

Brackin's Rest



Property Features

Acquired by the family patriarch, Newman Brackin, in the 1930's as a gentleman's farm and affectionately known as "Brackin's Rest", this beautiful 519-acre Washington County, Florida property has stories to tell! Mr. Brackin, who served in both chambers of the Florida Legislature including a term as the President of the Florida Senate, used Brackin's Rest to entertain his fellow legislators with quail hunts during the day and card games late into the night. Also at that time, Mr. Brackin ran cattle on the pastures he created throughout much of the property's upland areas. That tradition was carried on by his son, Buddy, also a long time public servant in Okaloosa County, who raised purebred Charlois there. Later, these pastures would be converted to thriving pine plantations that continue to produce valuable timber today. Testament to the quality of the property's timberlands is evidenced by Blanche Brackin being named Florida Tree Farmer of the Year in 2009. Priced at only \$1,850 per acre, Brackin's Rest represents an outstanding value.

Brackin's Rest possesses impressive well-stocked timber stands that create immediate opportunities for monetizing the asset, should that be the desire of the new owner. Within the pine product category, 72% of the value is in merchantable timber, mostly sawtimber and chip-n-saw. Pine straw production from 56 acres of

At a Glance:

Acreage:

519 acres

Asking Price:

\$1,850 per acre

Location:

Washington County, Florida

Special Attributes:

- Value priced
- Valuable Timber
- Productive Soils
- Rolling Topography
- Excellent Location
- Recreational Opportunities
- 2 Miles Paved Road Frontage

Arnie Rogers, Licensed Real Estate Broker

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Property Features *continued*

longleaf pines planted during the winter of 2016-2017, provide another future revenue stream that can be very lucrative. In addition there are 15 acres of food plots that can be readily converted to pine production. There is a plantable area of 50% that features productive soils including Dothan loamy sand, Goldsboro loamy sand, Fuquay-Dothan complex, and Lynchburg loamy fine sand.

A number of wood outlets are available for trees harvested from Brackin's Rest. Enviva (pellets) in Cottondale, Florida, Georgia-Pacific in Brewton, Alabama and International Paper in Cantonment, Florida all take pulpwood. Chip-n-saw and sawtimber can be sold to either T.R. Miller in Brewton or Rex Lumber in Graceville, Florida. Harvesting is made easier by almost two miles of paved road frontage.

A timber cruise performed by Land & Timber Management, Inc. of Tallahassee in September 2016. A summary valuation and species mix table are show below.

Product	Estimated Value	Estimated Value / Acre
Merchantable Planted Pine	\$217,096	\$418
Pre-Merchantable Planted Pine	\$17,670	\$34
Wetland Timber (based on random samples & observation)	\$61,566	\$119
Upland Hardwood Timber	<u>\$3,590</u>	<u>\$7</u>
Totals	\$299,922	\$578

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Year Planted	Species	Acres	% of Total Acres
2017	Longleaf	56	10.7%
2017	Loblolly	3	0.6%
1993	Slash	19	3.7%
1987	Slash	29	5.5%
1987	Loblolly	98	18.9%
	Clearcut – upland	<u>4</u>	<u>0.8%</u>
		209	40.3%
	Upland Hardwood	36	6.9%
	Natural Hardwood	199	38.3%
	Natural Hardwood - cutover	<u>54</u>	<u>10.3%</u>
		288	55.5%
	Food Plot	15	2.9%
	Open	1	0.2%
	House	1	0.3%
	Roads	4	0.8%
	Powerline	<u>0</u>	<u>0.1%</u>
		22	4.2%
Total Acres		519	

Recreationally, deer hunting has been a long held family tradition at Brackin's Rest; however, there has been very little hunting pressure in recent years – typically only 1 – 2 bucks are taken each year. The enjoyment of a hunt is enhanced by the property's appealing and varied landscape that features rolling topography, mature pines and hardwoods, creeks, and cypress swamps that provide food and cover for game. Five food plots are spread strategically throughout the property. And as an added bonus, there is a furnished 1,680 square foot, two-bedroom, two-bath mobile home complete with a large screened porch and cook shed. Overlooking a dove field where the annual Thanksgiving shoot is held, it's a wonderful setting for a hunt camp and gathering spot.

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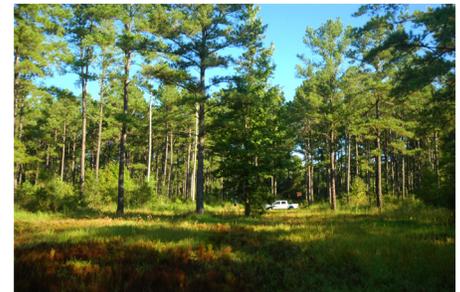
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Photos



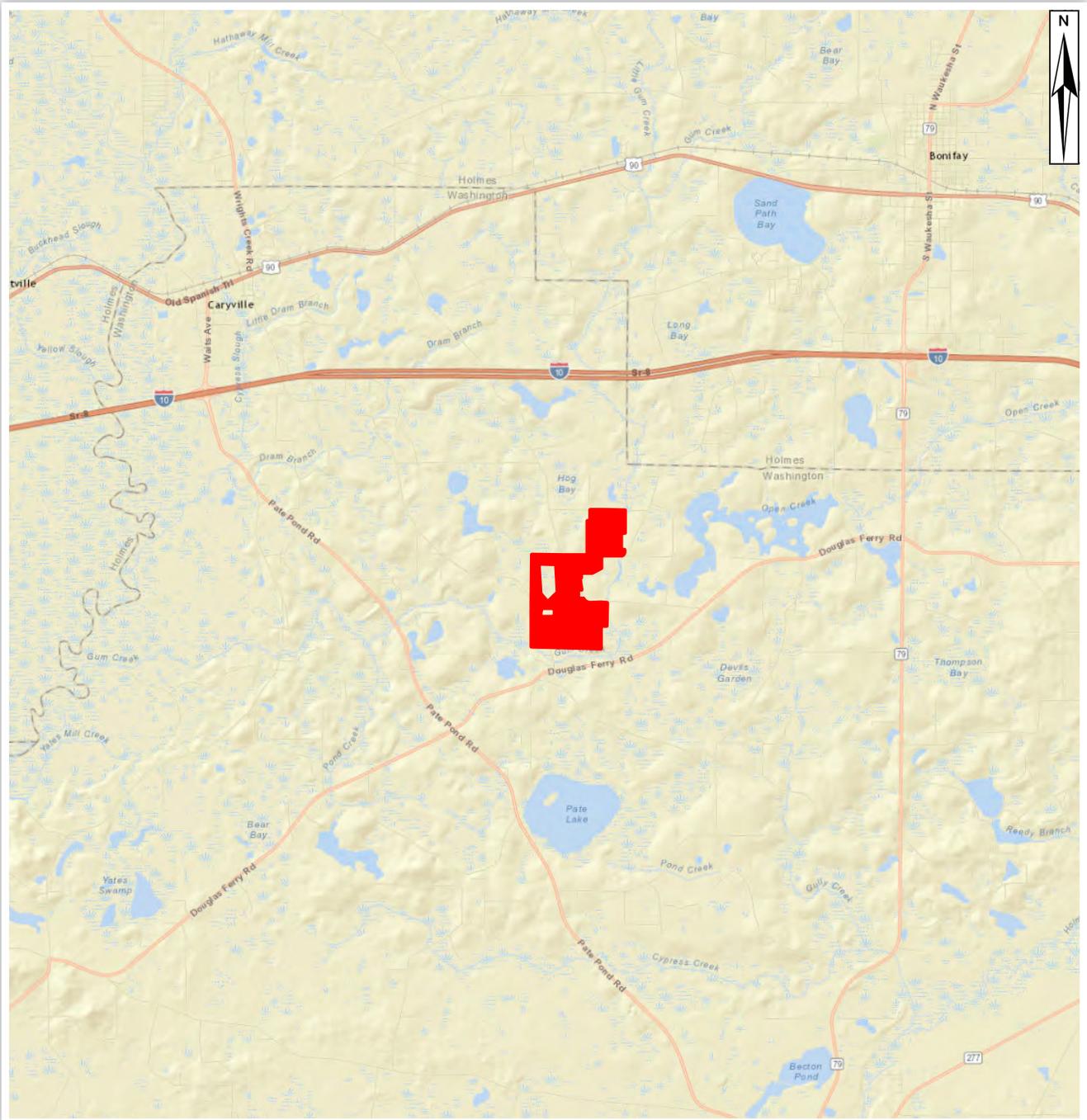
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Location Map



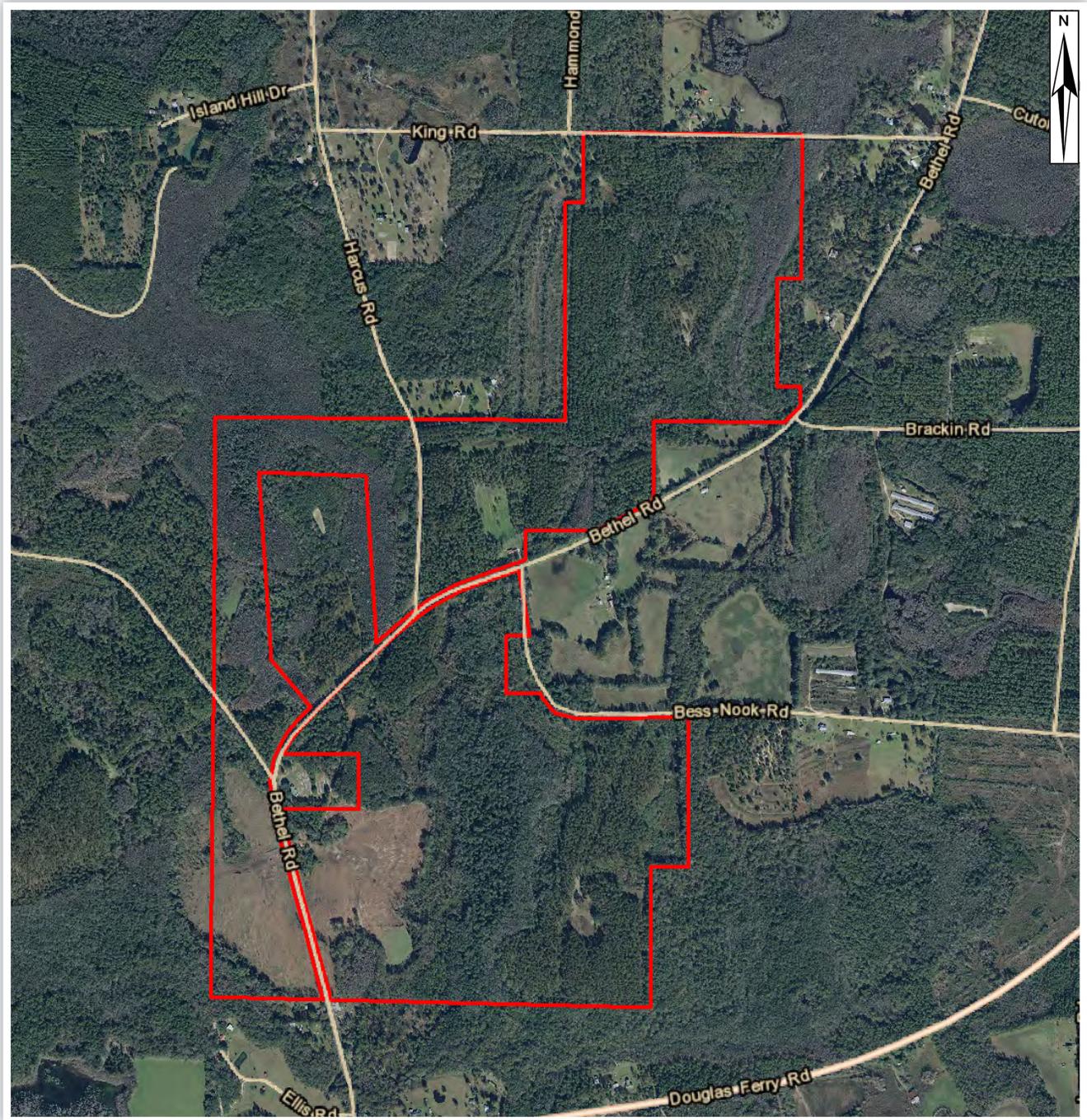
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Aerial Map



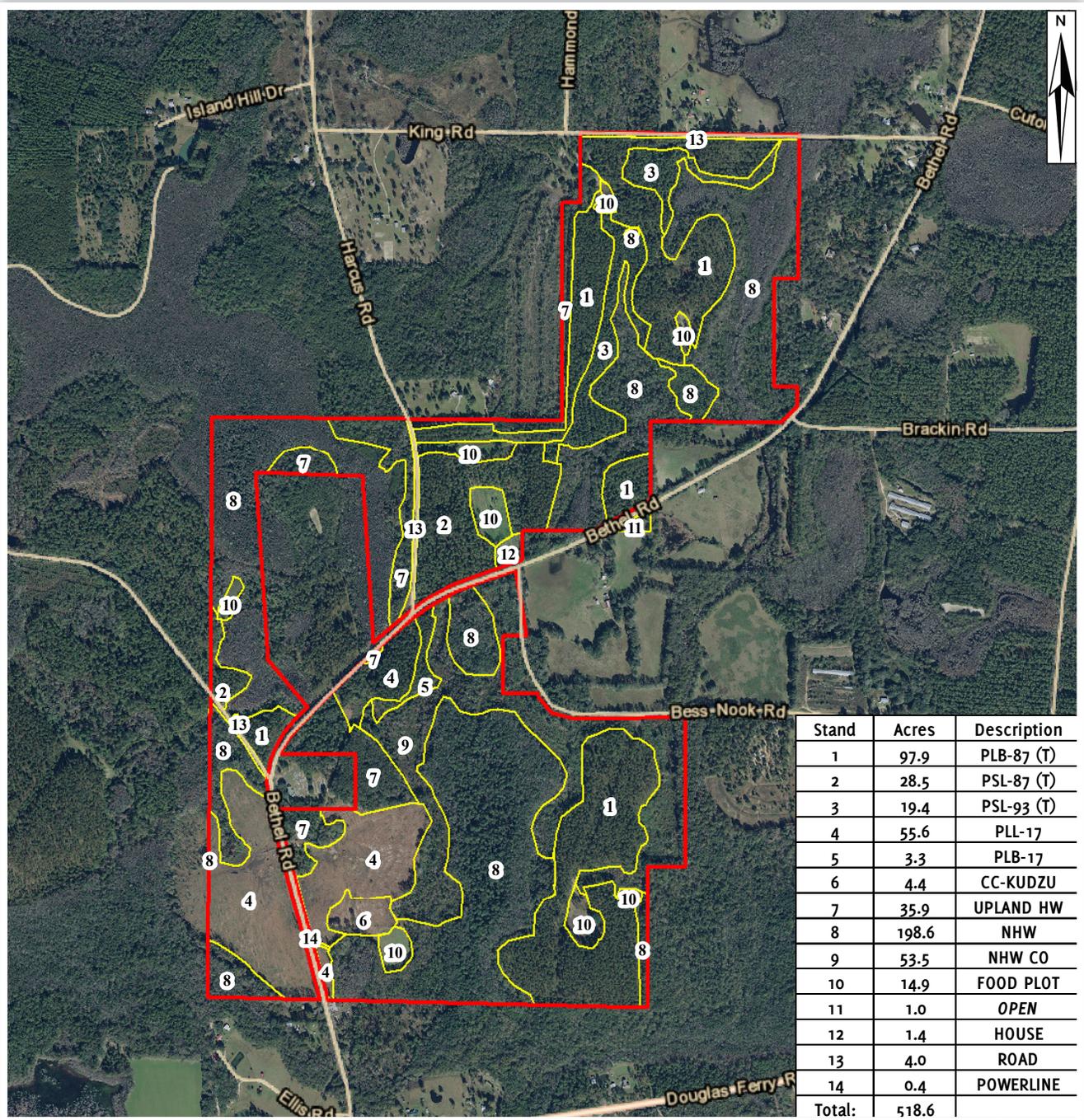
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Aerial Stand Map

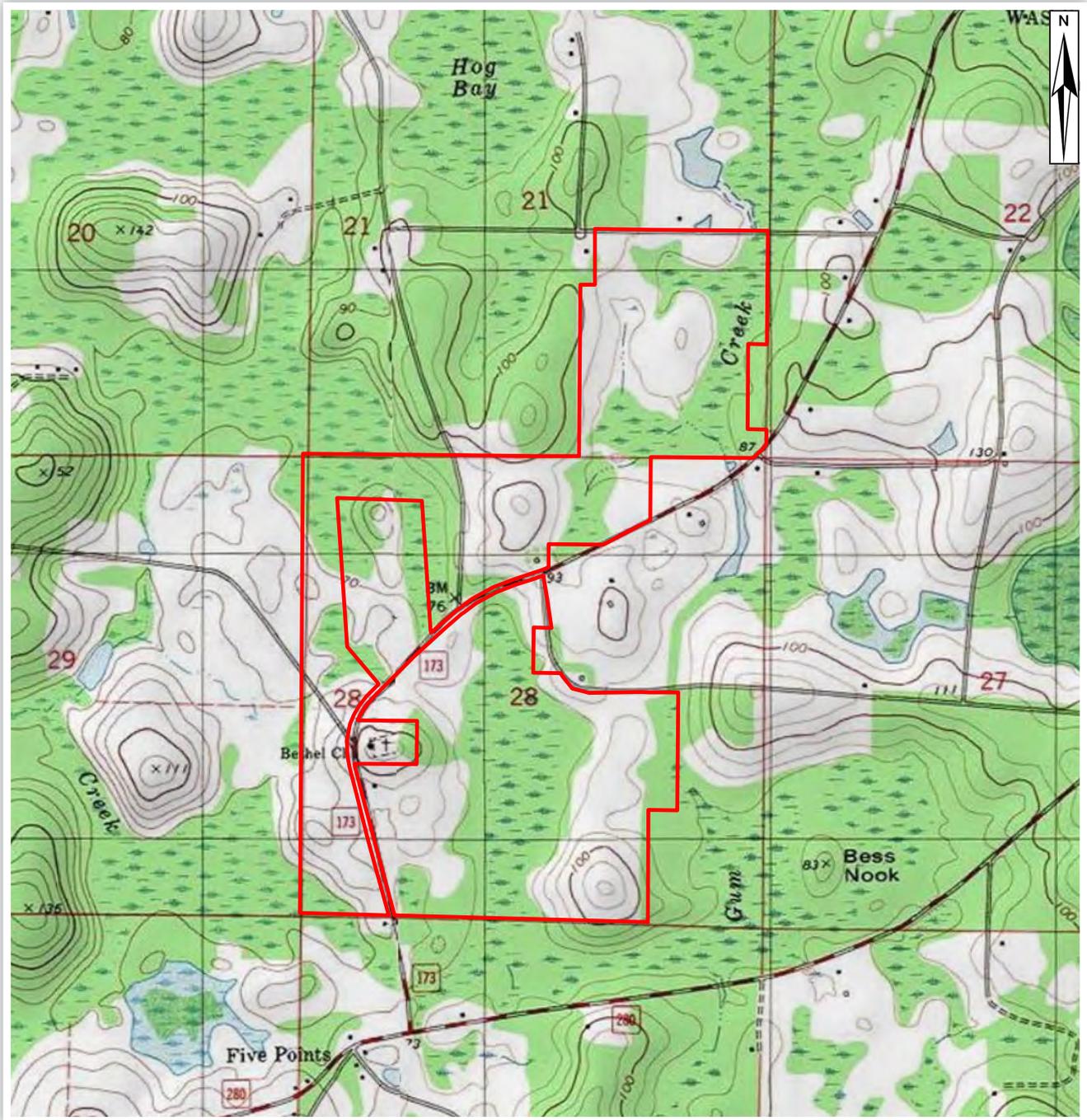


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Topo Map



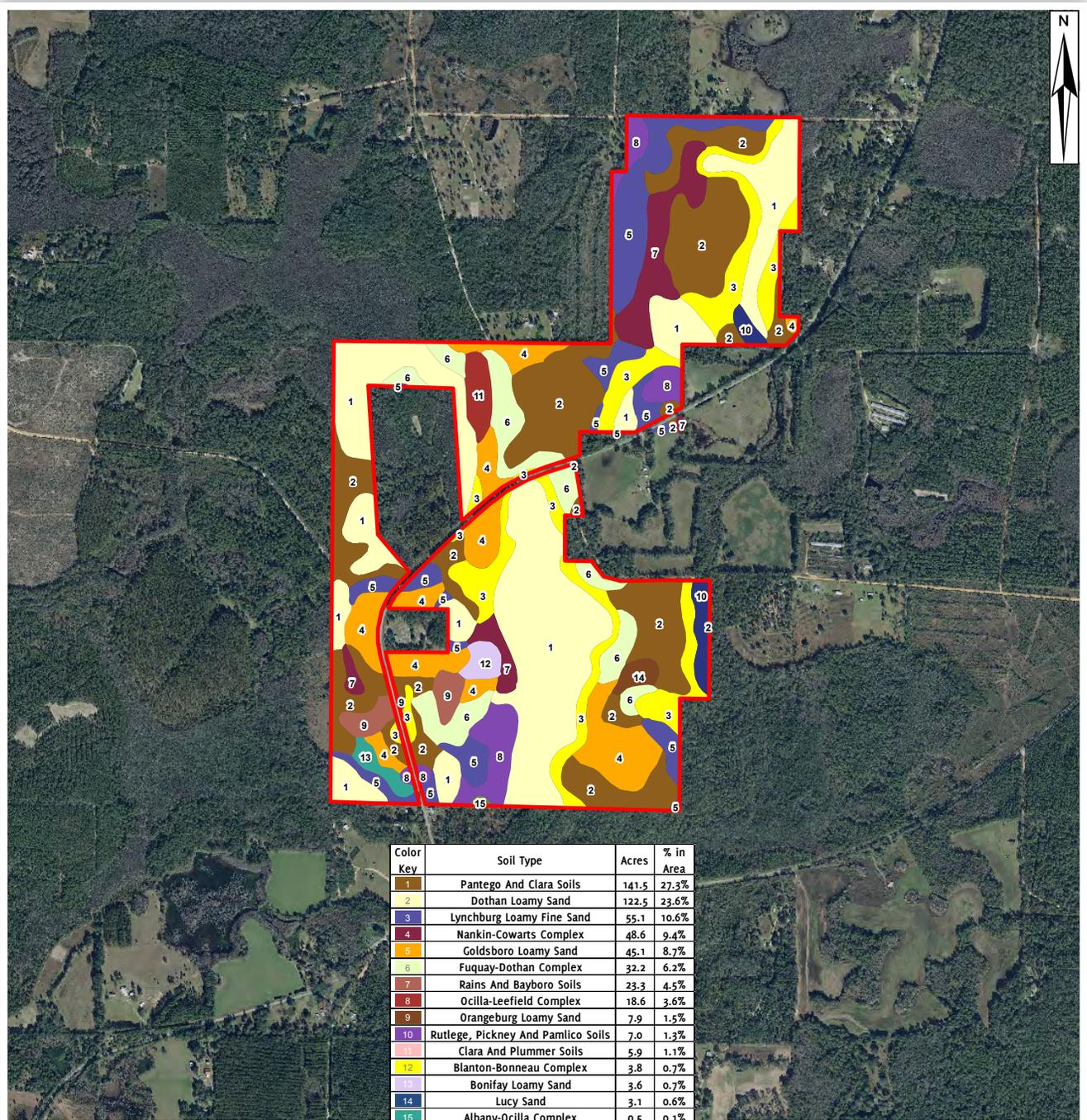
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Soil Map



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