



MILL OWNERS TRACT

US HIGHWAY 27A
CHIEFLAND, FL 32626

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Property Overview



Sale Price **\$7,405,000**

OFFERING SUMMARY

Acreage: 2,962 Acres
Price / Acre: \$2,500
City: Chiefland
County: Levy
Property Type: Timberland

PROPERTY OVERVIEW

The Mill Owners Tract, 2,962 acres of productive timberland located in Levy County, FL, is an exceptional timberland investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations established with seedlings from some of the South's premier tree nurseries using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress in the wetlands provide excellent wildlife habitat and deer, Osceola wild turkey, hogs and small game are plentiful and there is even an active Bald Eagle nest on the property. Access is from US-27A via a 3-mile deeded easement. Easement and internal roads provides good access for timber management and recreational uses.

- 1,070 acres of premerchantable planted pine
- 43 acres of merchantable planted pines
- 202 acres of harvested land ready for reforestation
- 1,626 acres of natural timber

Additional timberland/recreational tracts also available at this location.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	46% Uplands, 54% Wetlands
Soil Types:	Primarily Smyrna Fine Sands in the uplands.
Taxes & Tax Year:	\$7,585.91 [\$2.56/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	No public road frontage - access by deeded easement
Nearest Point of Interest:	Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Adjacent to the Devil's Hammock Wildlife Management area and the Upper Waccasassa Conservation Area and near the Lower Suwannee National Wildlife Refuge and the Goethe State Forest.
Current Use:	The property has been in commercial timber production for decades.
Potential Recreational / Alt Uses:	There is an active hunting and recreation program on the property and is licensed to a hunting club at top market rate.
Game Population Information:	Plentiful deer, Osceola turkeys, and hogs.

Specifications & Features



Timber Cruise:

GIS shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.



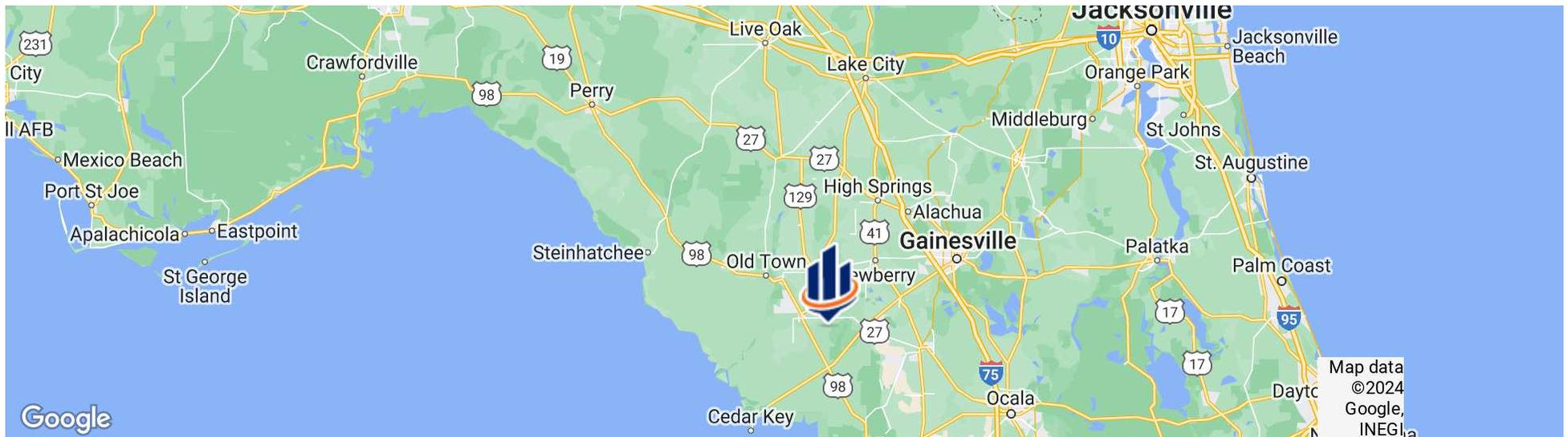
LOCATION & DRIVING DIRECTIONS

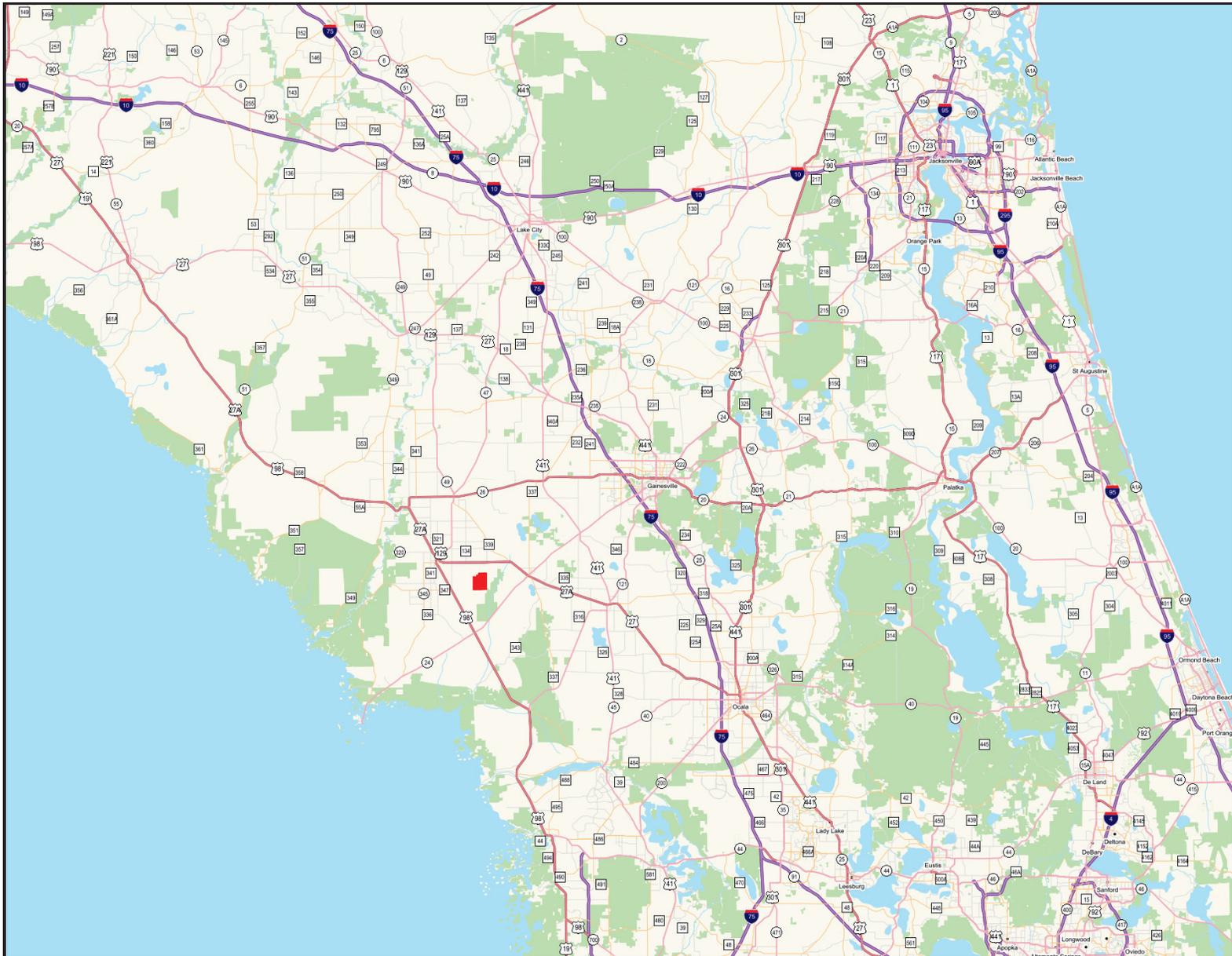
Parcel: 246200000 180700000
180800000 248200000
248300000 183000000

GPS: 29.4375008, -82.7598407

Driving Directions: From the intersection of US-19/98 and US-27A in Chiefland, go SE on US-27A for 8.3 miles; gate to access easement on the right

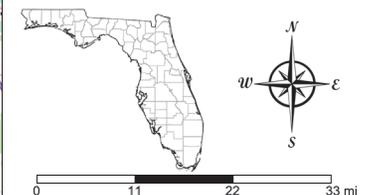
Showing Instructions: Contact listing agent to arrange showing.





Mill Owner's Tract - Location Map

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



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Mill Owners Timberland Tract

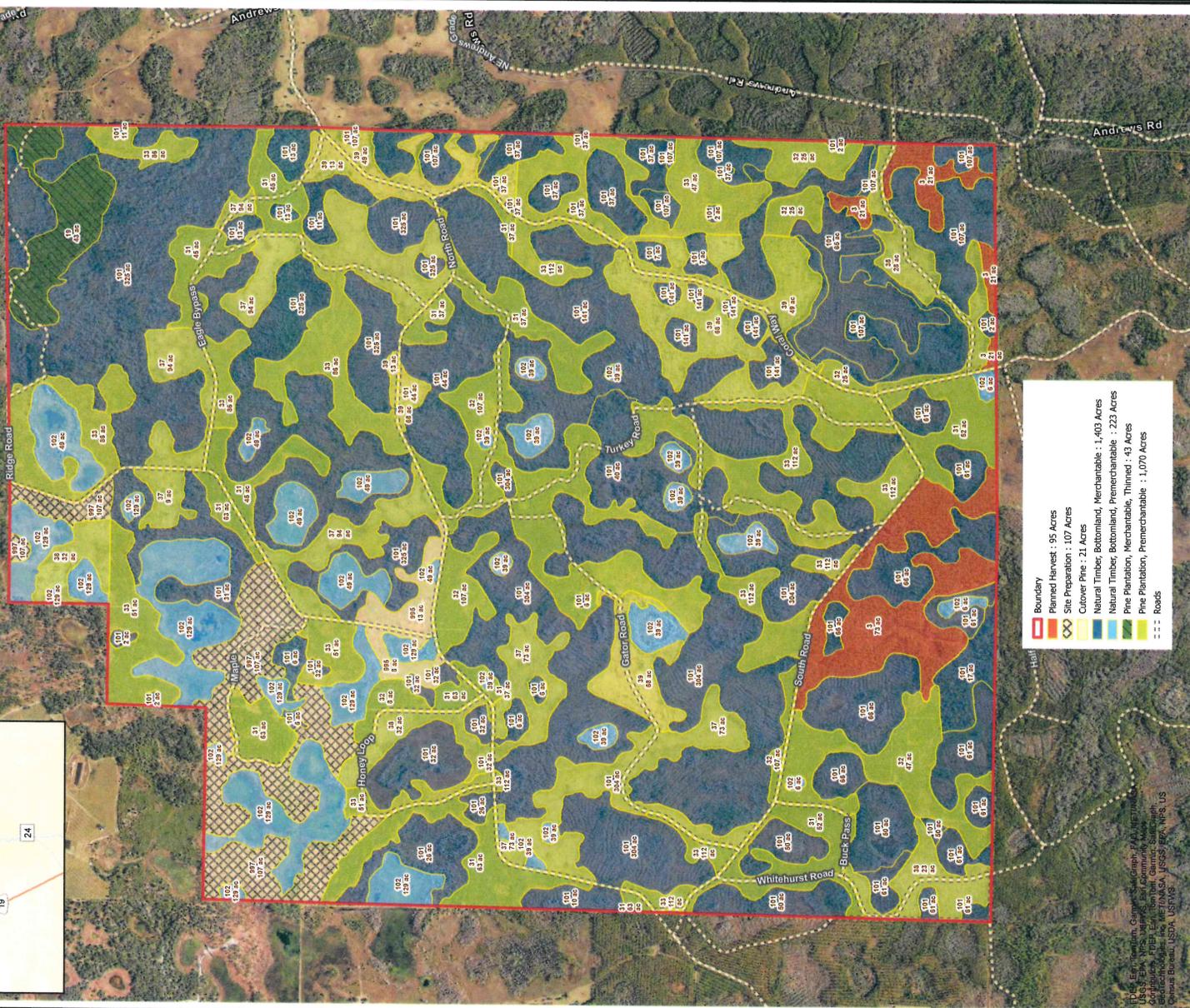
Levy County, Florida

Timber Stand Map

2023 NAIP Aerial Photo



TRACT	STRATA ID	STRATA CODE	LAND COVER CLASS	ACRES
Mill Owner's	3	Sup2015H1H2012	Planned Harvest	95
	19	Sup2004H1H2016	Pine Plantation, Merchantable, Thinned	43
	31	Sup2017H	Pine Plantation, Premerchantable	197
	32	Sup2018H	Pine Plantation, Premerchantable	188
	33	Sup2019H	Pine Plantation, Premerchantable	296
	37	Sup2023H	Pine Plantation, Premerchantable	176
	38	Sup2023H	Pine Plantation, Premerchantable	83
	39	Sup2024H	Pine Plantation, Premerchantable	130
	101	HW101P	Natural Timber, Bottomland, Merchantable	1,403
	102	HW102C	Natural Timber, Bottomland, Premerchantable	1,403
	995	CO	Cutover Pine	21
	997	CO	Site Preparation	107
Mill Owner's Total				2,962



Legend

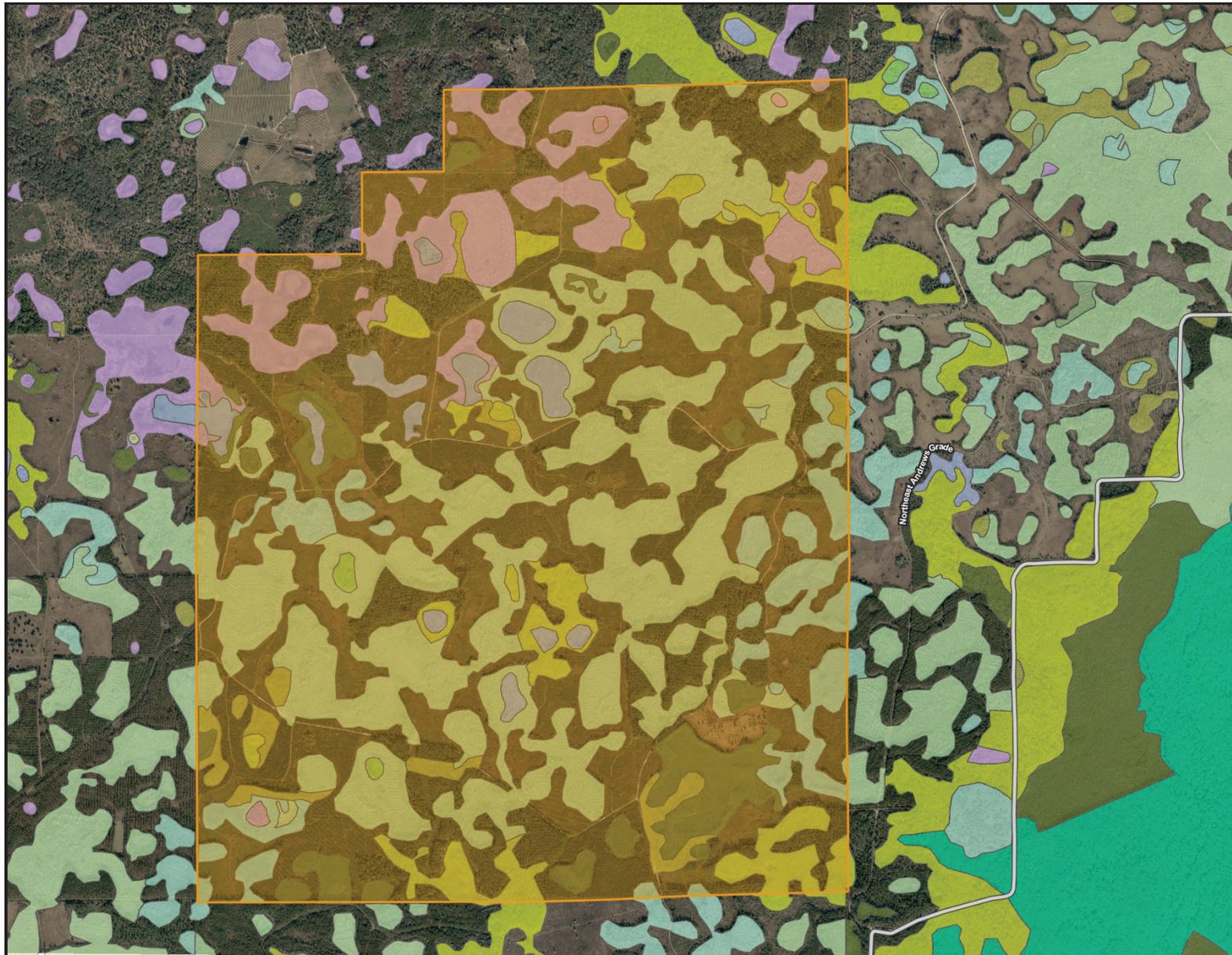
- Boundary
- Planned Harvest : 95 Acres
- Site Preparation : 107 Acres
- Cutover Pine : 21 Acres
- Natural Timber, Bottomland, Merchantable : 1,403 Acres
- Natural Timber, Bottomland, Premerchantable : 223 Acres
- Pine Plantation, Merchantable, Thinned : 49 Acres
- Pine Plantation, Premerchantable : 1,070 Acres
- Roads



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

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 MAP CREATED ON: 04/19/2024

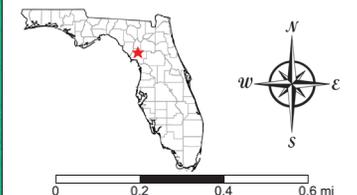
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Mill Owner's Tract - Wetland Map

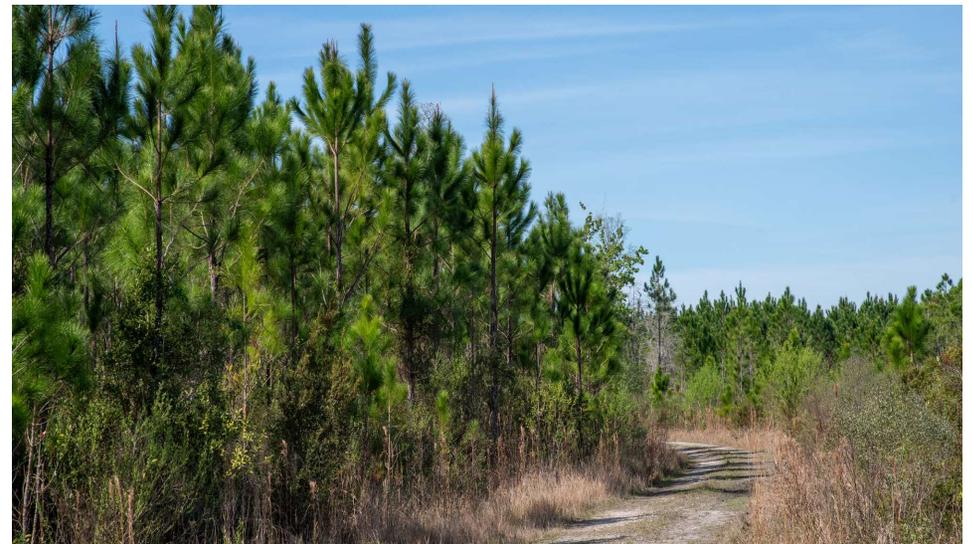
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- 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	786.1
6430:	Wet Prairies	202.6
6300:	Wetland Forested Mixed	176.8
6170:	Mixed Wetland Hardwoods	157.3
6210:	Cypress	132.0
6410:	Freshwater Marshes	71.4
6250:	Hydric Pine Flatwoods	60.3
6130:	Gum Swamps	6.1
6440:	Emergent Aquatic Vegetation	2.2
TOTAL WETLANDS		1,594.9
TOTAL UPLANDS		1,367.0
TOTAL ACRES		2,961.9

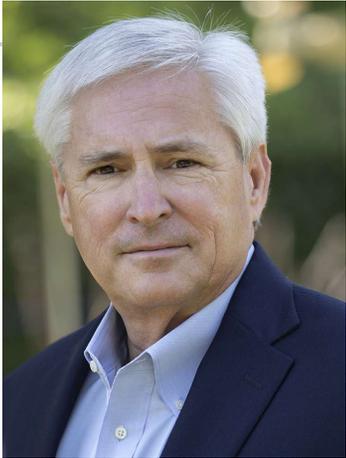


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Additional Photos



Meet The Team



DEAN SAUNDERS, ALC, CCIM

Managing Director/ Senior Advisor

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