

# Turkey Ridge

## Property Features

Positioned at the crest of one of the highest points in Florida, Turkey Ridge's natural features offer an investor a tract that possesses a desirable combination of timber and recreational attributes. While enjoying the benefits of a private setting south of Marianna, Florida, Turkey Ridge is still very accessible via Highway 71 and 73 as well as Interstate 10 - all of which are only minutes away.

Turkey Ridge's 393 acres are mostly "high and dry" (83%) with dramatic elevation changes of 150 feet where stands of pine descend into beautiful draws and ephemeral streams populated by magnolias, oaks, and other hardwood species. The 'Old Florida' longleaf pine ecosystem, complete with a thriving wiregrass understory is the focal point of the property, creating a unique and aesthetically pleasing landscape. In addition, there are pre-merchantable slash pines planted in 2004 that provide significant future economic benefits.

For hunters, there is a large population of turkeys (*making the naming the property an easy choice*) as well as an abundance of deer. Another real plus is boat access to the Chipola River just 5 miles away. The largest tributary of the Apalachicola River, the Chipola boasts 63 fresh water springs, the largest number of any rivershed in Northwest Florida.

Finally, it should be noted that 91% of Turkey Ridge has soils that are rated as "Good" for roadbase materials, providing still another potential source for an economic return.

## At a Glance

### *Acreage:*

393 Acres (subdividable)

### *Asking Price:*

~~\$1,975~~ \$1,850 per acre

### *Location:*

South of Marianna in Jackson County, Florida - convenient to Highways 71 / 73 and I-10

### *Special Attributes:*

- Mature longleaf and wiregrass landscape combined with planted slash pines
- Topography change of 150'
- Strong turkey and deer populations
- Good timberland and recreational investment



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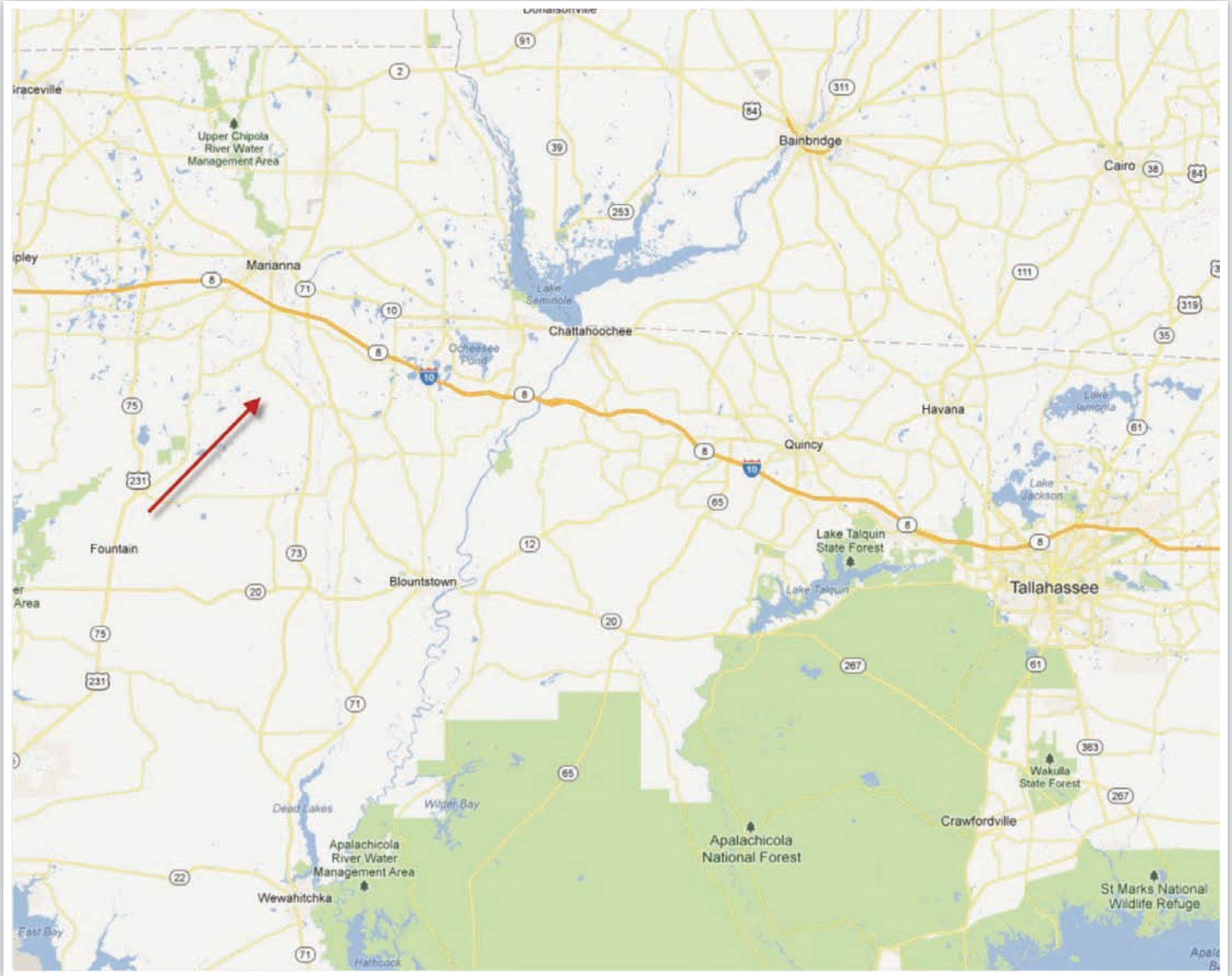
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# Turkey Ridge

## Location Map - Regional



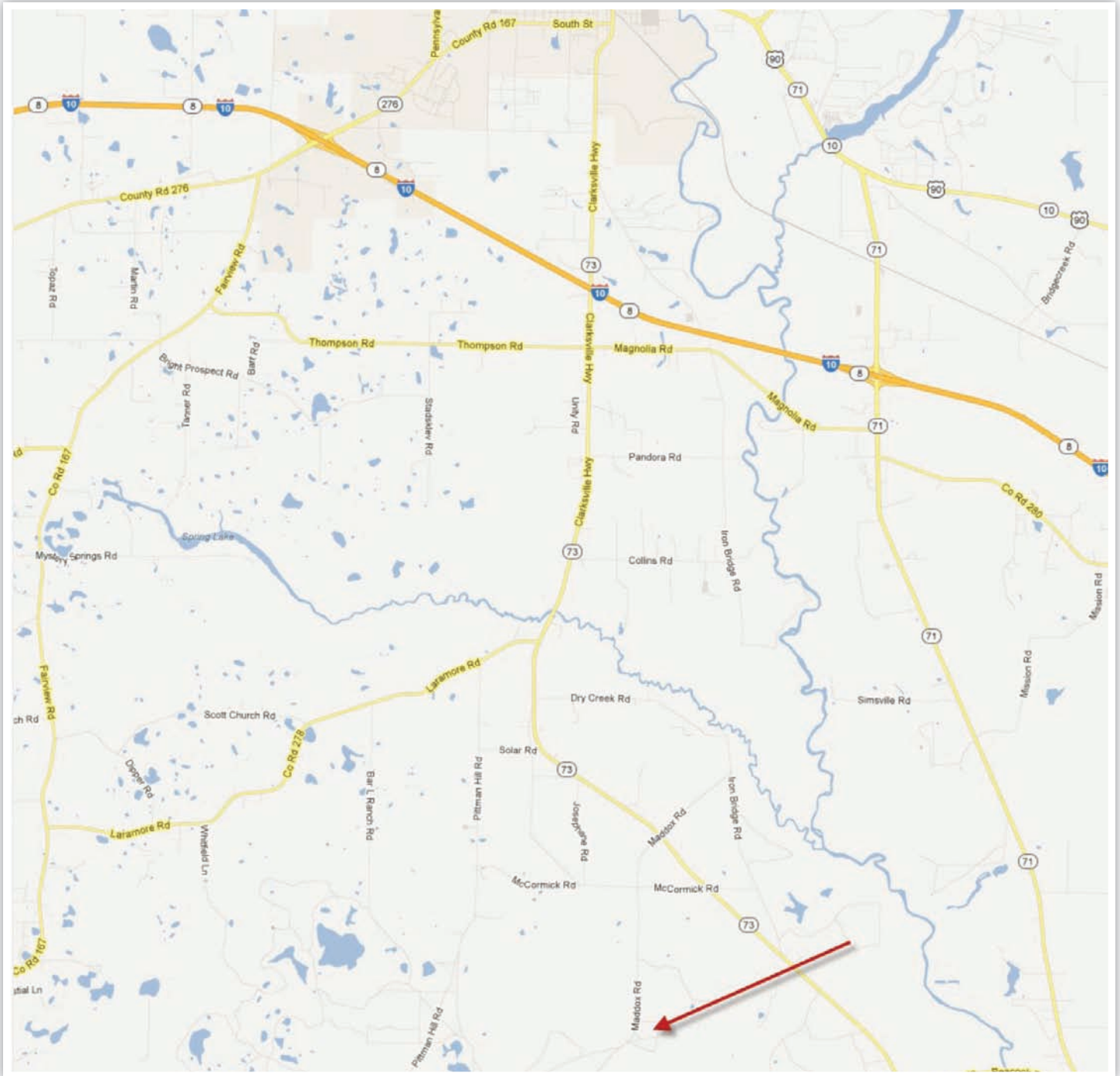
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## Location Map - Local



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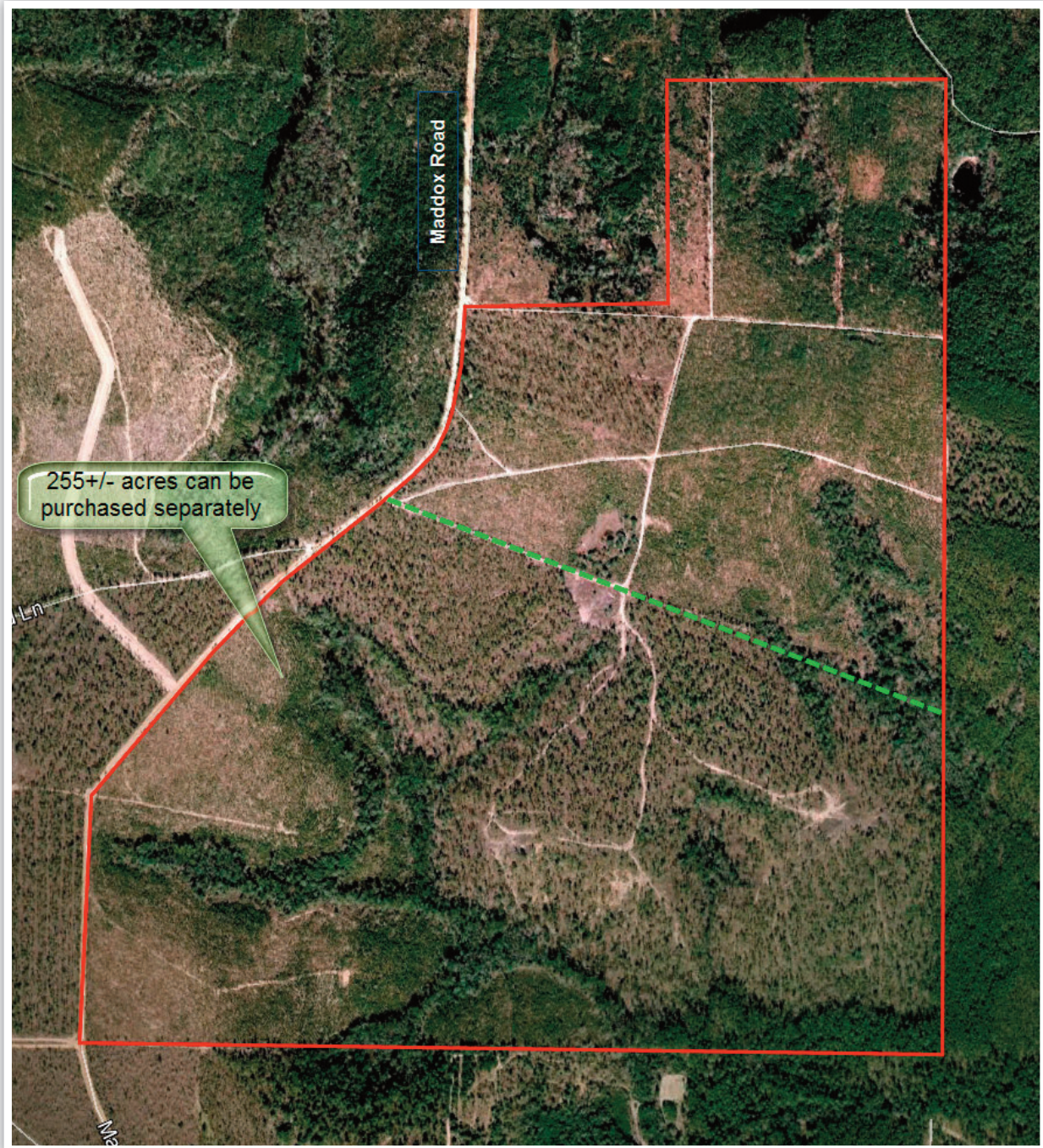


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# Turkey Ridge

## Aerial Map



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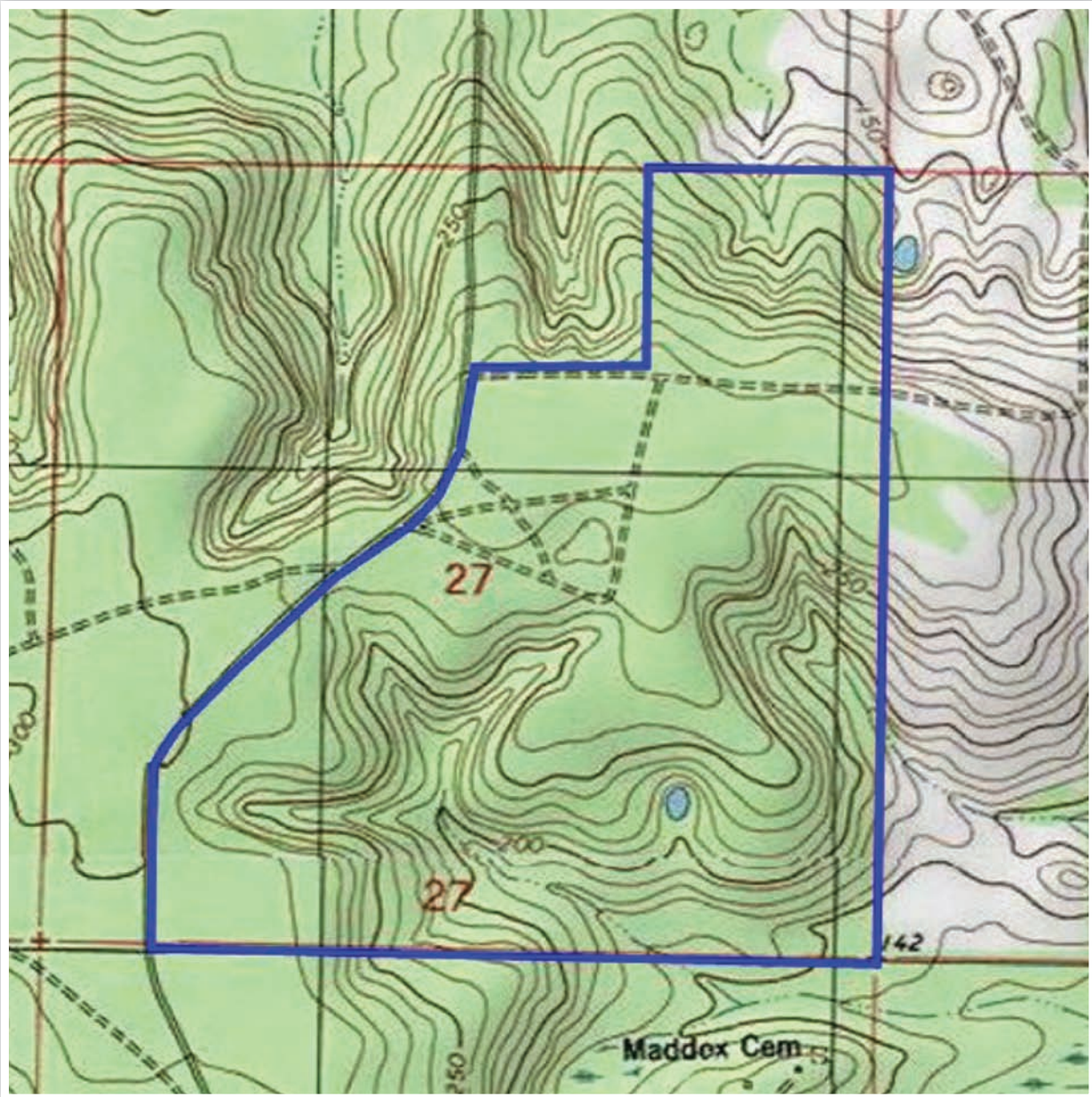
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Please note that while all information is believed to be reliable, none is guaranteed.



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## Topo Map



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## Timber Map



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## Photos



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