

# Oak Grove



## Property Overview

Located in eastern Jackson County, Florida on scenic River Road which parallels the Lower Chattahoochee River, the 1,034-acre Oak Grove tract is well-suited to continue to prosper as timberland investment / recreational tract or possibly for conversion to pasture.

Due to the property's highly productive soils (75 site index), a strong and competitive timber market, and a very high plantable area (89%), Oak Grove has always been coveted by timberland investors. Case in point, the most recent past ownership includes Prudential Financial's timberland investment arm as well as a Thomasville, Georgia - based entity known for their prowess in investing in superior properties. Today, most of the property's upland area is planted in Elite-grade loblolly pines that were established in 2015.

Oak Grove could potentially be converted for a cattle operation. Nearly 700 acres of the property are classified as **Prime Farmland** by USDA's National Resources Conservation Service (NRCS) which bodes well for creating a healthy and productive pasture. Furthermore, because the planted pines are relatively young, the conversion process would be easier and less expensive than clearing stumps from a stand of older clear-cut timber.

From a recreational standpoint, Oak Grove benefits from the current hunt club and surrounding landowners who adhere to Quality Deer Management (QDM) principles. Also, literally steps away, lies the 7,952-acre Apalachee Wildlife Management Area known for its deer, waterfowl, quail, and turkey. If fishing is your passion, there are several nearby public boat landings along the Chattahoochee River that feed into Lake Seminole, a 37,500-acre water body nationally renowned for its largemouth bass, wide variety of plant and animal life, and bird watching.

Oak Grove enjoys over a mile and a half of paved road frontage on River Road (County Road 271) and is conveniently located just 35 miles from Dothan and 60 miles from Tallahassee. Because of the abundant amount of land owned by the Army Corps of Engineers, the surrounding area remains largely free of development and is dotted with timberlands, family farms, and scenic water bodies.

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## At a Glance:

### *Acreage:*

1,034 +/- acres

### *Asking Price:*

\$2,495 per acre

### *Location:*

Jackson County, Florida

### *Special Attributes:*

- Outstanding timber characteristics
- Highly productive soils
- Excellent recreation
- Near nationally recognized Lake Seminole



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## Land Photos



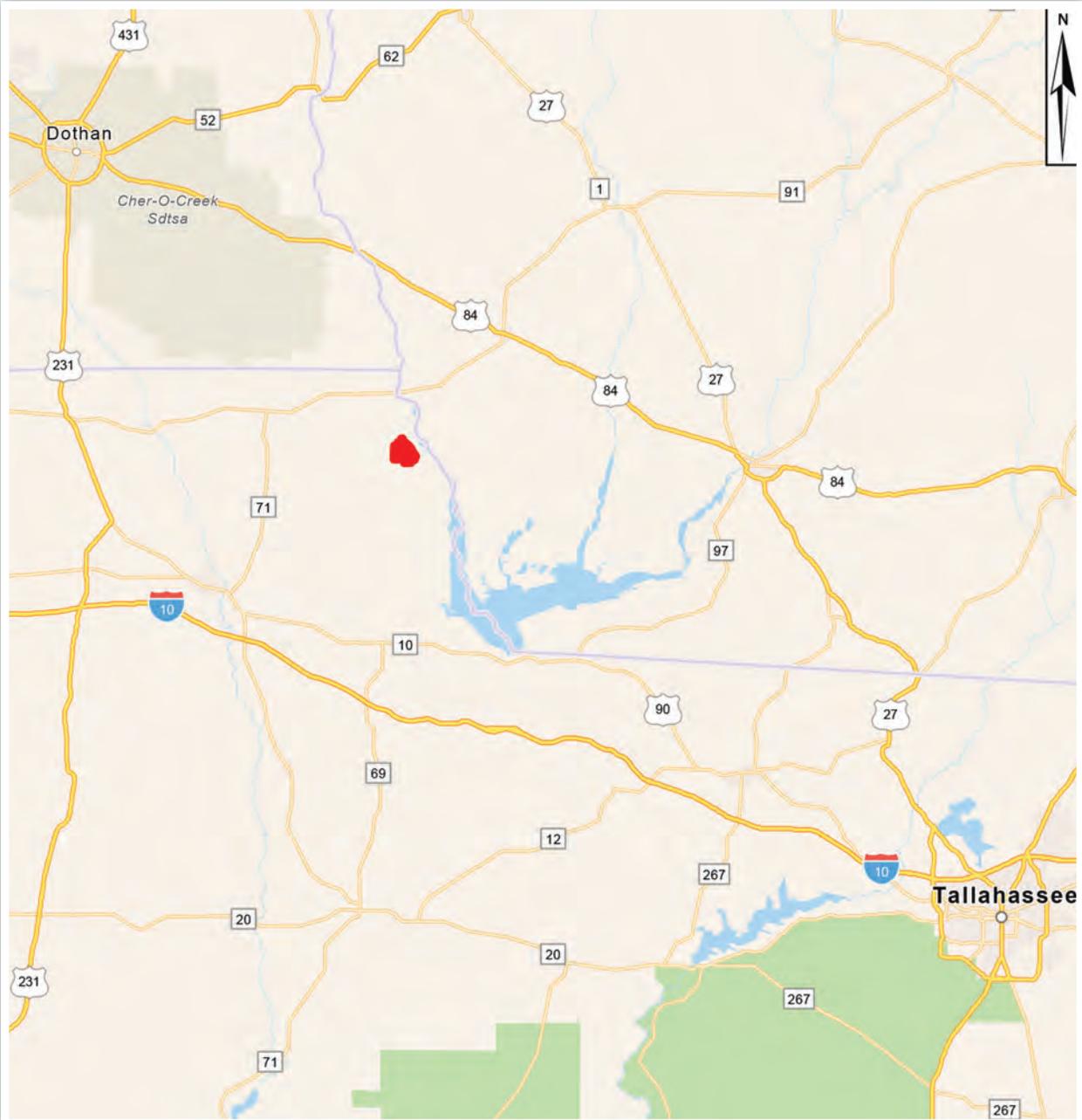
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*Please note that while all information is believed to be reliable, none is guaranteed.*

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## Location Map



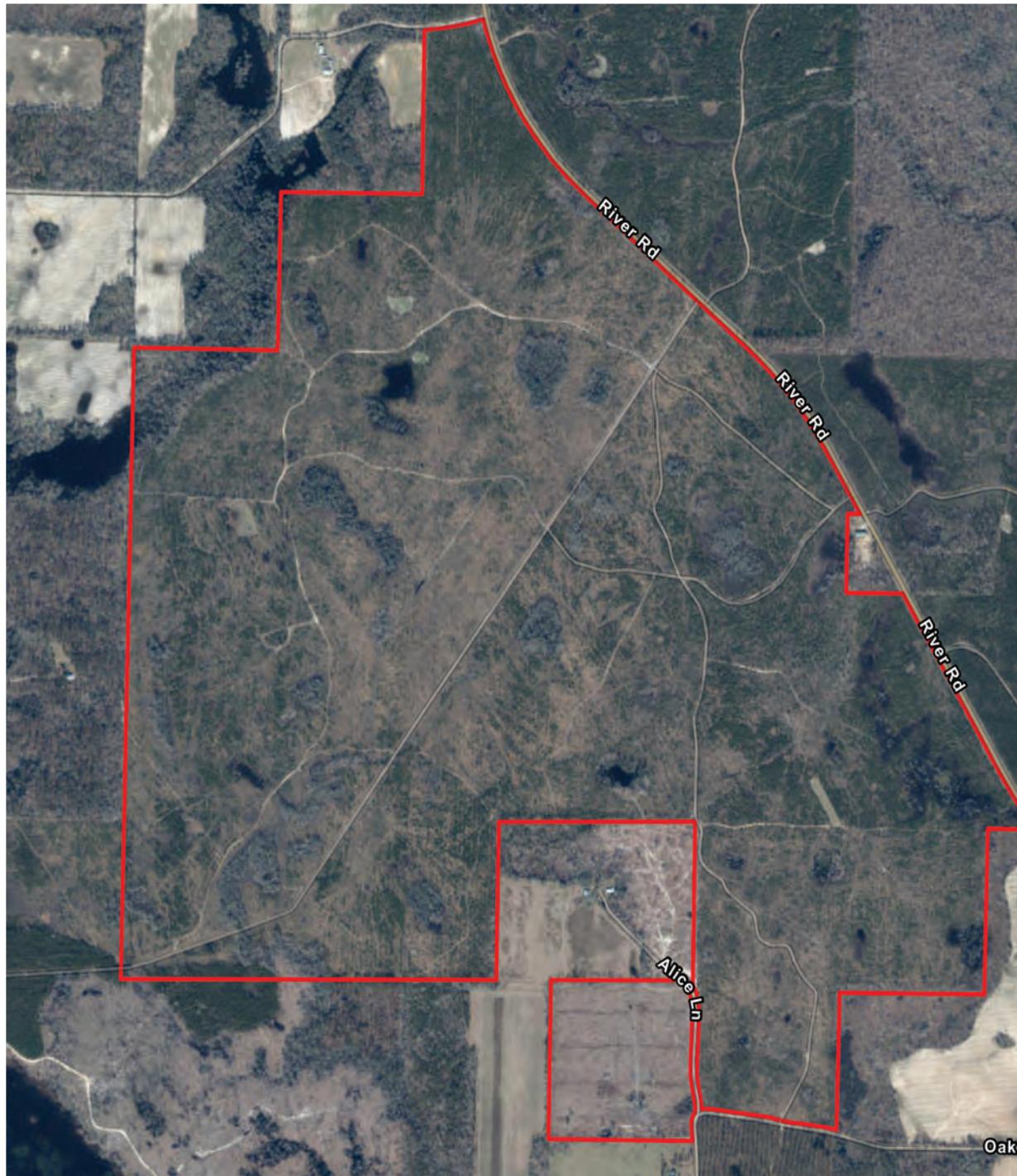
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## Aerial Map



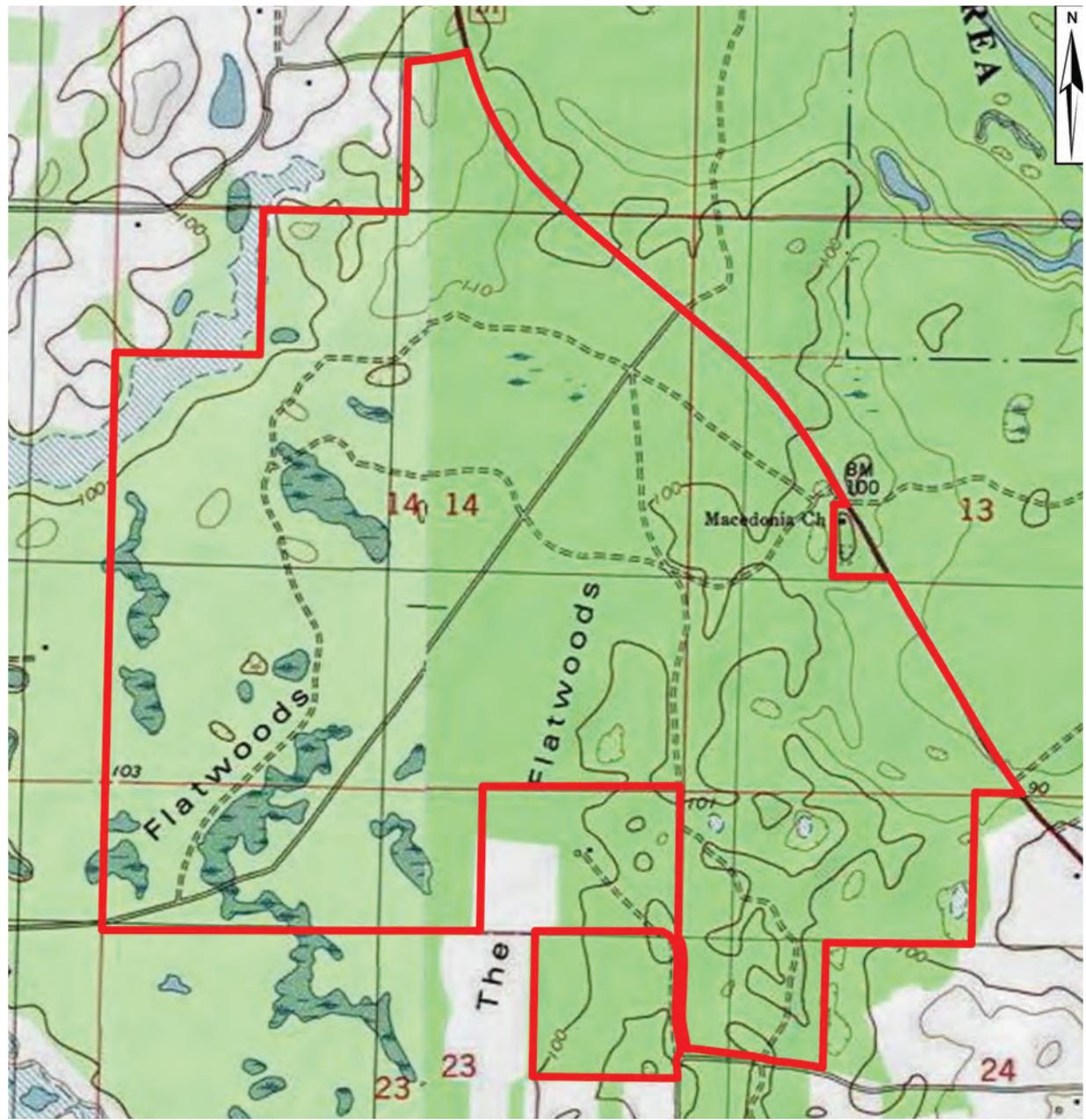
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## Topo Map



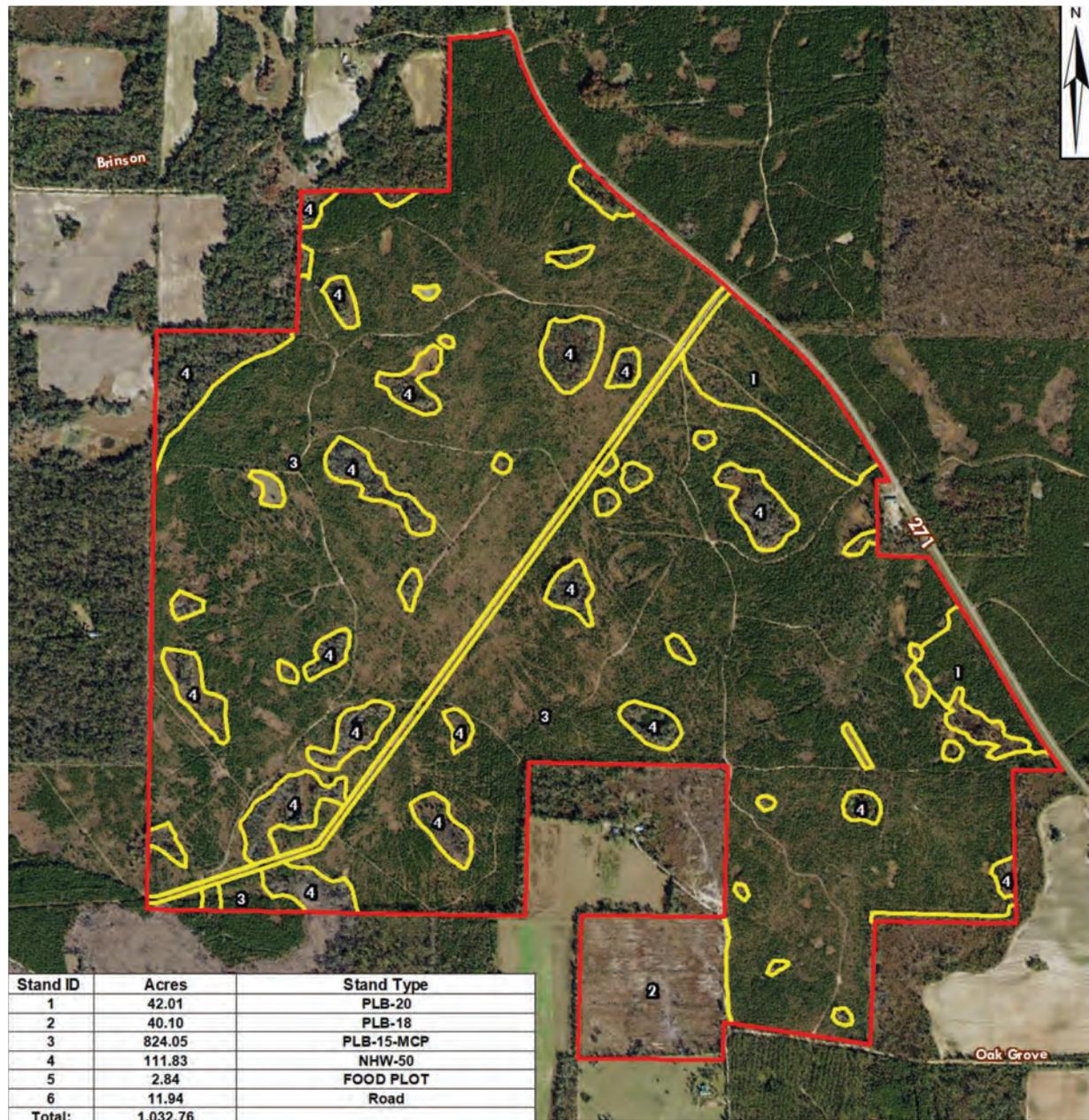
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## Timber Stand Map



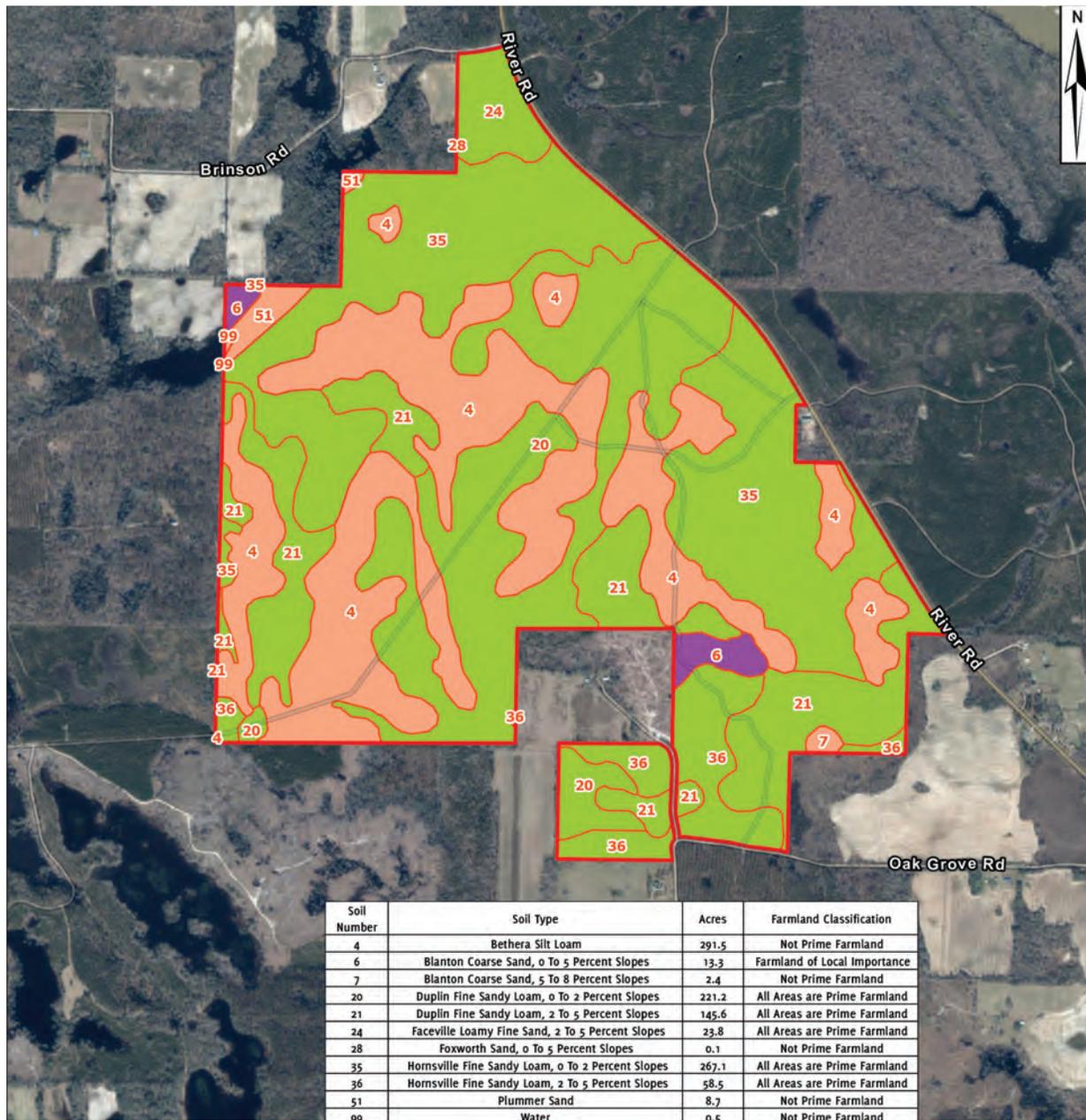
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## Farmland Map



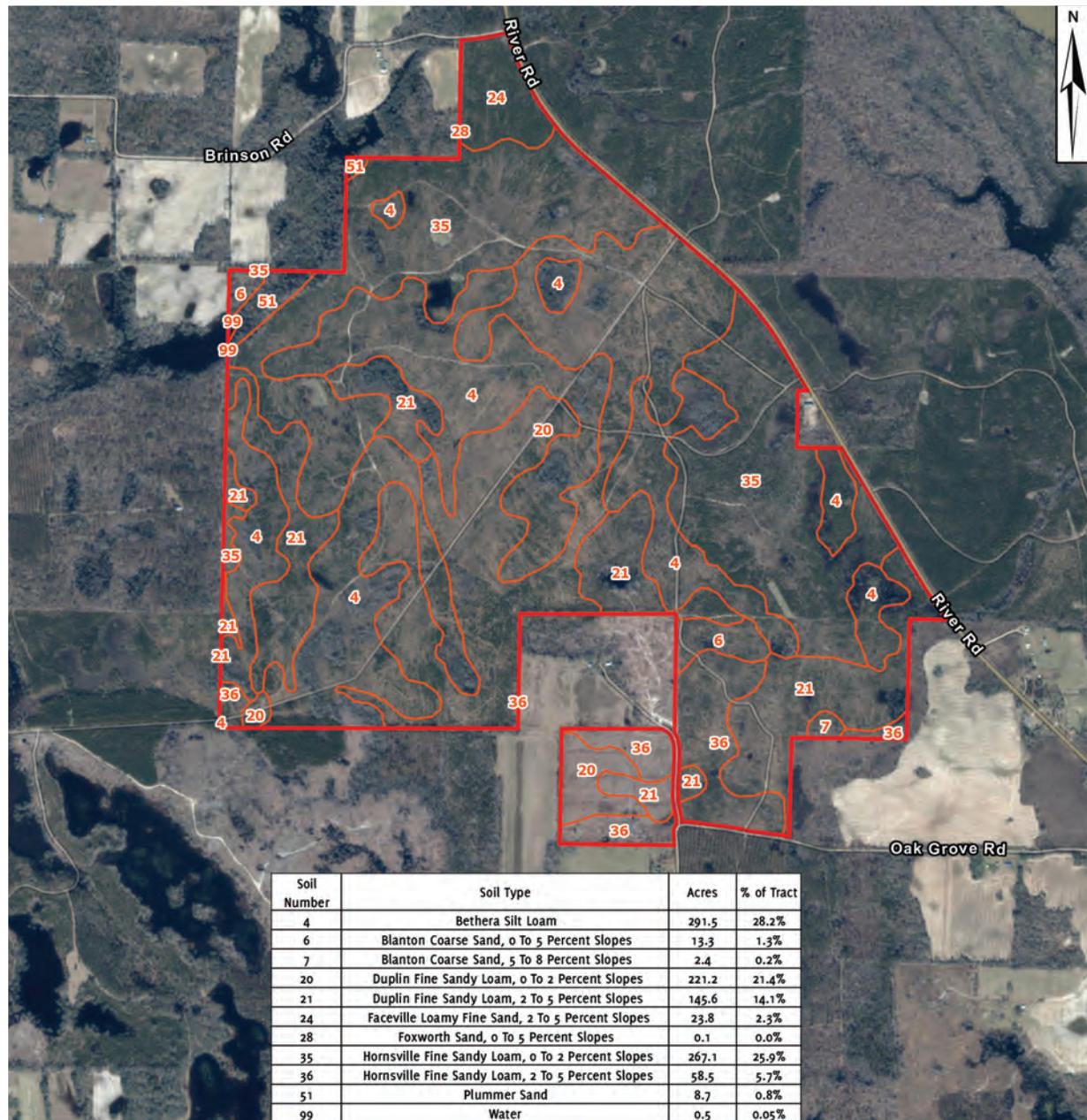
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## Soils Map



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