

Wewahitchka Timberlands



Property Features

For investors looking to find a large, mostly contiguous timberland tract in the Florida panhandle, the 1,985-acre Wewahitchka Timberlands tract located in Gulf County is definitely one to consider. It possesses physical traits and a price that make it an excellent long-term investment in these uncertain economic times.

The lay-of-the-land for this property features blocks of upland areas that are generally unimpeded by isolated wetland areas, making timber management easier. In fact, 80% of the tract is plantable, a high figure that contributes significantly to the bottom line. There are 866 acres of pines planted between 1962 and 2022 and another 724 acres in varying states of site preparation. In the latter category, some of the land is completely ready to go for the upcoming planting season.

At a Glance:

Acreage:

1,985± acres (*Subdividable*)

Asking Price:

\$1,995 per acre

Location:

Gulf County, Florida

Special Attributes:

- Valuable Timber Resource
- Excellent Value
- Extensive Road Frontage
- 30 Miles to the Gulf Coast

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Property Features *continued*

Year Established	Acres	%
2022	185	9.3%
2021	397	20.0%
2015	75	3.8%
2014	116	5.9%
2010	48	2.4%
1996	12	0.6%
1988	20	1.0%
1962	12	0.6%
Hurricane Damaged Uplands	724	36.5%
HW / Wetlands	338	17.0%
Non-Forest, Utility ROW, Road, Water	59	2.9%
	1,985	

} 80%

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Paved road access is excellent with 2 ½ miles of frontage on County Road 5, nearly a mile of frontage on State Road 22, and another ¼ mile on Stoney Mill Creek Road. This arrangement sets up nicely for subdividing the parcel and the current owner is willing to do so. Wewahitchka is just a few minutes away and Port St. Joe and the gateway to the Gulf Coast is less than a 30-minute drive.



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Photos



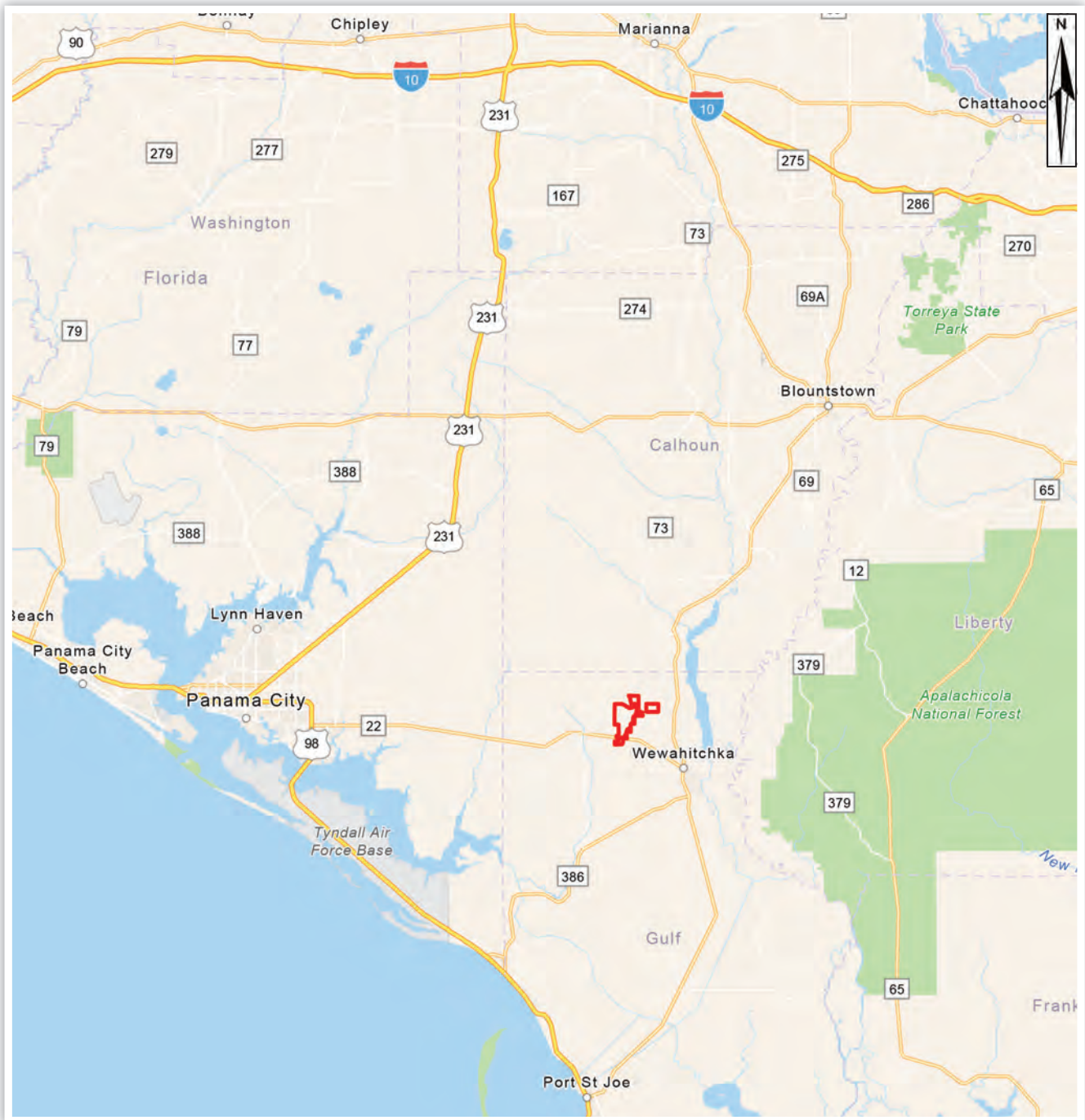
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Location Map



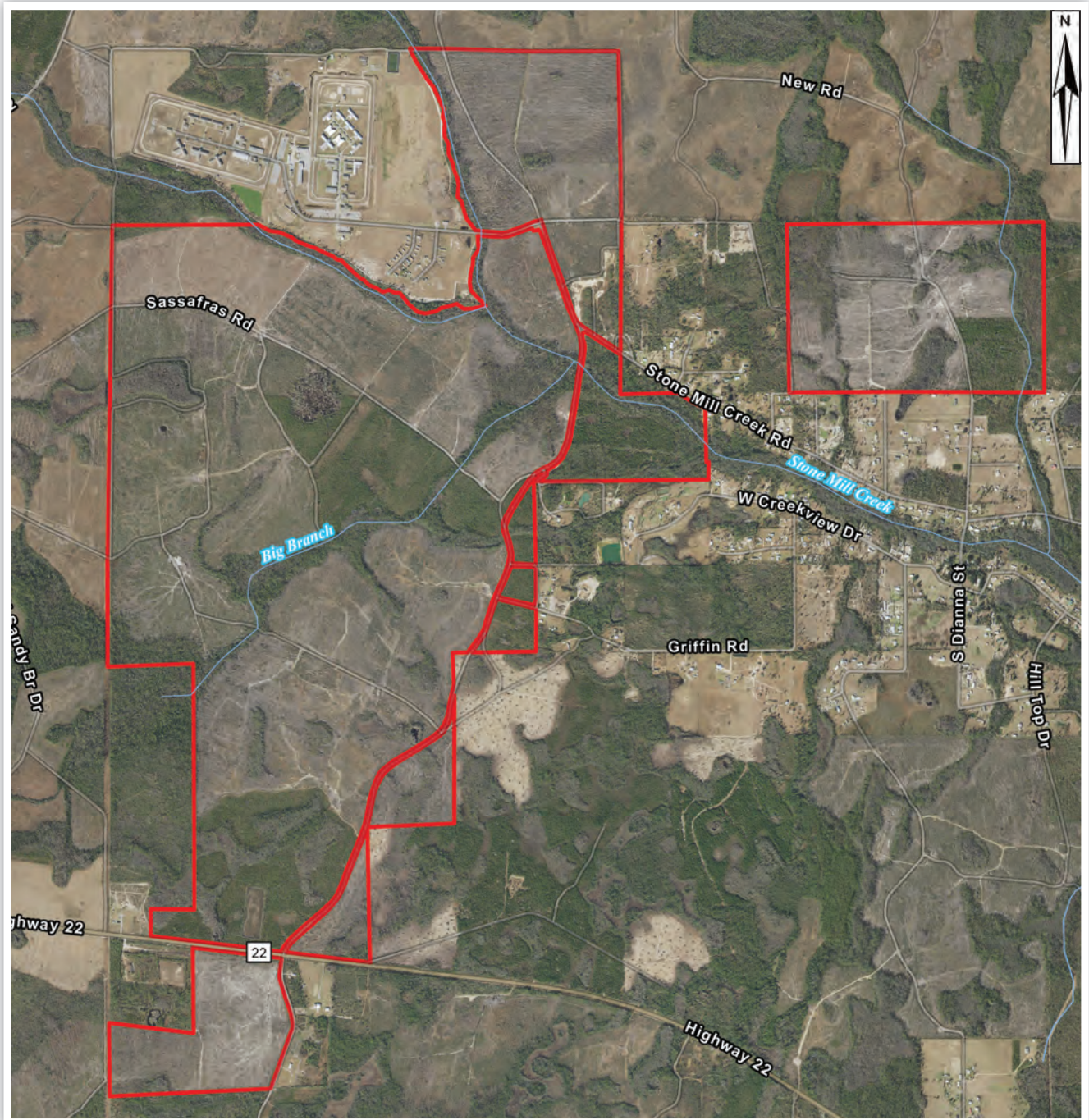
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Aerial Map



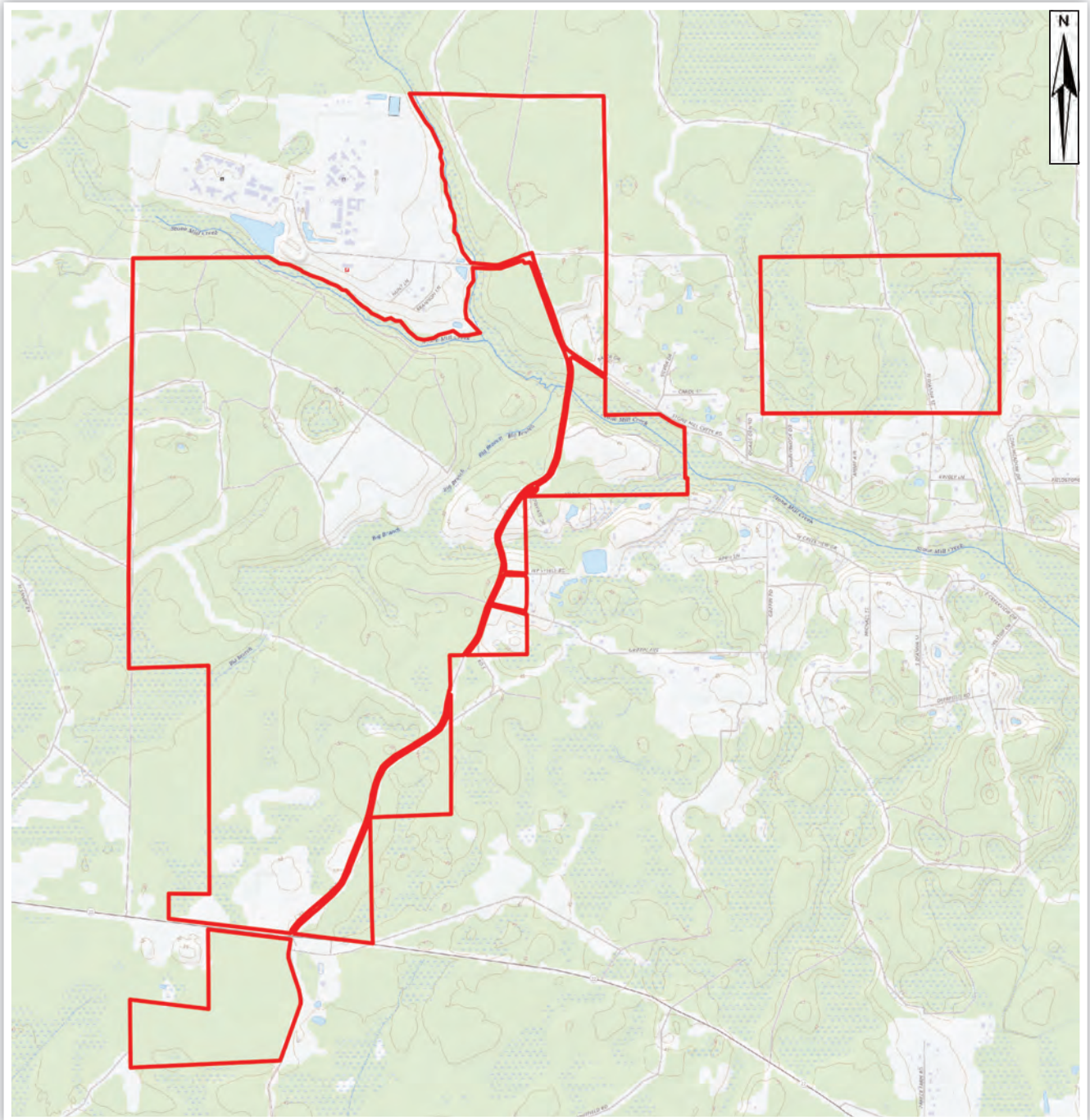
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Topo Map



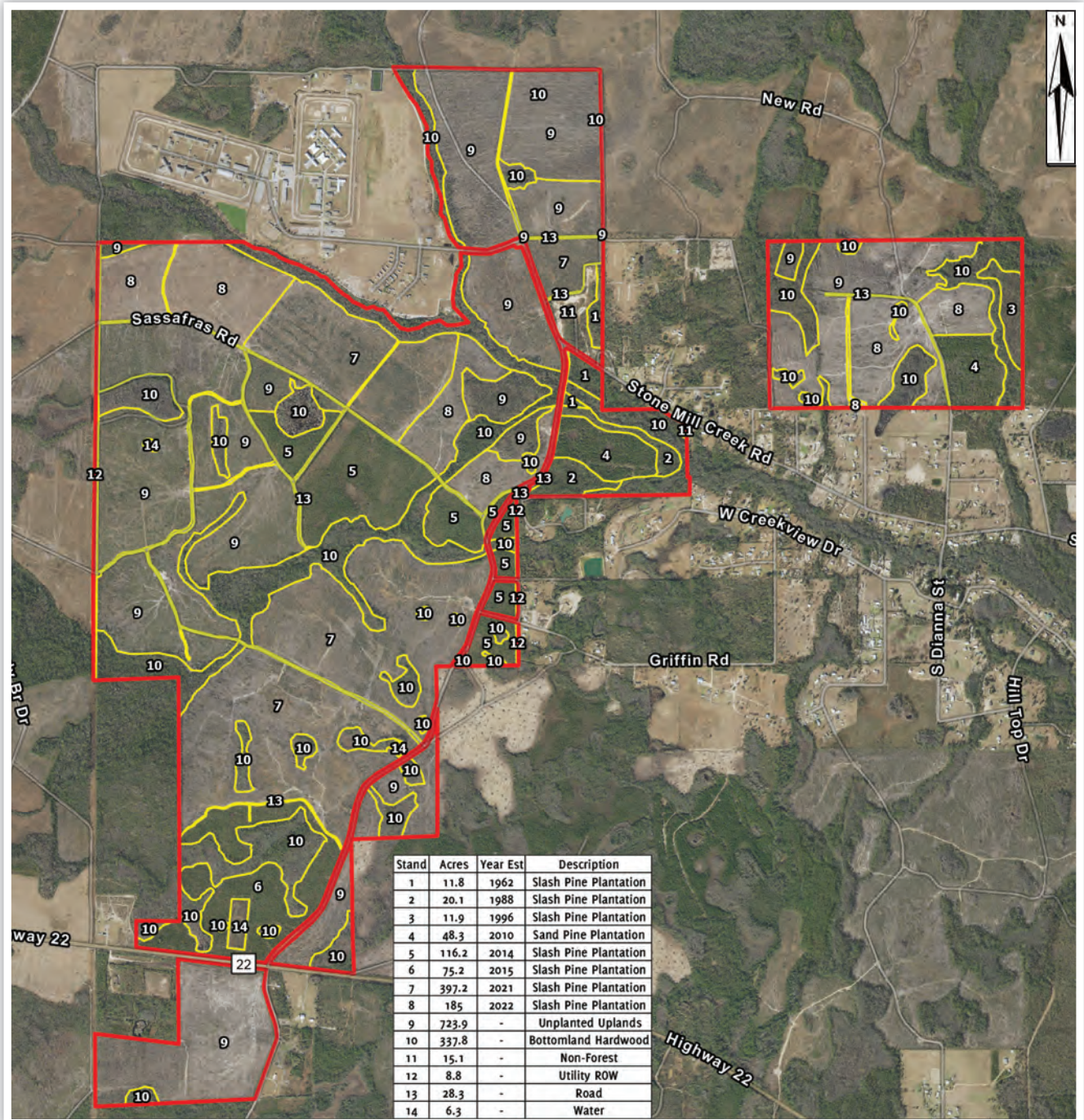
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Timber Map

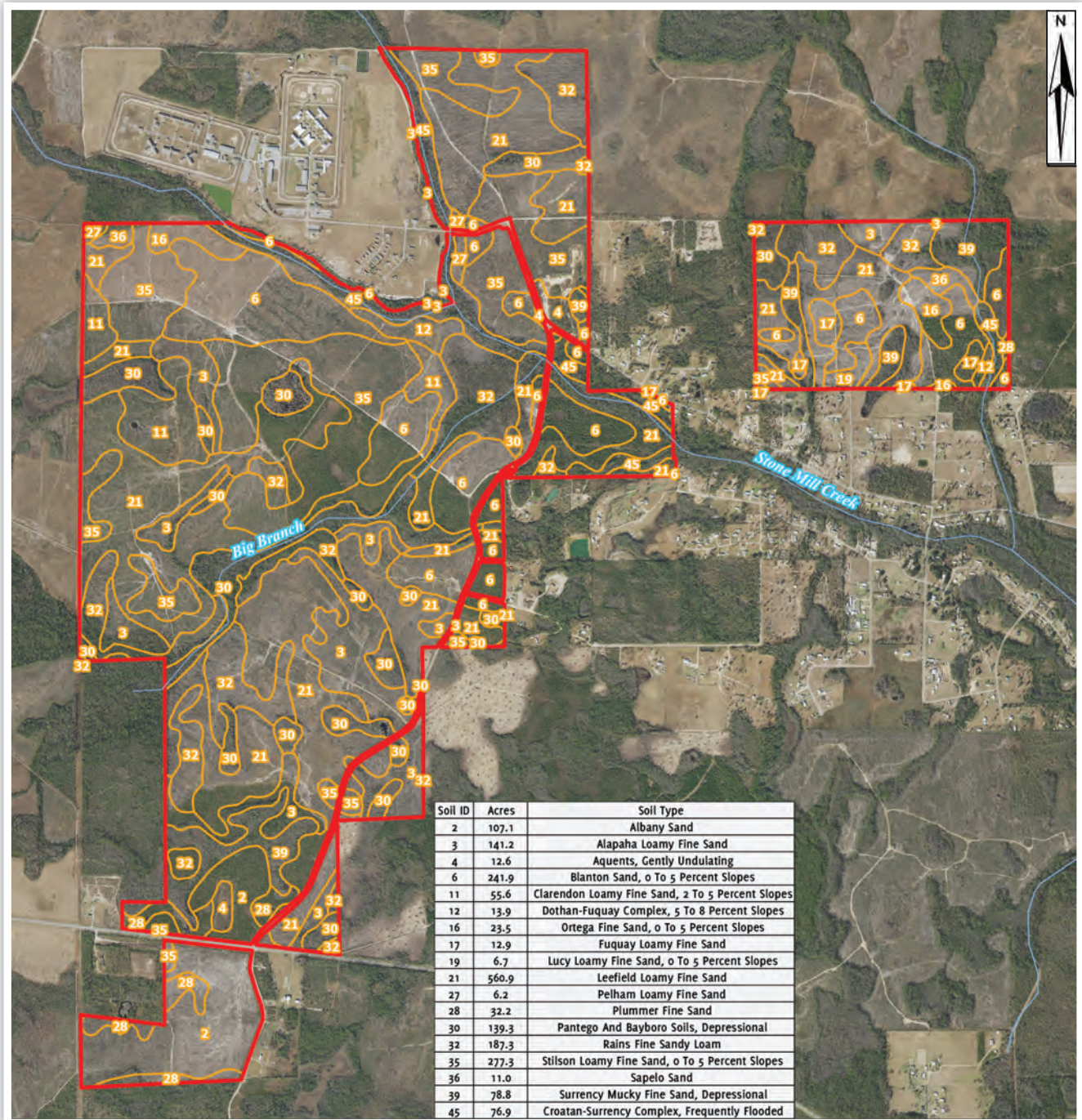


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Soil Map



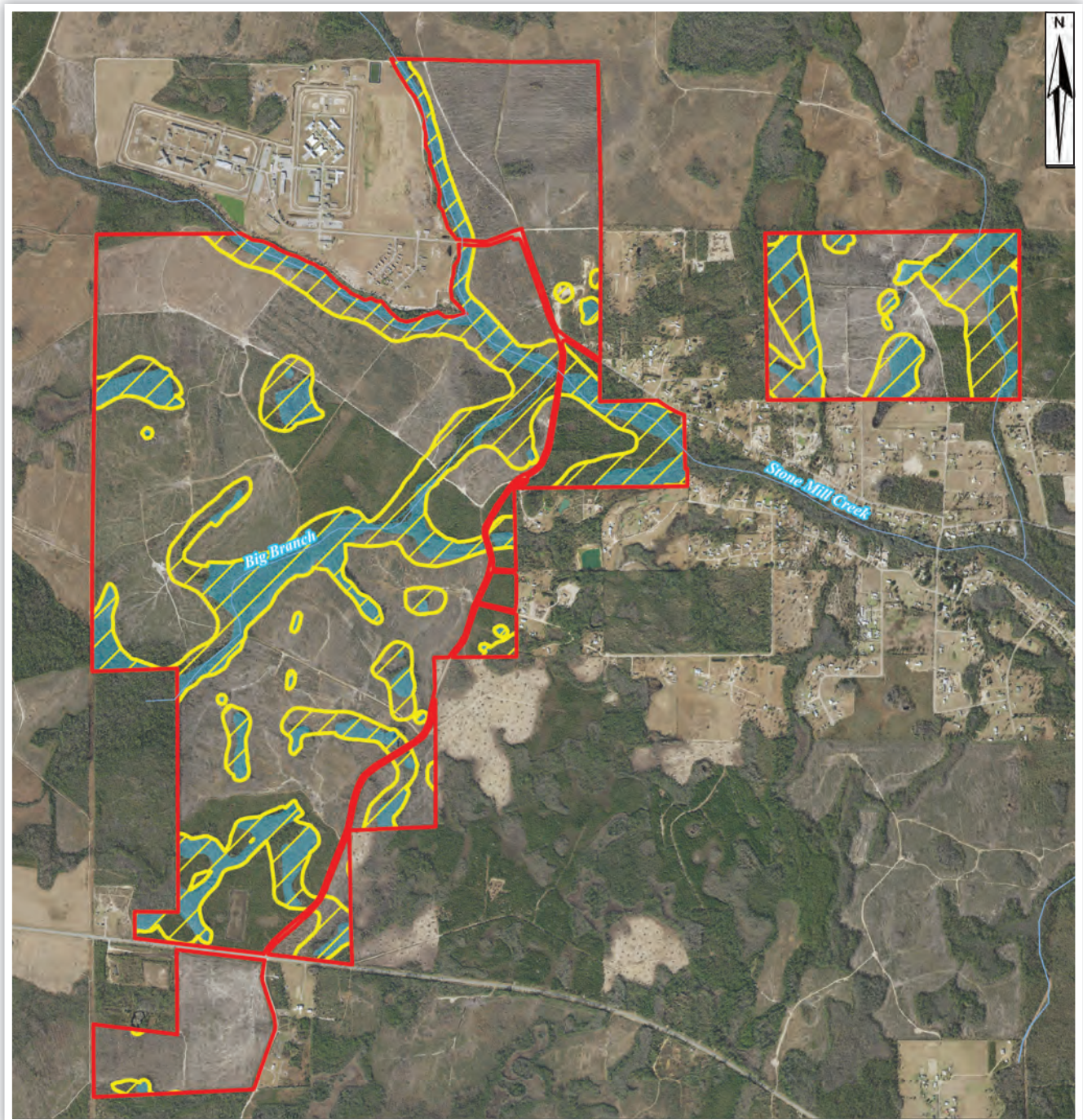
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Wewahitchka Timberlands

Wetland Map



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