

Shakey Joe Timberlands

Description

Located in Washington County, Florida, just 30 miles north of Panama City Beach and 10 miles south of Interstate 10, Shakey Joe Timberlands was one of many properties in the area that was purchased during the real estate boom. While that era is behind us, Shakey Joe Timberlands remains a valuable and well located timberland / recreational tract that will appeal to many investors.

From a timber perspective, 60% of the property is plantable. The standing timber is natural pine-hardwood and 10+ year-old natural slash. Much of the 30+ year-old planted slash has been harvested; however, that area has received a herbicide treatment and second generation seedlings were planted during the Winter of 2012-2013. There are also approximately 30 acres of pine that were destroyed as a result of a prescribed fire that got out of control.

Given its location near the Choctawhatchee River Wildlife Management Area and the presence of several cypress - gum swamps on the property, hunting opportunities for deer, duck, and turkey abound. As well, excellent fishing can be had in the picturesque cypress-ringed lake surrounded by Shakey Joe Swamp.

At a Glance

Acreage:

991 Acres

Asking Price:

\$1,500 per acre

Location:

Washington County, Florida

Special Attributes:

- Located 30 miles north of Panama City Beach
- Multi-age timber
- Two beautiful open water bodies
- Good deer, turkey, and duck hunting

SOLD



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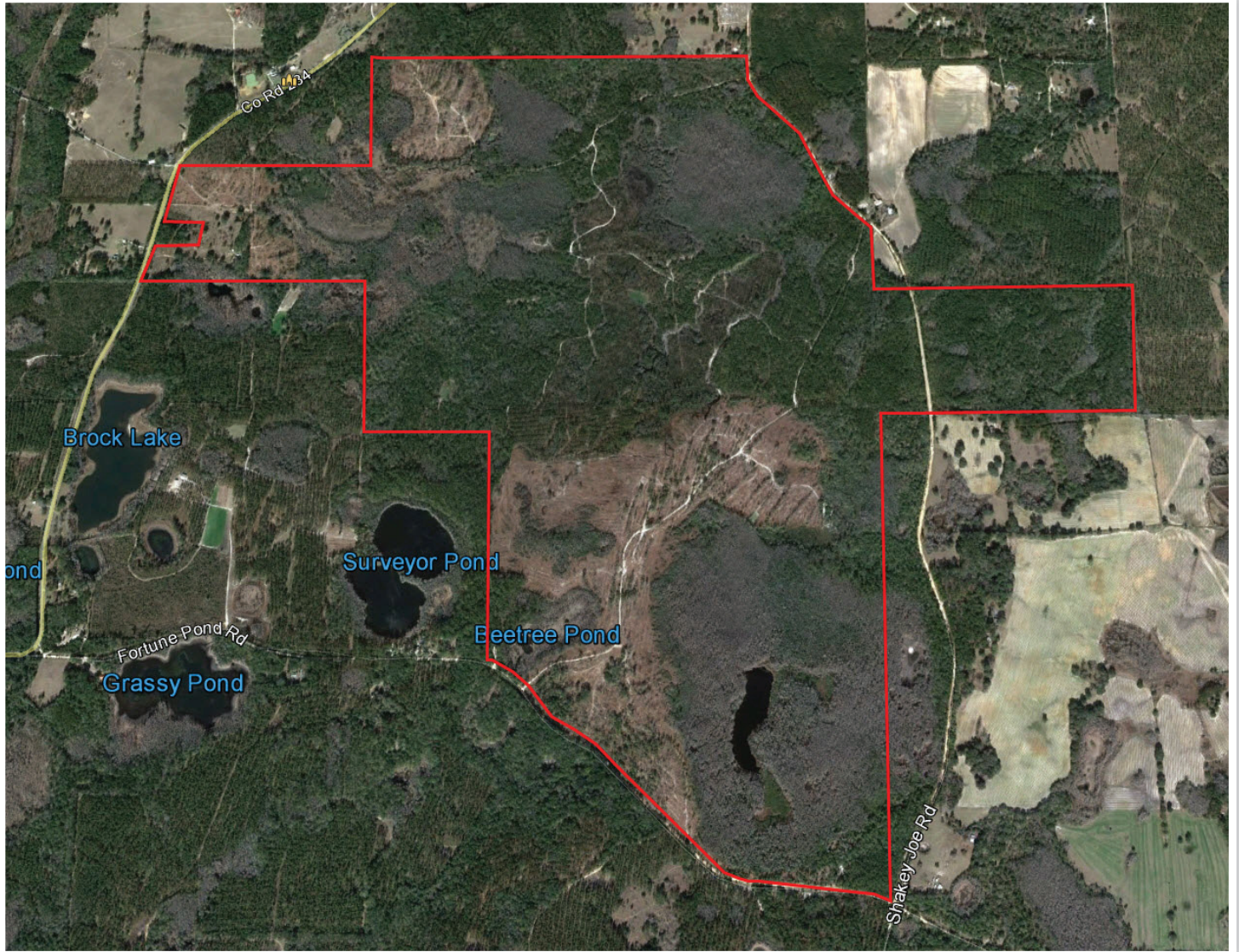
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Shakey Joe Timberlands

Aerial Map

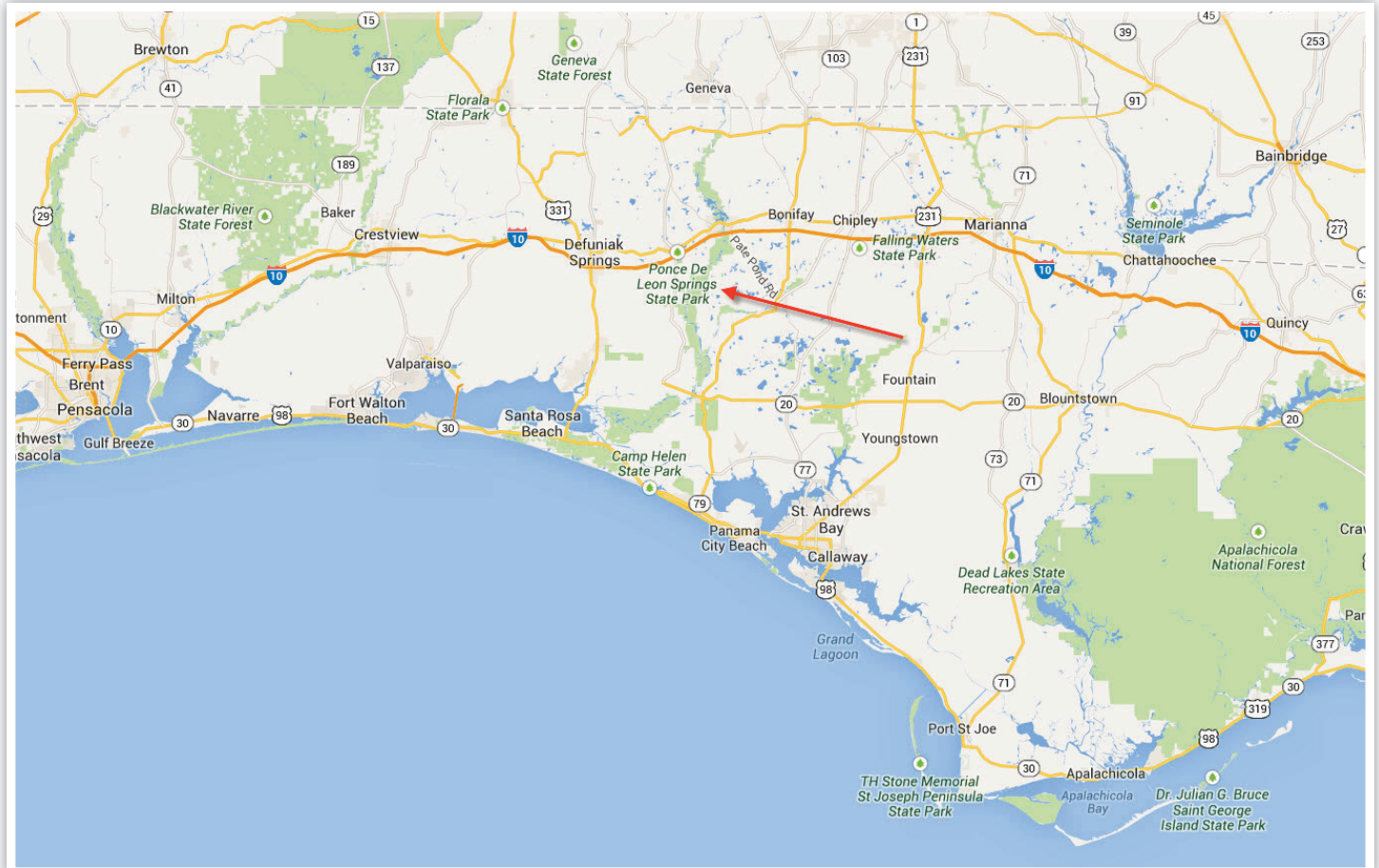


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Location Map - Regional



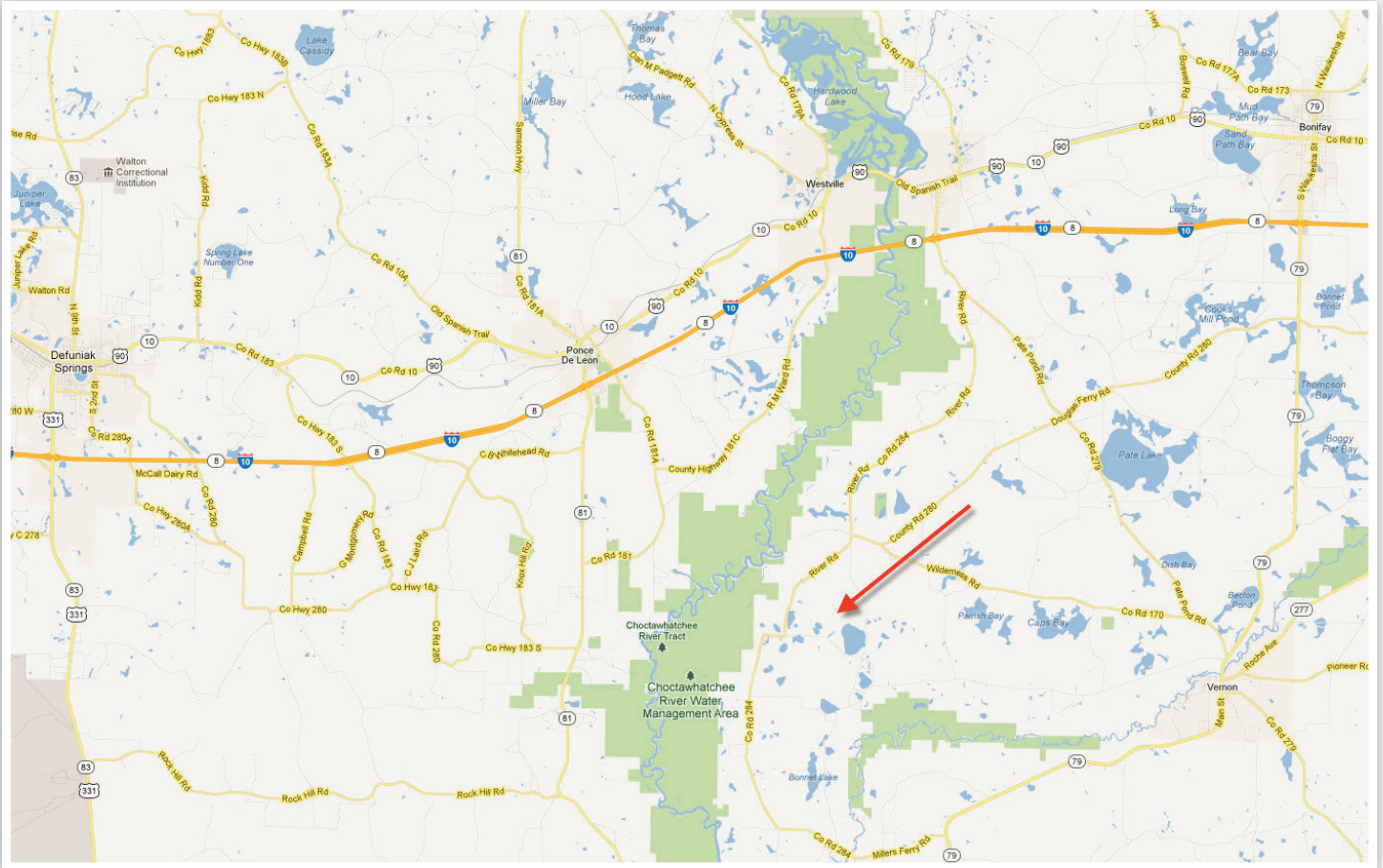
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Location Map - Local



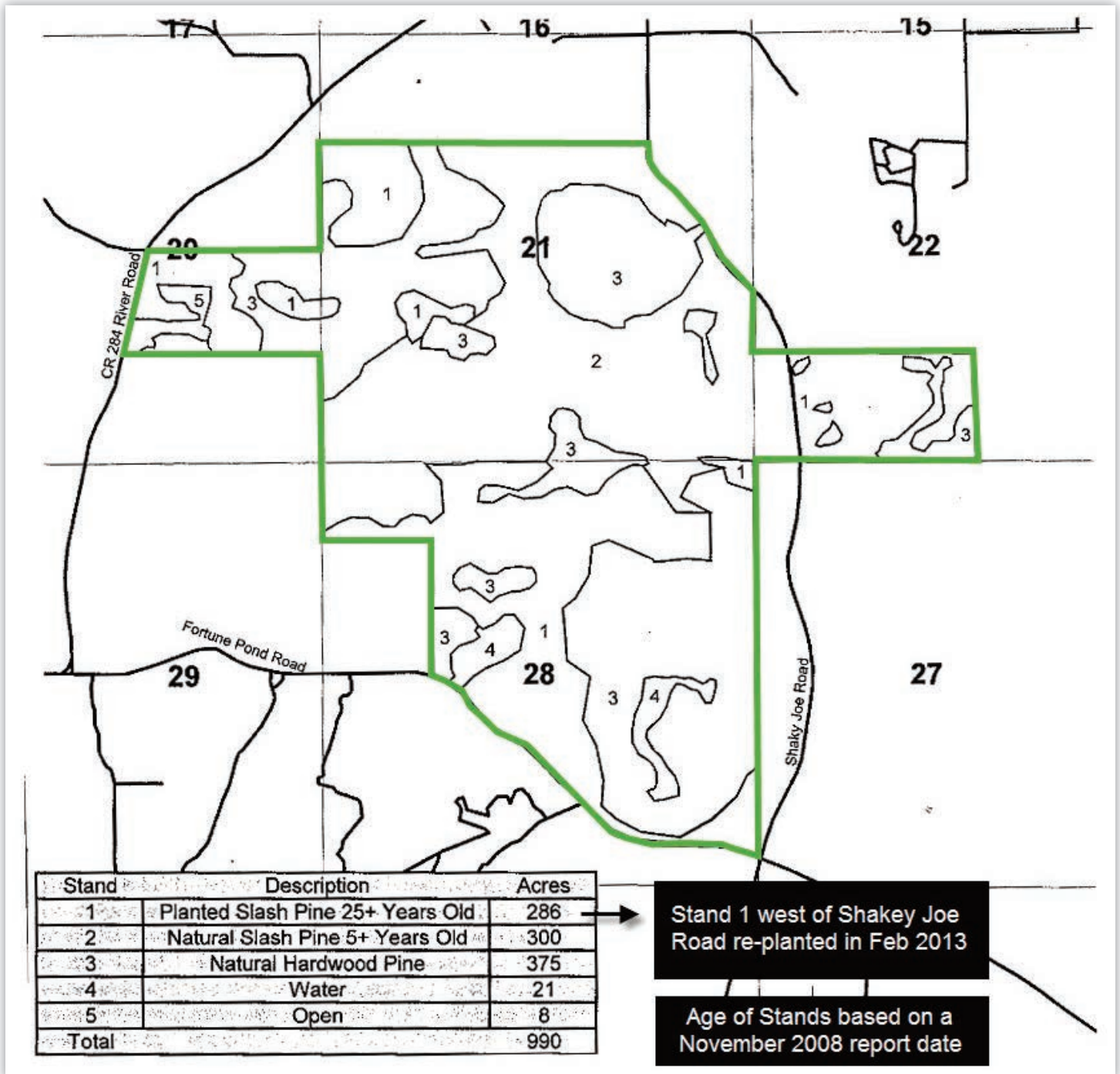
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Timber Map



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Photos



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