

# Natural Bridge Preserve

## Property Features

Natural Bridge Preserve is ideally positioned less than 30 minutes from Tallahassee and just two miles east of the historic site where the St. Marks River temporarily dives underground to form a natural land bridge. It was here in 1865 where a band of local militia repulsed Union troops to save Tallahassee from capture. Today, this property offers a glimpse into the 'Old Florida' landscape and can be purchased at a steep discount as the price has been reduced from \$4,500 to \$2,200 per acre.

From a visual perspective, towering 28 year-old pines stand above an interesting mix of understory that includes wiregrass, saw palmettos, and oaks. Of its 249 acres, approximately 200 acres (80%) are plantable - a high percentage that lends itself well to a renewed timber operation, should that be the desire of a new owner.

Natural Bridge Preserve is set up nicely for recreational use. The area is teeming with wildlife, particularly deer and wild turkey, due to being situated 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.

In order to offer an affordable price point, the owner has agreed to partition Natural Bridge Preserve, creating 117 and 132-acre tracts. This requires Approval from Leon County but, based on the positive feedback they have provided, no issues are anticipated.

**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)

## At a Glance

*Acreage:*  
249 Acres (subdividable)

*Asking Price:*  
\$2,200 - \$2,350 per acre

*Location:*  
Leon County, Florida

### *Special Attributes:*

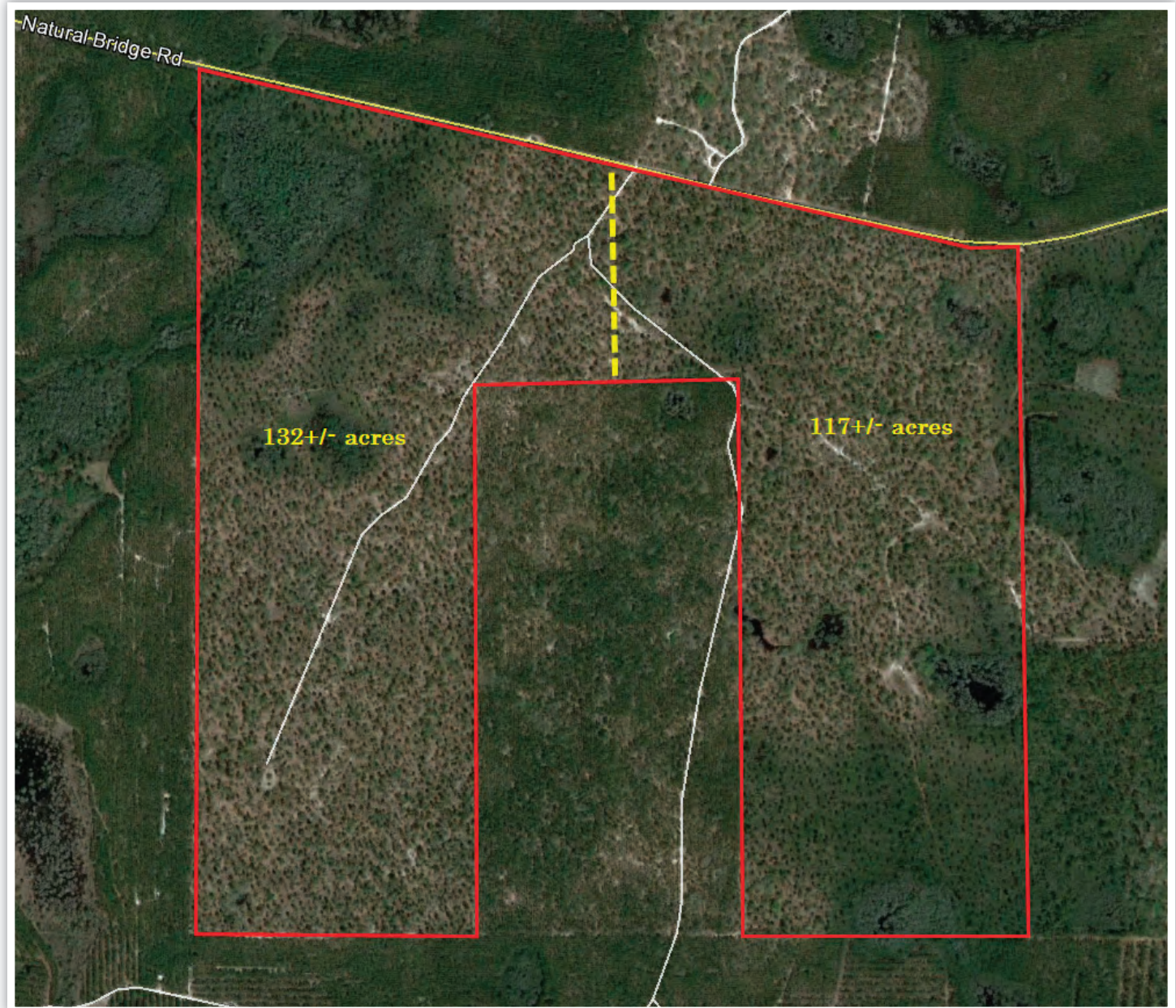
- Twenty minutes to downtown Tallahassee
- Attractive "Old Florida" landscape
- 80% planted - all merchantable timber
- Near large conservation areas and major land owners

**SOLD**



# Natural Bridge Preserve

## Aerial Map



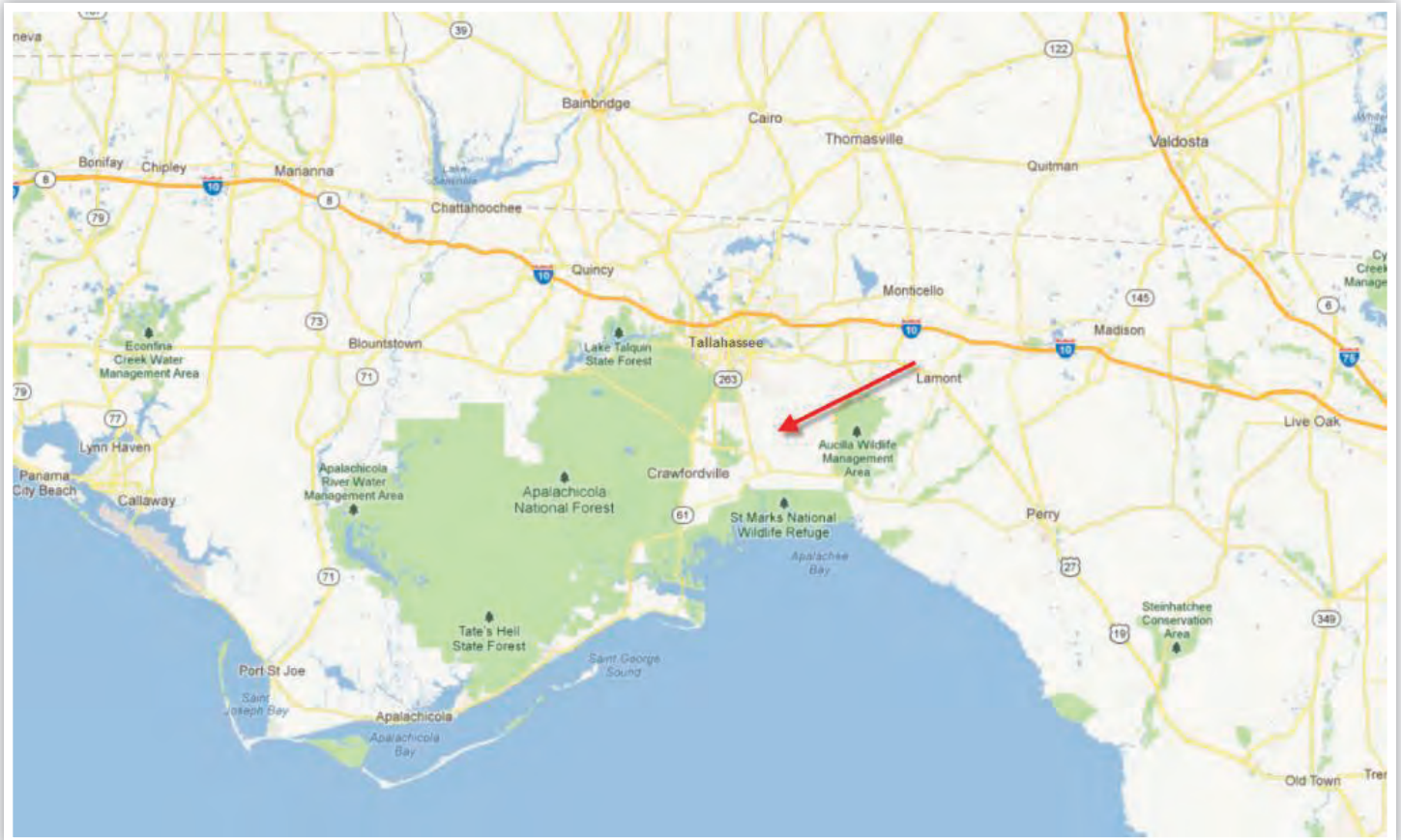
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## Location Map - Regional



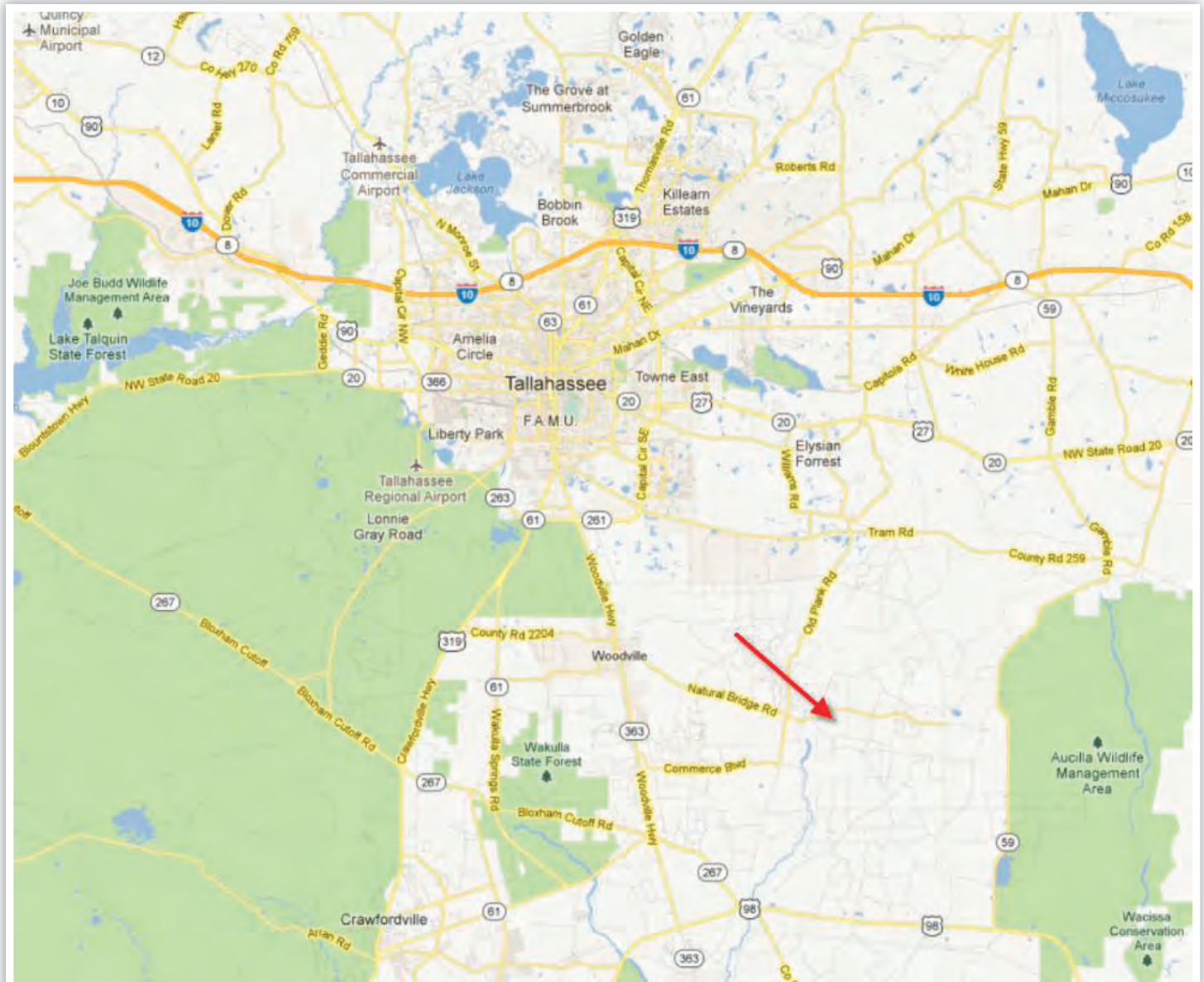
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## Location Map - Local



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## Photos



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