

Telogia East



Property Overview

For investors seeking a timberland value play, Telogia East offers an outstanding opportunity. Priced at only \$1,000 per acre, the bare land component is valued at less than \$500 per acre based on a timber cruise and valuation performed in 2018. That's a figure rarely seen in the Northwest Florida region.

Located just west of Hosford, Florida (Liberty County) and only 30 miles west of Tallahassee, Telogia East enjoys almost three miles of frontage on State Road 20 and possesses an excellent network of internal roads. This is a strong wood market - Rock Tenn container mill in Panama City is the primary outlet for pine pulpwood with Georgia Pacific's OSB plant in Hosford and the Enviva pellet mill in Cottondale also being players. Sawtimber and chip-n-saw product is generally sold to North Florida Lumber in Bristol; however, Rex Lumber in Graceville and Spanish Trail Lumber near Marianna provide competition.

At a Glance:

Acreage:

5,000 +/- acres

Asking Price:

\$1,000 per acre

Location:

Liberty County, Florida

Special Attributes:

- Value Price
- Strong Wood Market
- Multi-Age Timber Mix
- Paved Road Frontage
- Conservation Potential

Arnie Rogers, Licensed Real Estate Broker

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Telogia East

Approximately 53% of Telogia East is plantable and features a desirable multi-age and species mix of slash, loblolly, longleaf, and sand pine plantations ranging from 3 to 28 years. Within that area, there are 1,528 acres of pre-merchantable pine plantations. Shown below is a breakdown, by tons, of the tract's merchantable timber.

Type	% of Total Tons
Natural Pine	25%
Planted Pine	27%
Hardwoods	48%

For all the attributes that make Telogia East a solid timberland tract, it will also appeal to recreational and/or conservation buyers. This is primarily due to the hardwood draws and miles of frontage on Telogia Creek and Panther Creek. After an eight-year virtual hiatus, the State of Florida is showing a renewed interest in land acquisitions and conservation easement placements.

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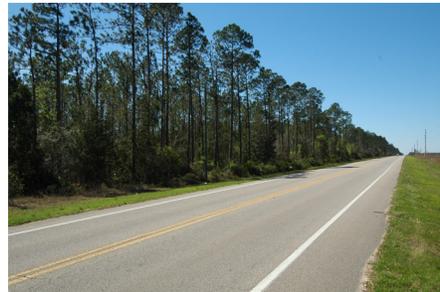


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Land Photos



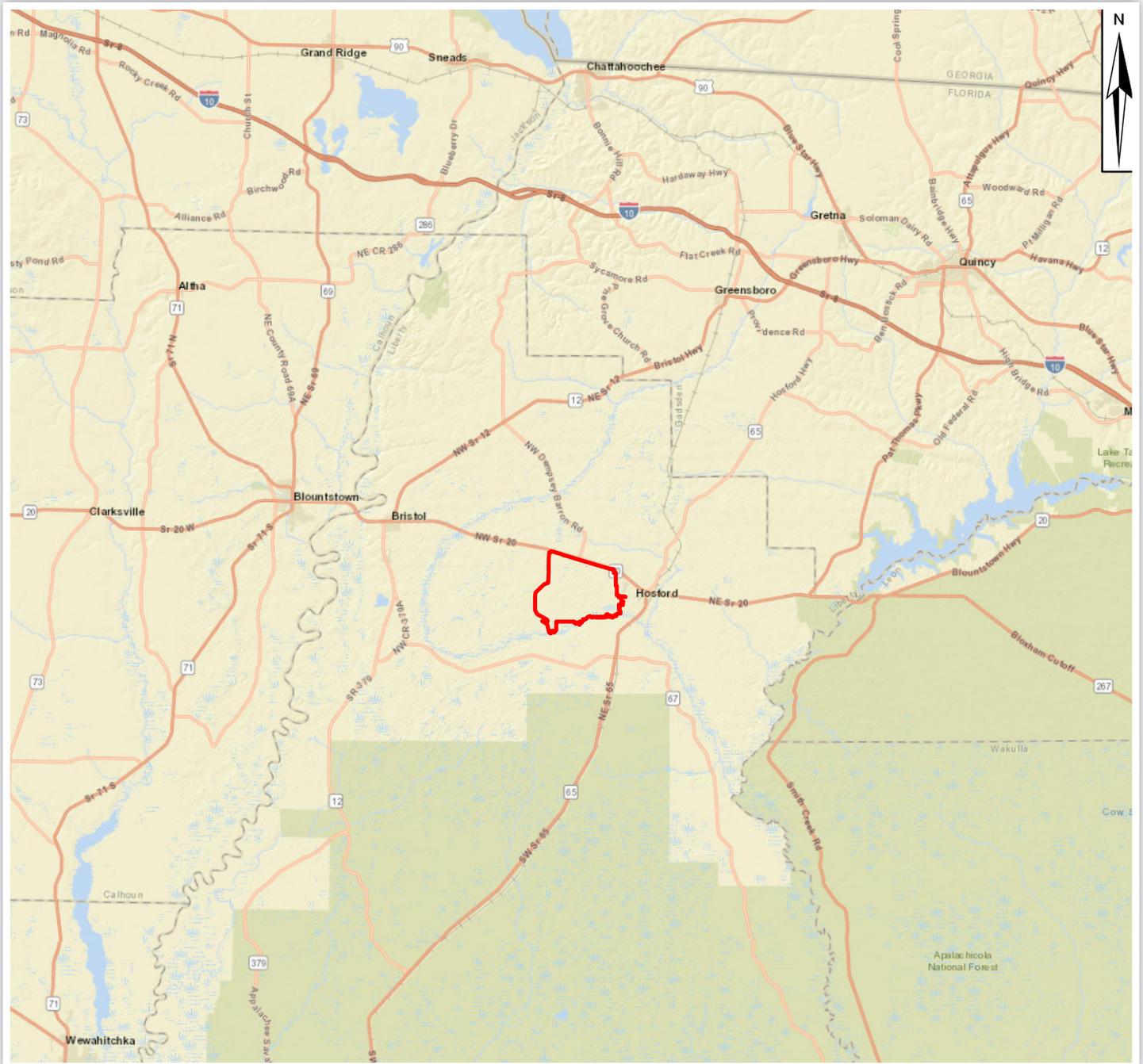
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Please note that while all information is believed to be reliable, none is guaranteed.

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Location Map



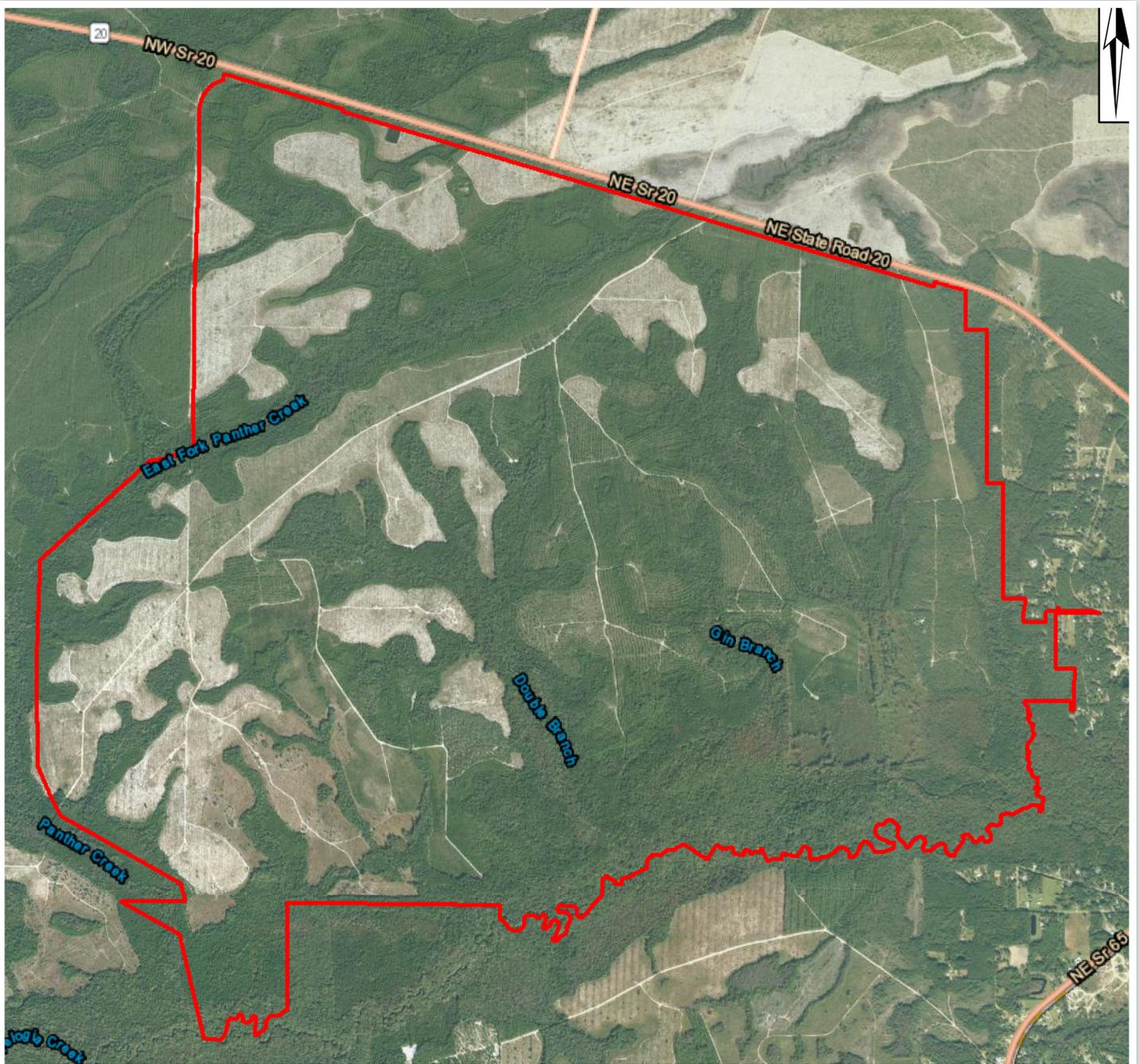
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Aerial Map



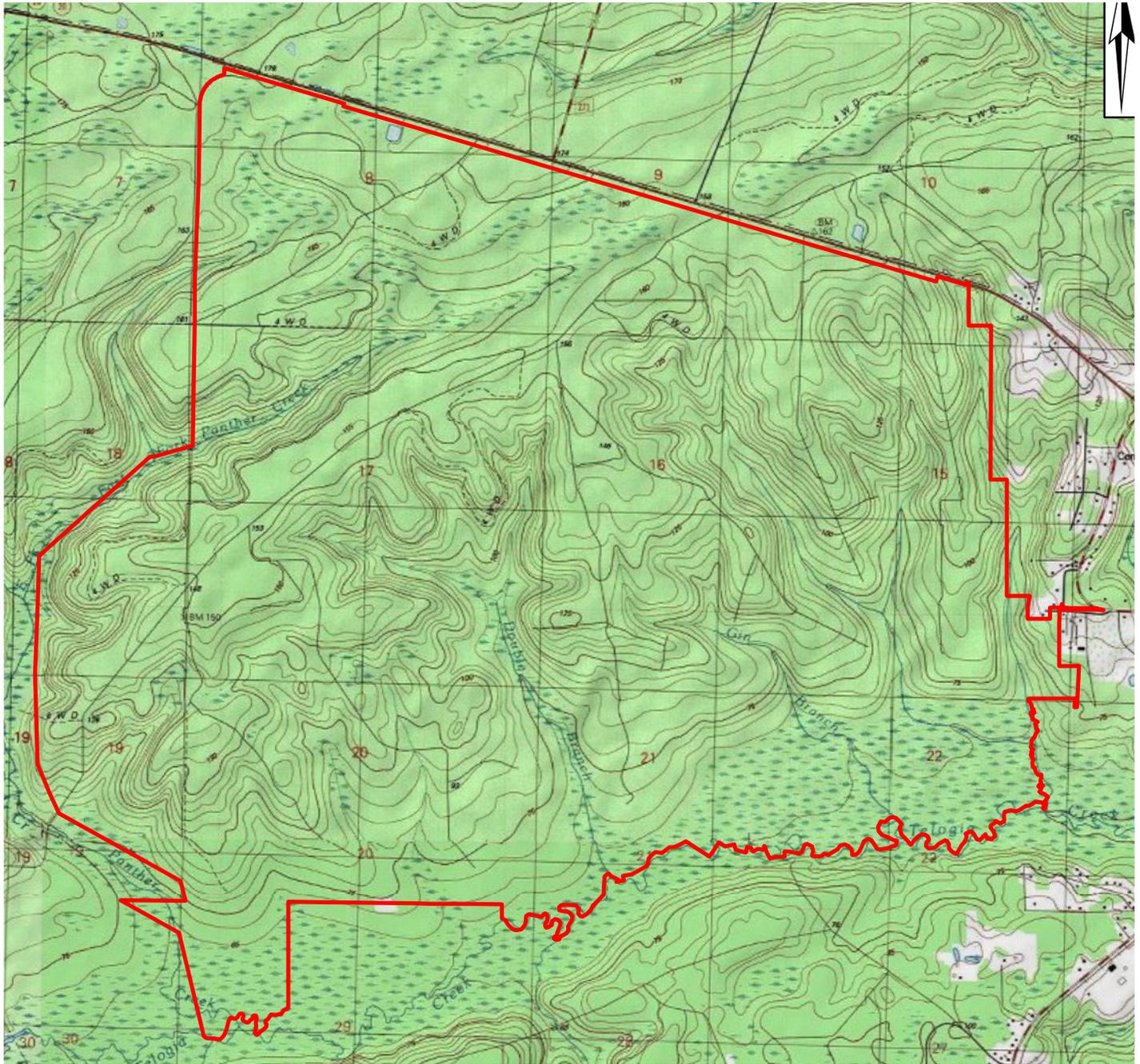
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Topo Map



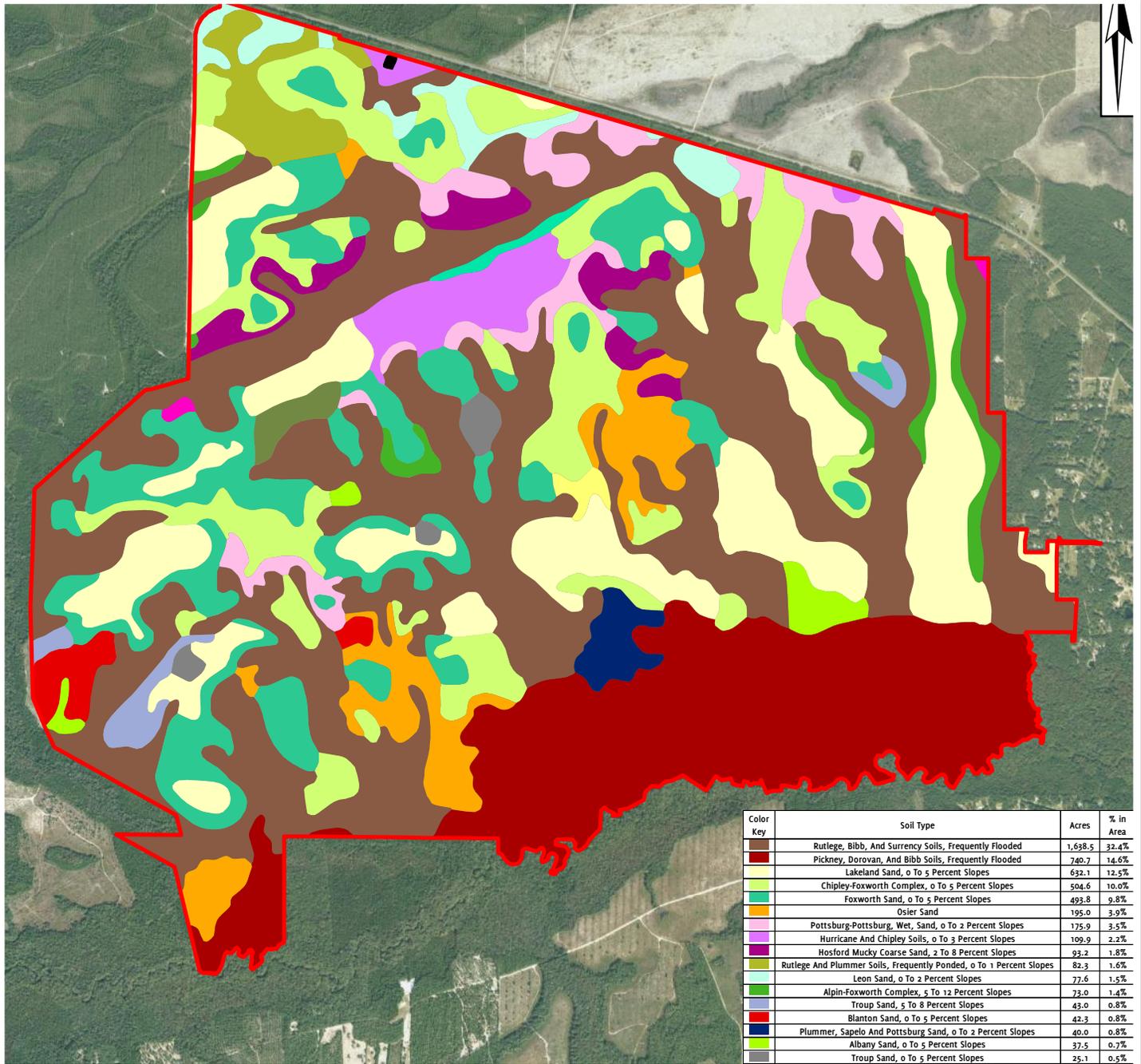
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Soils Map



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