

# Old Plank Timberlands

## Property Features

It's a rare find indeed for an affordable timberland / recreational tract to be located within 20 minutes of Florida's state capital but perhaps that best illustrates the uniqueness of the property known as Old Plank Timberlands. Recently marketed at \$7,950 per acre, there has been a drastic price reduction designed to result in a quick sale.

Of its 640 acres, an astounding 94% of the property is planted - 383 acres in 1993 slash pines that are well stocked and 195 acres in 1985 slash pines that have received a plantation thin.

Aside from the timberland characteristics, there are ample recreational opportunities to take advantage of. Of particular note is the excellent population of wild turkey and deer. Also, there are two 5-acre ponds on the property. Just a short 15 minutes away is boat access to the Gulf of Mexico that provides a gateway for outstanding saltwater fishing. Even less travel time is needed to cast for freshwater fish in the St. Marks River.

The future also holds the potential for residential development. Adjoining Old Plank Timberlands to the north in Leon County is the Tallahassee Ranch Club, a deed restricted and gated equestrian community that offers 8+ acre home sites, miles of riding trails, a greenbelt area, and a natural, second magnitude spring. Additionally, the adjacent 600 acres to the east have been subdivided into large residential lots, most 20 - 25 acres in size. A similar approach could be used for Old Plank Timberlands, if desired.

Conveniently accessed off Commerce Boulevard, a connecting road between Woodville Highway (SR 363) and Old Plank Road, there is also a 60-foot access easement that stretches from the property's eastern boundary to Old Plank Road.

**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:*  
640 Acres

*Asking Price:*  
\$1,850 per acre

*Location:*  
Northeast Wakulla County,  
Florida on the Leon County line

### *Special Attributes:*

- Twenty minutes to downtown Tallahassee
- 94% planted - all merchantable timber
- Potential rural residential development
- Numerous recreational opportunities in the area

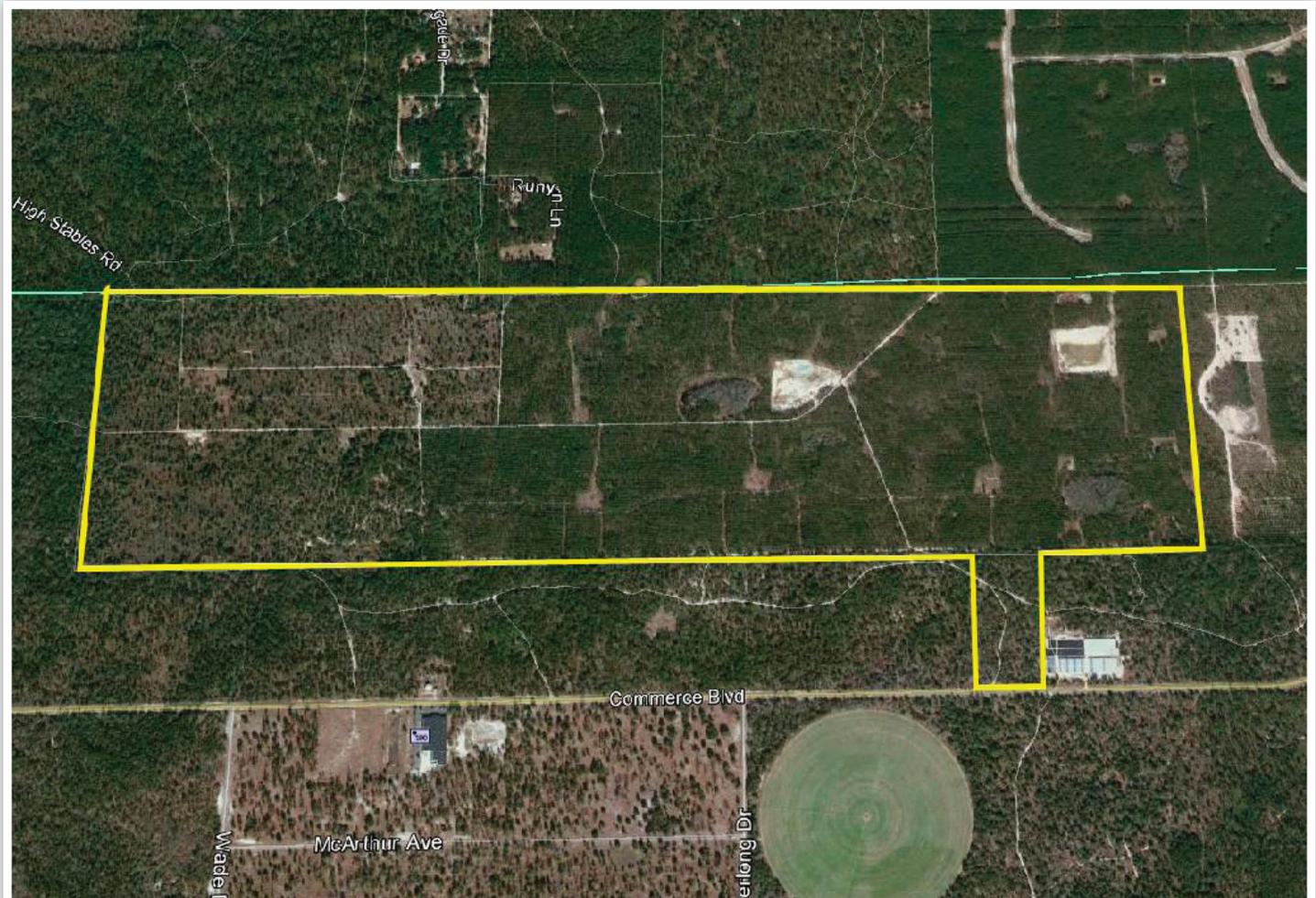
**SOLD**



**VERDURA**  
PROPERTIES, LLC

# Old Plank Timberlands

## Aerial Map



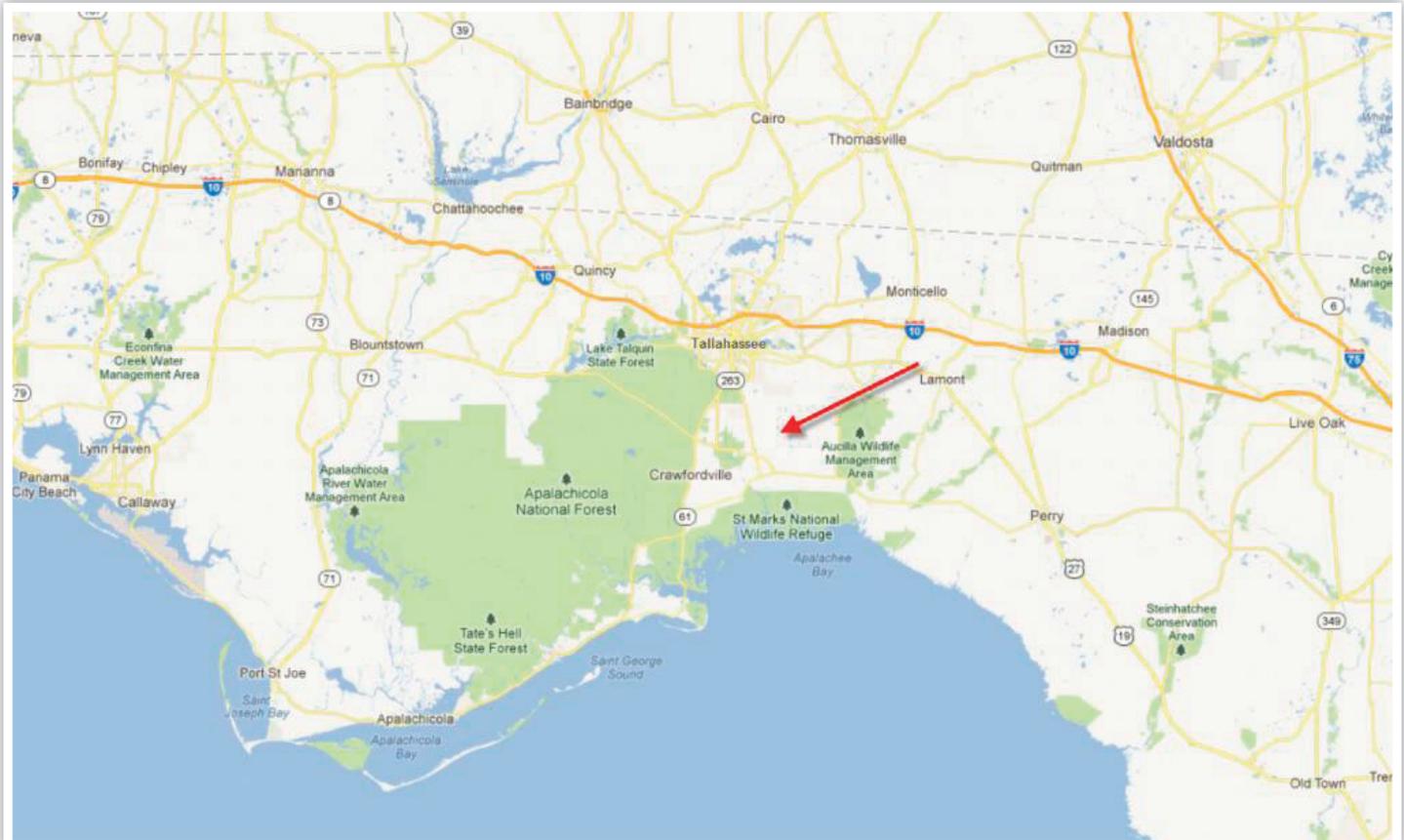
**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



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

# Old Plank Timberlands

## Location Map - Regional



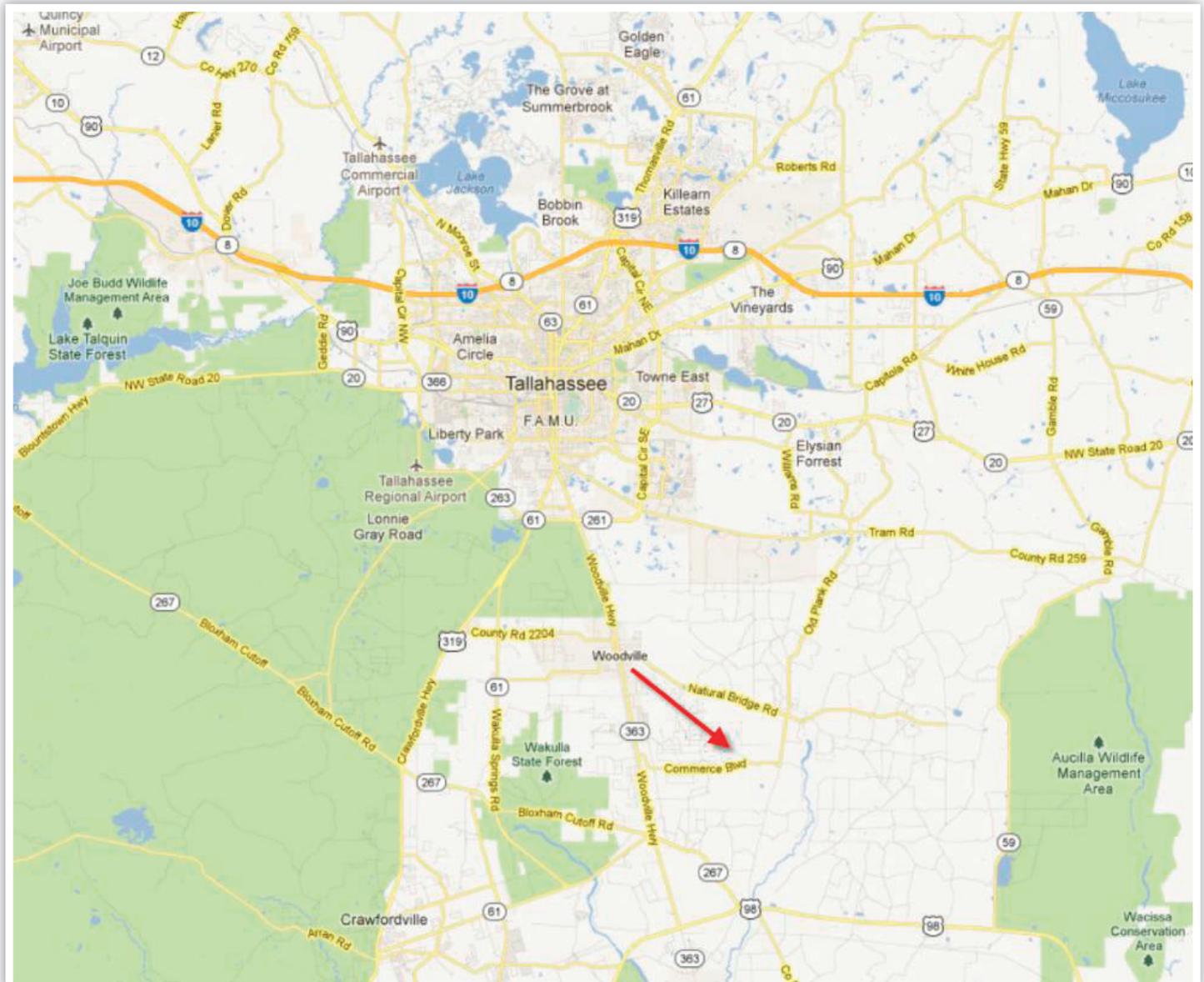
**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



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

# Old Plank Timberlands

## Location Map - Local



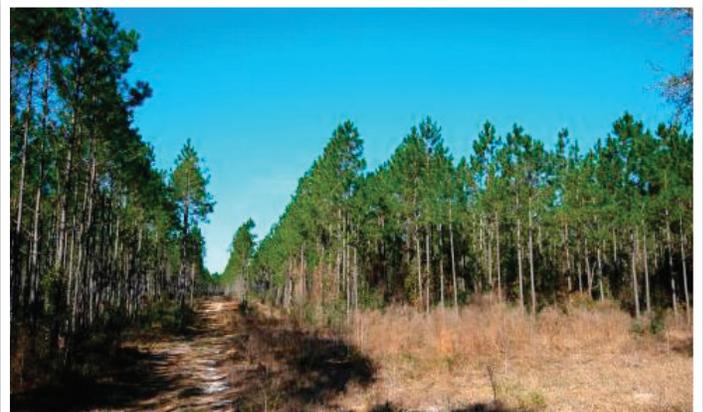
**Arnie Rogers**, *Licensed Real Estate Broker*  
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303  
Cell: 850.491.3288 • Email: [arogers@verduraproperties.com](mailto:arogers@verduraproperties.com)  
[www.VerduraProperties.com](http://www.VerduraProperties.com)



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

# Old Plank Timberlands

## Photos



**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)



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