



WACCASASSA FLATWOODS EAST

SR 24
BRONSON, FL 32621

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Property Overview



Sale Price **\$27,544,400**

OFFERING SUMMARY

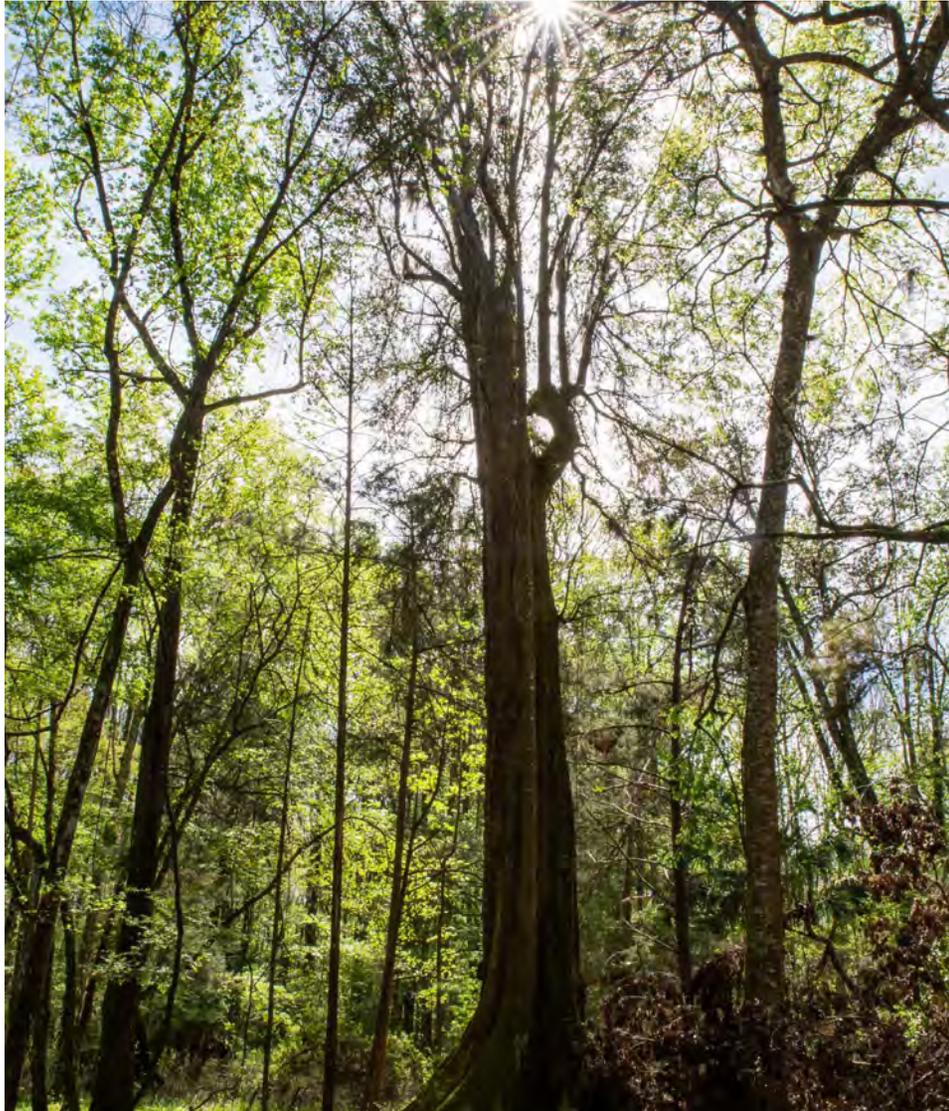
Acreage: **10,594 Acres**
Price / Acre: \$2,600
City: Bronson
County: Levy
Property Type: Land: Timberland

PROPERTY OVERVIEW

Waccasassa Flatwoods East consists of almost 11 thousand acres of well-managed timberland in the heart of Levy County. A network of quality logging roads provides access to all parts of the property for management and recreational purposes, with connections to state and county-maintained roads at several points. High site quality soils, combined with state-of-the-art genetics and stand-appropriate silvicultural practices make this a rare opportunity to purchase a large, ready to grow Florida timberland investment.

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Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	61% uplands
Soil Types:	Smyrna Fine Sand and Myakka Sand predominate in the uplands.
Taxes & Tax Year:	\$34,062 for 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Paved road frontage includes 1.75 miles on SR 24 and 2.4 miles on CR 343
Nearest Point of Interest:	Property is adjacent to the Upper Waccasassa Conservation Area and touches a portion of the Goethe State Forest. Cedar Key, Gainesville, and Ocala are all within a short drive.
Current Use:	Property is managed for commercial timber production. It is also used for recreational hunting.
Potential Recreational / Alt Uses:	There is an active hunting and recreation program on the property, with most of the area licensed to hunting clubs and private individuals at top market rates.
Age of Stages of Timber:	Merchantable and pre-merchantable planted slash and loblolly pine. See timber type map for specifics.



LOCATION & DRIVING DIRECTIONS

Parcel: various

GPS: 29.3491835, -82.6788166

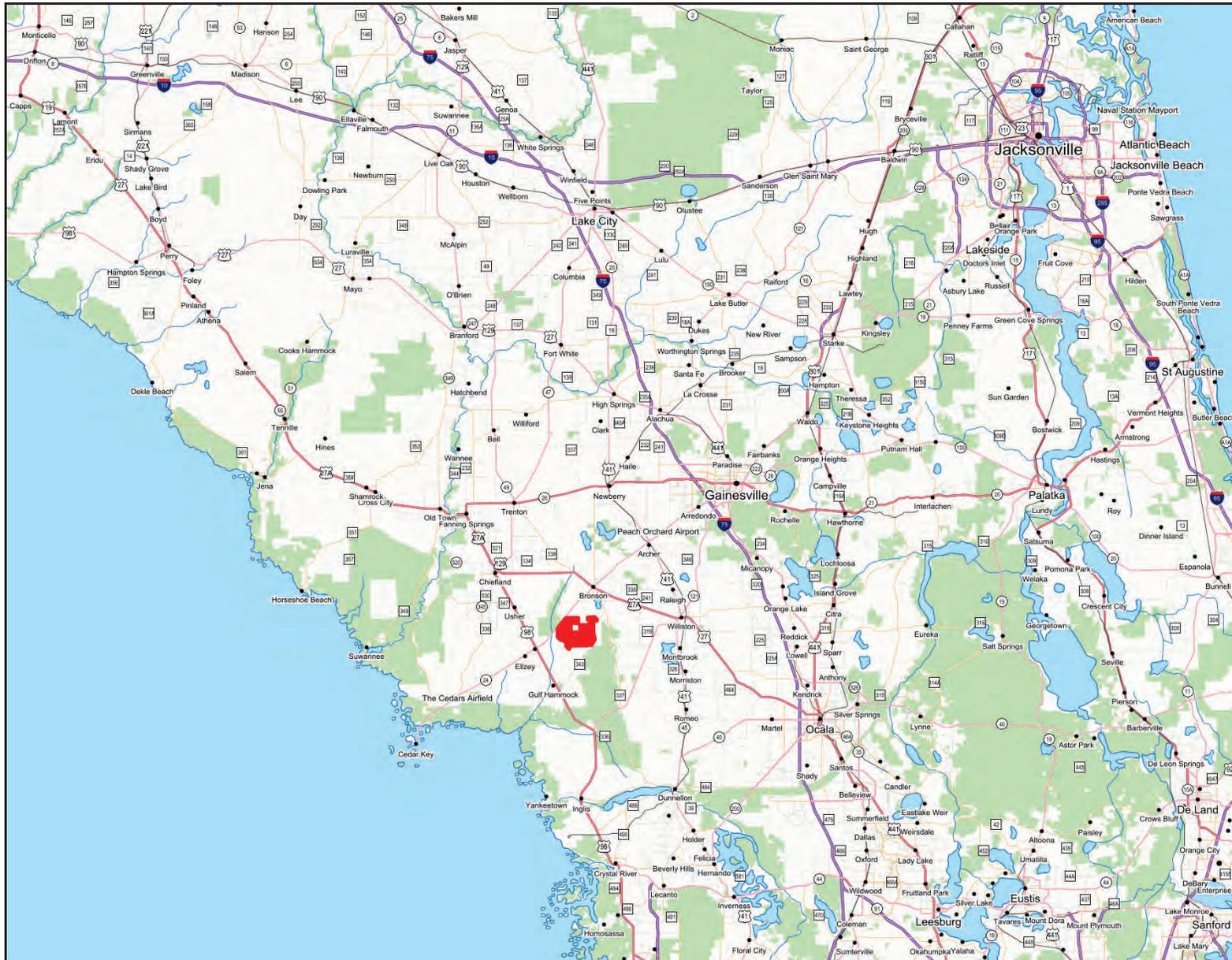
Driving Directions:

- From US 19/98 and SR 24 intersection in Otter Creek, go east on SR 24 for 5.4 miles to entrance on right

- Tract is also accessible from CR 343 south of Bronson.

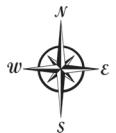
Showing Instructions: Call listing agents





Waccasassa Flatwoods East Tract

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing



0 10 20 30 mi

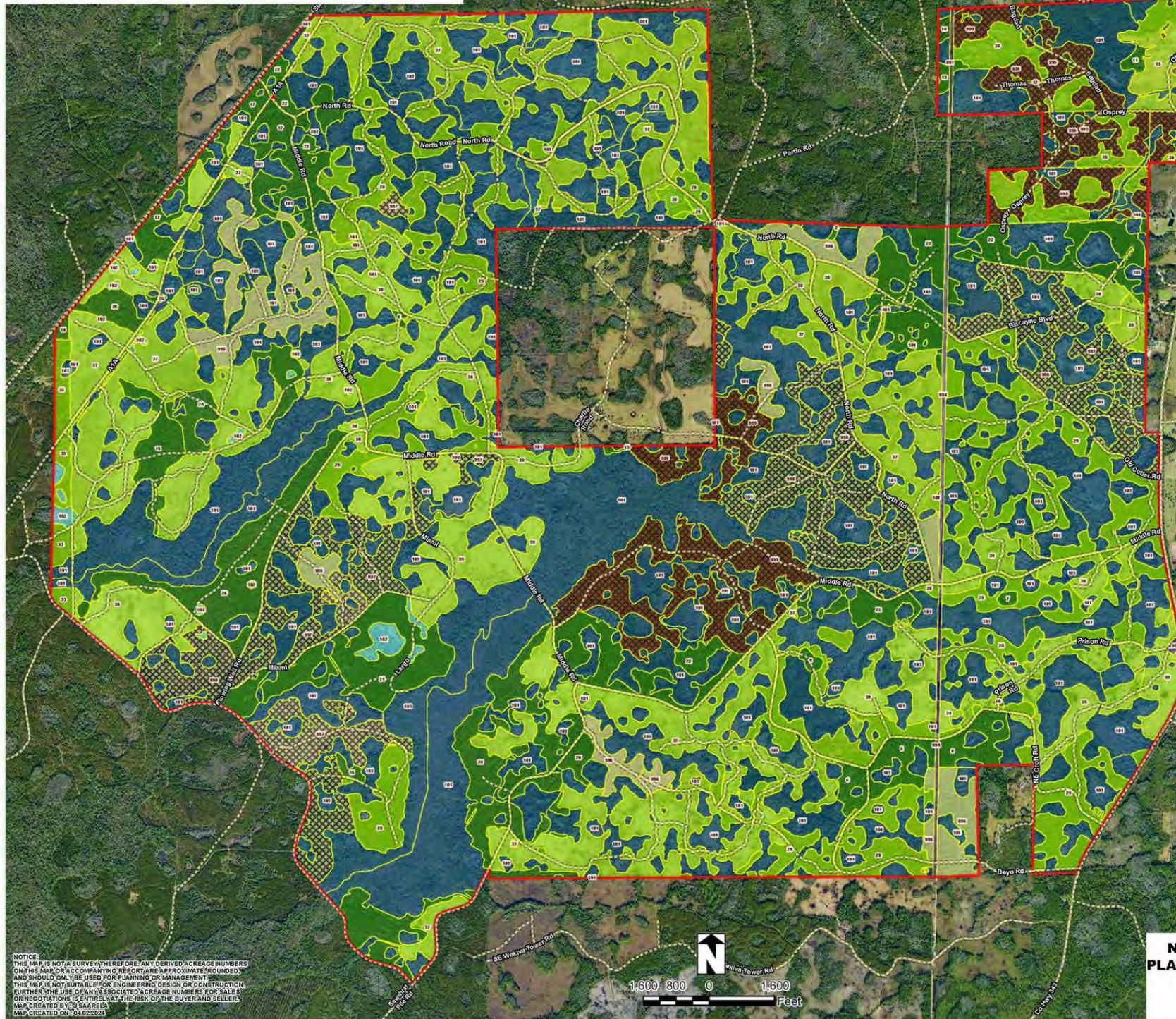
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Waccasassa Flatwoods East Tract

Levy County, Florida

Timber Stand Map

2023 NAIP Aerial Photo



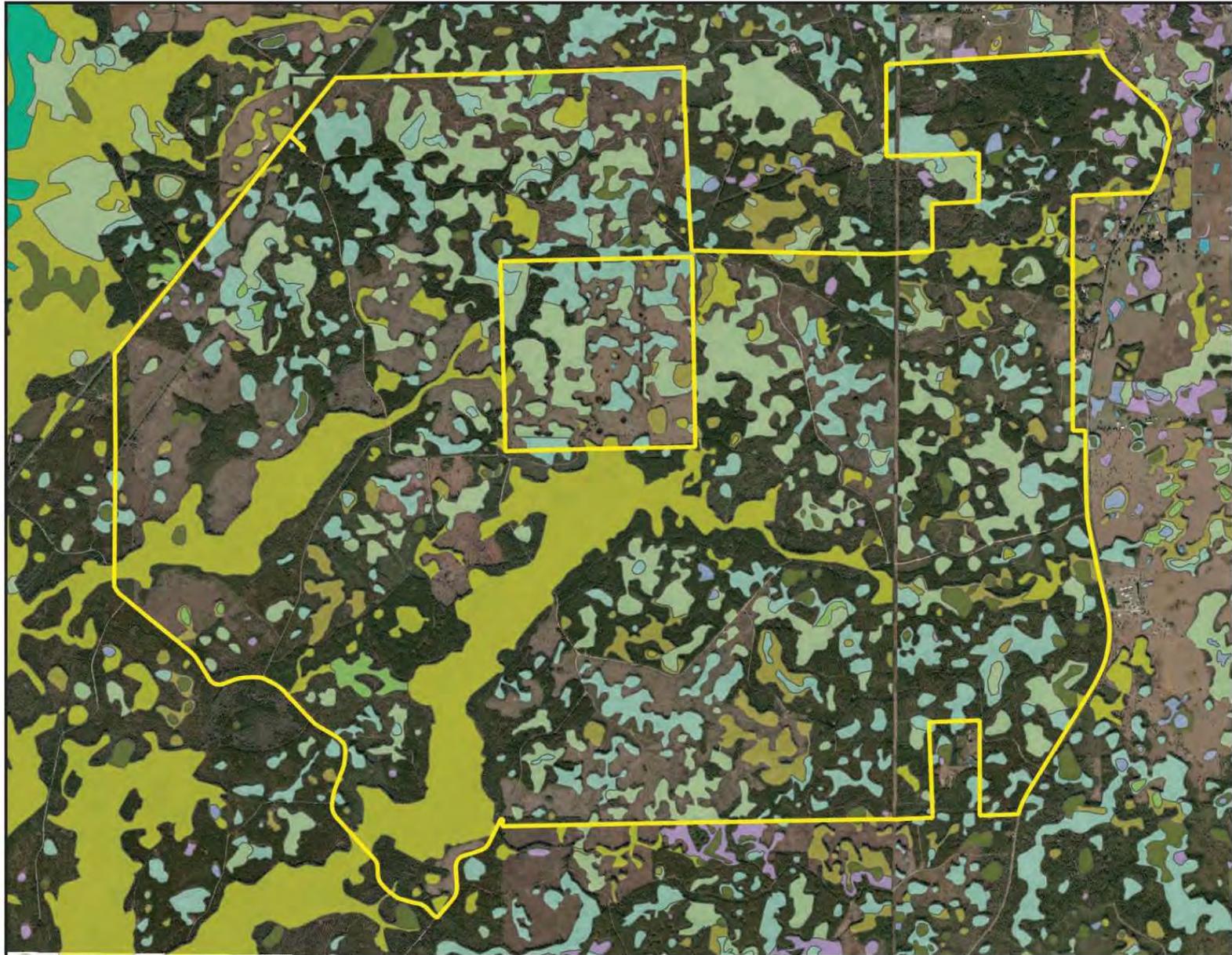
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2	Slp1975h	Fine Plantation, Merchantable	2
6	Slp1990h	Fine Plantation, Merchantable	80
7	Slp1992h	Fine Plantation, Merchantable	3
8	Slp1995a	Fine Plantation, Merchantable	2
9	lfp1995h	Fine Plantation, Merchantable	3
11	Slp1997h	Fine Plantation, Merchantable	7
12	Slp1997h1h201	Fine Plantation, Merchantable, Thinned	1
13	Slp1998h	Fine Plantation, Merchantable	4
14	Slp1998h1h201	Fine Plantation, Merchantable, Thinned	6
16	Slp2003h	Fine Plantation, Merchantable	5
17	Slp2002h	Fine Plantation, Merchantable	103
18	Slp2003h	Fine Plantation, Merchantable	51
21	Slp2009h	Fine Plantation, Merchantable	150
22	Slp2007h	Fine Plantation, Merchantable	310
24	Slp2008h	Fine Plantation, Merchantable	48
26	Slp2009h	Fine Plantation, Merchantable	364
28	Slp2010h	Fine Plantation, Premerchantable	269
29	Slp2011h	Fine Plantation, Premerchantable	680
30	Slp2010h	Fine Plantation, Premerchantable	116
33	Slp2019h	Fine Plantation, Premerchantable	20
37	Slp2023h	Fine Plantation, Premerchantable	1,277
38	lfp2023h	Fine Plantation, Premerchantable	510
39	Slp2024h	Fine Plantation, Premerchantable	453
41	lfp2024h	Fine Plantation, Premerchantable	41
101	HWdbn	Natural Timber, Bottomland, Merchantable	4,499
102	HWdbnCD	Natural Timber, Bottomland, Premerchantable	43
991	Easement	Open, Nonforested	5
992	Hunting Camp	Open, Nonforested	3
993	Lakes/Ponds	Water	13
994	R2W	Open, Nonforested	34
995	CO	Cutover Pine	17
996	COM-H-I	Cutover Pine	260
997	CO	Site Preparation	312
998	COM-H-I	Site Preparation	385
999	COM-H-U	Planned Harvest & Site Preparation	473
Grand Total			10,994

- East Tract Boundary
- Planned Harvest & Site Preparation : 475 Acres
- Site Preparation : 698 Acres
- Cutover Pine : 277 Acres
- Natural Timber, Bottomland, Merchantable : 4,499 Acres
- Natural Timber, Bottomland, Premerchantable : 43 Acres
- Open, Nonforested : 42 Acres
- Fine Plantation, Merchantable : 1,130 Acres
- Fine Plantation, Merchantable, Thinned : 7 Acres
- Fine Plantation, Premerchantable : 3,411 Acres

NOTICE
THIS MAP IS NOT A SURVEY THEREFORE ANY DERIVED ACREAGE NUMBERS
ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE FIGURES
AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT
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MAP CREATED BY: J. SAARELA
MAP CREATED ON: 04/22/2024



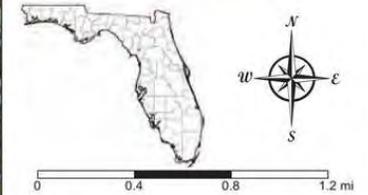
**NATURAL RESOURCE
PLANNING SERVICES, INC.**
CONSULTING FORESTERS
356 NW Lake City Ave.
Lake City, FL 32055
(386) 438-5896



Waccasassa Flatwoods East

- Wetlands Map**
- County Boundaries
 - Polygons Drawing
 - Lines Drawing
 - Labels Drawing
 - Points Drawing
 - Water
 - Wetland Hardwoods
 - Bay Swamps
 - Mangrove Swamps
 - Shrub Swamps
 - Bottomland Hardwood Forest
 - Mixed Wetland Hardwoods
 - Wetlands Coniferous Forest
 - Cypress
 - Pond Pine
 - Wetlands Forested Mixed
 - Freshwater Marshes
 - Saltwater Marshes
 - Wet Prairies
 - Emergent Aquatic Vegetation
 - Mixed Scrub-Shrub Wetlands
 - Non-Vegetated Wetlands

CODE	DESC	ACRES
6460	Mixed Scrub-Shrub Wetland	1,233.4
6170	Mixed Wetland Hardwoods	1,232.5
6300	Wetland Forested Mixed	1,120.8
6250	Hydric Pine Flatwoods	322.1
6210	Cypress	134.2
6130	Gum Swamps	49.6
6430	Wet Prairies	32.1
6410	Freshwater Marshes	16.2
5300	Reservoirs	.0
TOTAL WETLANDS		4,140.9
TOTAL UPLANDS		6,455.8
TOTAL ACRES		10,596.7

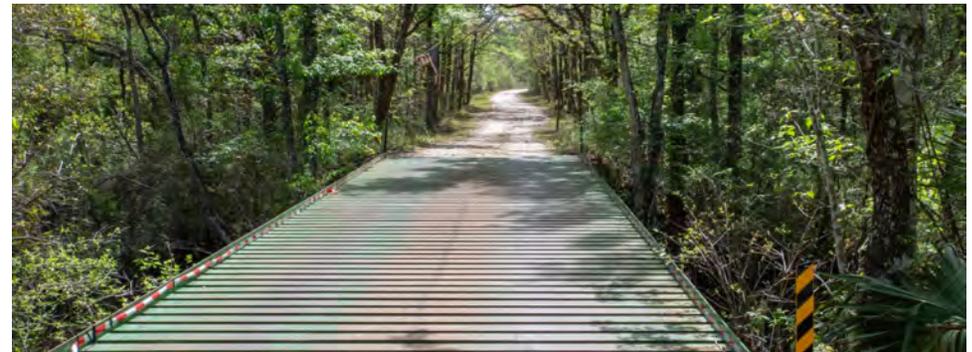
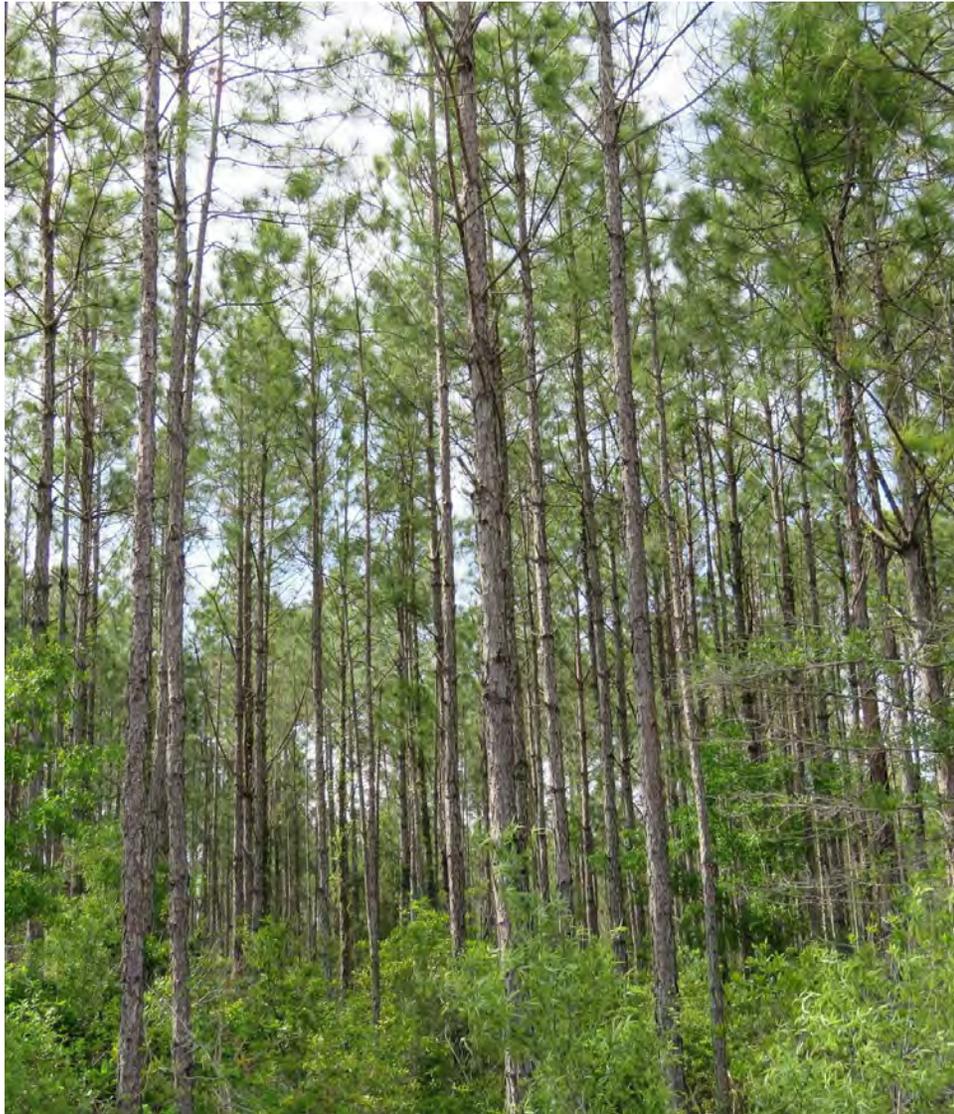


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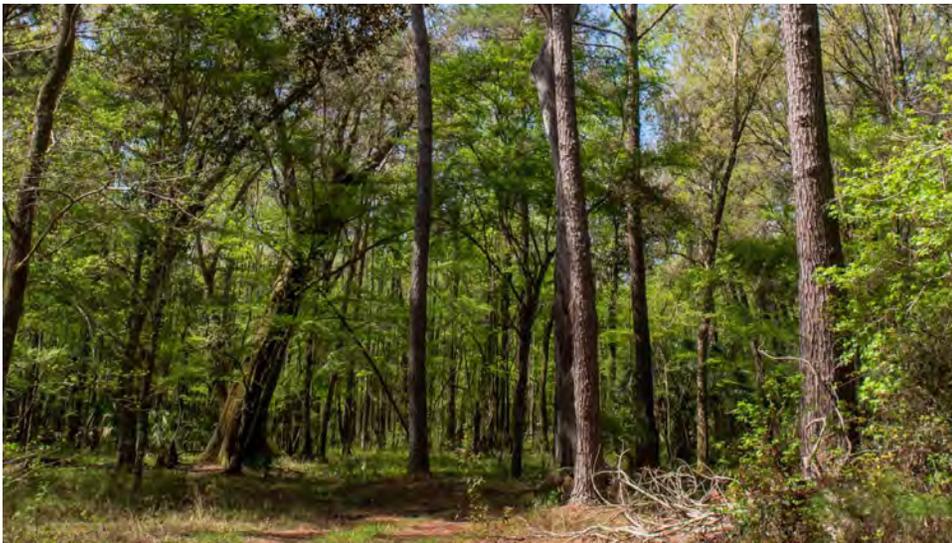
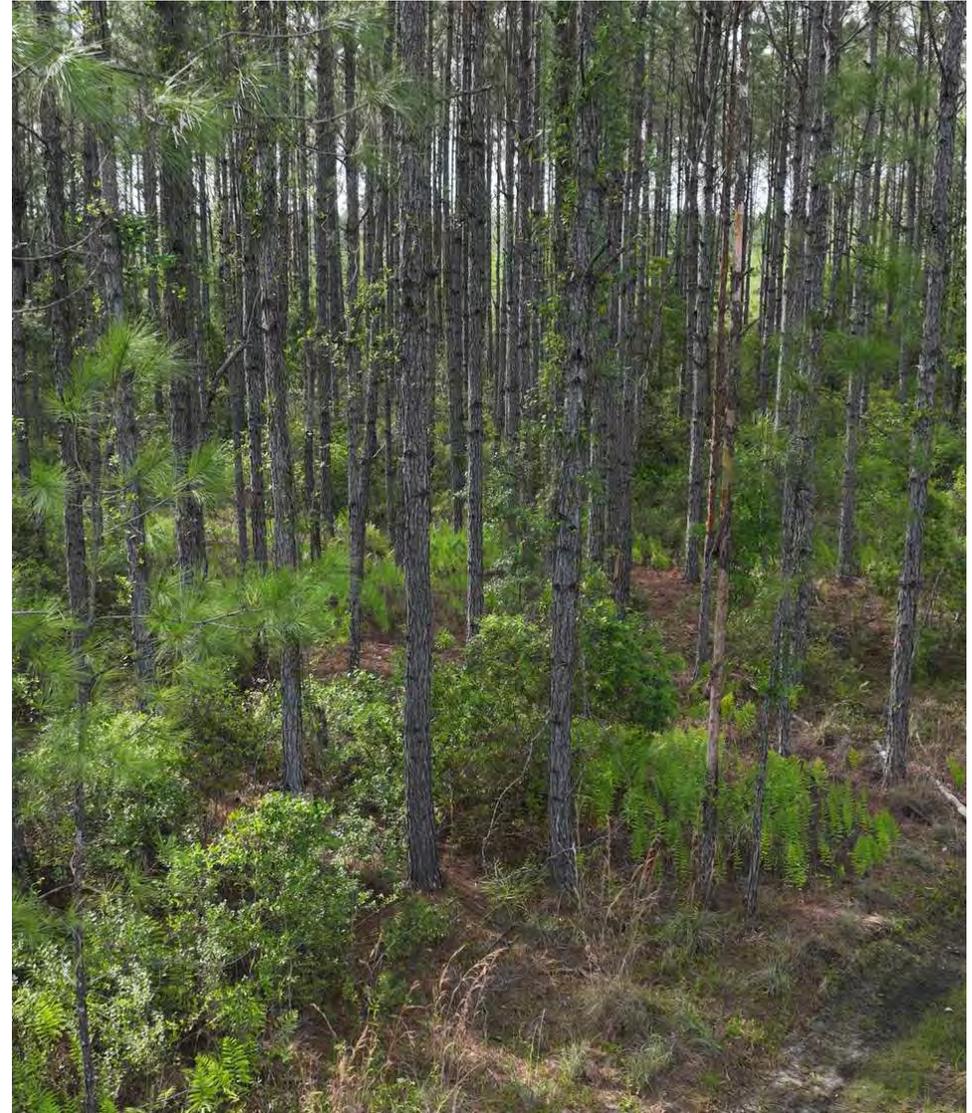
**Waccasassa Flatwoods East Tract
Land Cover Type and Stand Summary**

LAND COVER	ACRES
Cutover Pine	277
Natural Timber, Bottomland, Merchantable	4,499
Natural Timber, Bottomland, Premerchantable	43
Open, Nonforested	42
Pine Plantation, Merchantable	1,130
Pine Plantation, Merchantable, Thinned	7
Pine Plantation, Premerchantable	3,411
Planned Harvest & Site Preparation	475
Site Preparation	698
Water	13
Grand Total	10,594

STRATA ID	STRATA CODE	LAND COVER	ACRES
2	SLp1975h	Pine Plantation, Merchantable	2
6	SLp1990h	Pine Plantation, Merchantable	80
7	SLp1991h	Pine Plantation, Merchantable	3
8	SLp1995h	Pine Plantation, Merchantable	2
9	LBp1995h	Pine Plantation, Merchantable	5
11	SLp1997h	Pine Plantation, Merchantable	7
12	SLp1997hTH2013	Pine Plantation, Merchantable, Thinned	1
13	SLp1998h	Pine Plantation, Merchantable	8
14	SLp1998hTH2013	Pine Plantation, Merchantable, Thinned	6
16	SLp2001h	Pine Plantation, Merchantable	5
17	SLp2002h	Pine Plantation, Merchantable	103
18	SLp2003h	Pine Plantation, Merchantable	51
21	SLp2005h	Pine Plantation, Merchantable	139
22	SLp2007h	Pine Plantation, Merchantable	314
24	SLp2008h	Pine Plantation, Merchantable	48
26	SLp2009h	Pine Plantation, Merchantable	364
28	SLp2010h	Pine Plantation, Premerchantable	269
29	SLp2011h	Pine Plantation, Premerchantable	680
30	SLp2014h	Pine Plantation, Premerchantable	116
33	SLp2019h	Pine Plantation, Premerchantable	49
37	SLp2023h	Pine Plantation, Premerchantable	1,277
38	LBp2023h	Pine Plantation, Premerchantable	519
39	SLp2024h	Pine Plantation, Premerchantable	453
41	LLp2024h	Pine Plantation, Premerchantable	47
101	HWDnb	Natural Timber, Bottomland, Merchantable	4,499
102	HWDnbCO	Natural Timber, Bottomland, Premerchantable	43
991	Easement	Open, Nonforested	5
992	Hunting Camp	Open, Nonforested	3
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994	ROW	Open, Nonforested	34
995	CO	Cutover Pine	17
996	COM H-U	Cutover Pine	260
997	CO	Site Preparation	312
998	COM H-U	Site Preparation	386
999	COM H-U	Planned Harvest & Site Preparation	475
Grand Total			10,594



Additional Photos



Meet The Team



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