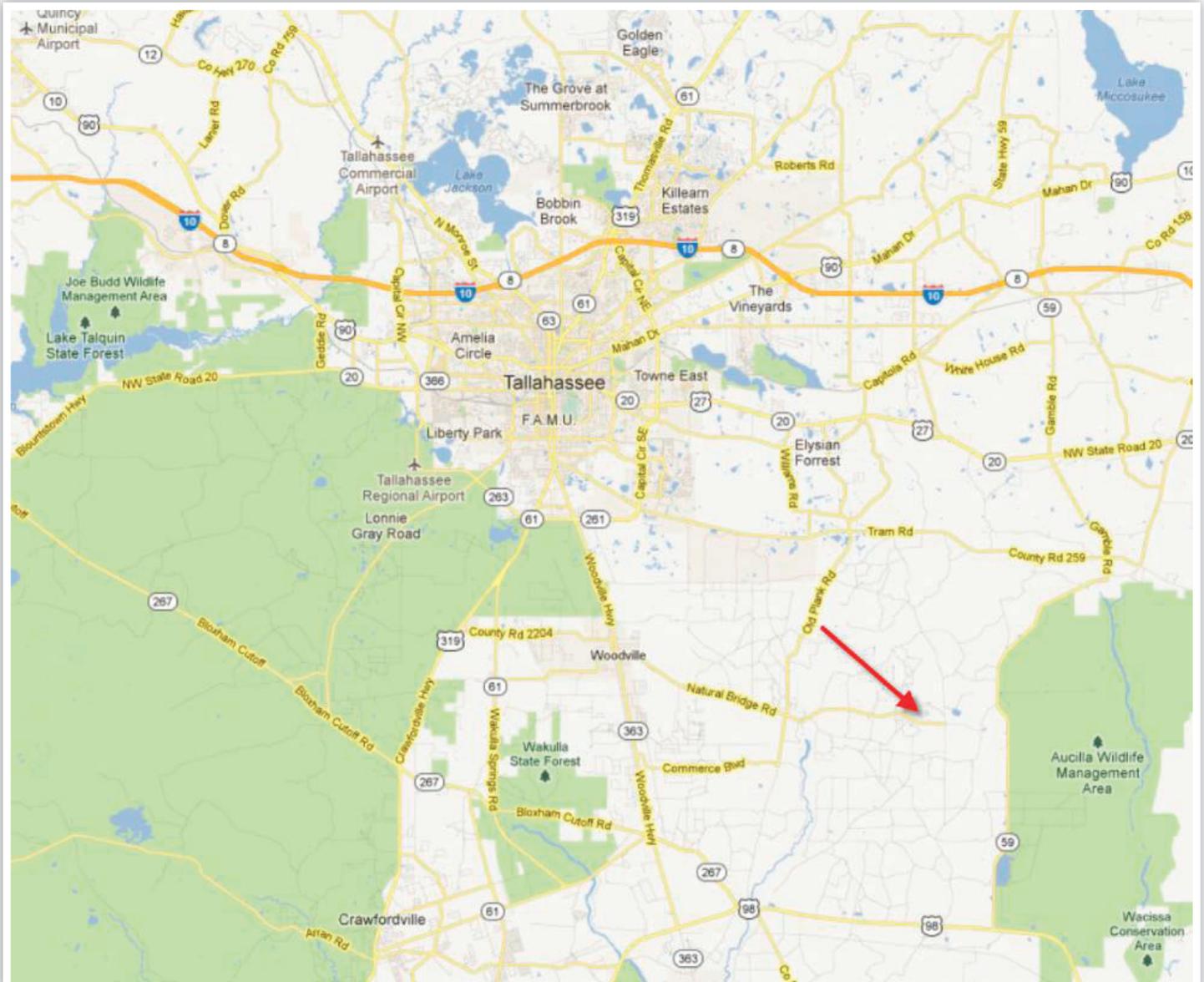
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## Location Map - Local



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## Photos



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