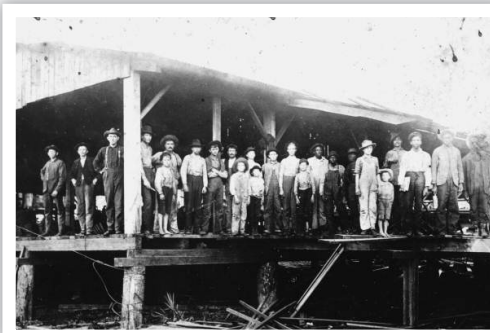


Fanlew Timberlands



Property Features

With its beginnings as a railway distribution center for the Florida Central Railroad and later the Atlantic Coast Line Railroad, the Fanlew community served the sawmills and turpentine stills that once populated the area. Supplies moved in and timber and naval stores moved out, creating a bustling area of commerce. Although now a sleepy hamlet, the timber industry still looms large in the area. The 478-acre Fanlew Timberlands tract, straddling the Jefferson – Wakulla County, Florida line only 30 minutes southeast of Tallahassee, serves as both a solid timber investment and recreational retreat. A recent price reduction makes this one of the best values on the market today.



At a Glance:

Acreage:

478 acres

Asking Price:

Only \$1,295 per acre

Location:

Jefferson & Wakulla County,
Florida

Special Attributes:

- Valuable Timber
- Neighboring Public Lands
- Private Location

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Fanlew Timberlands

Property Features *continued*

Formerly owned by the St. Joe Company, once Florida's largest private landowner, Fanlew Timberlands has long been managed for timber operations. As of May 2016, the standing timber was valued at over \$178,000 with nearly two thirds of the planted pine in the chip-n-saw class. If desired, this timber could be immediately monetized as 295 acres of planted pine (1992) is merchantable. With a 61% plantable area and an imputed bare land value of only \$ 923 per acre, Fanlew Timberlands represents an excellent opportunity for an investor. A timber cruise performed by Land & Timber Management, Inc. of Tallahassee is available upon request.

Neighboring landowners strongly influence the recreational potential of a property. Fanlew Timberlands is tremendously fortunate to share a boundary with the 1,450-acre St. Marks Wetland Mitigation Bank that will never be developed as well as a private landowner whose Fanlew holdings stretch over 17,000 acres. Moreover, there are over 135,000 acres of public lands in the immediate vicinity including the St. Marks National Wildlife Refuge, Aucilla Wildlife Management Area, Middle Aucilla Conservation Area, Econfina River State Park, and Hickory Mound unit of the Big Bend Wildlife Management Area. A map has been included that highlights this. Access to Fanlew Timberlands is via a legal easement originating from Coastal Highway 98 which further enhances its privacy and recreational attributes.

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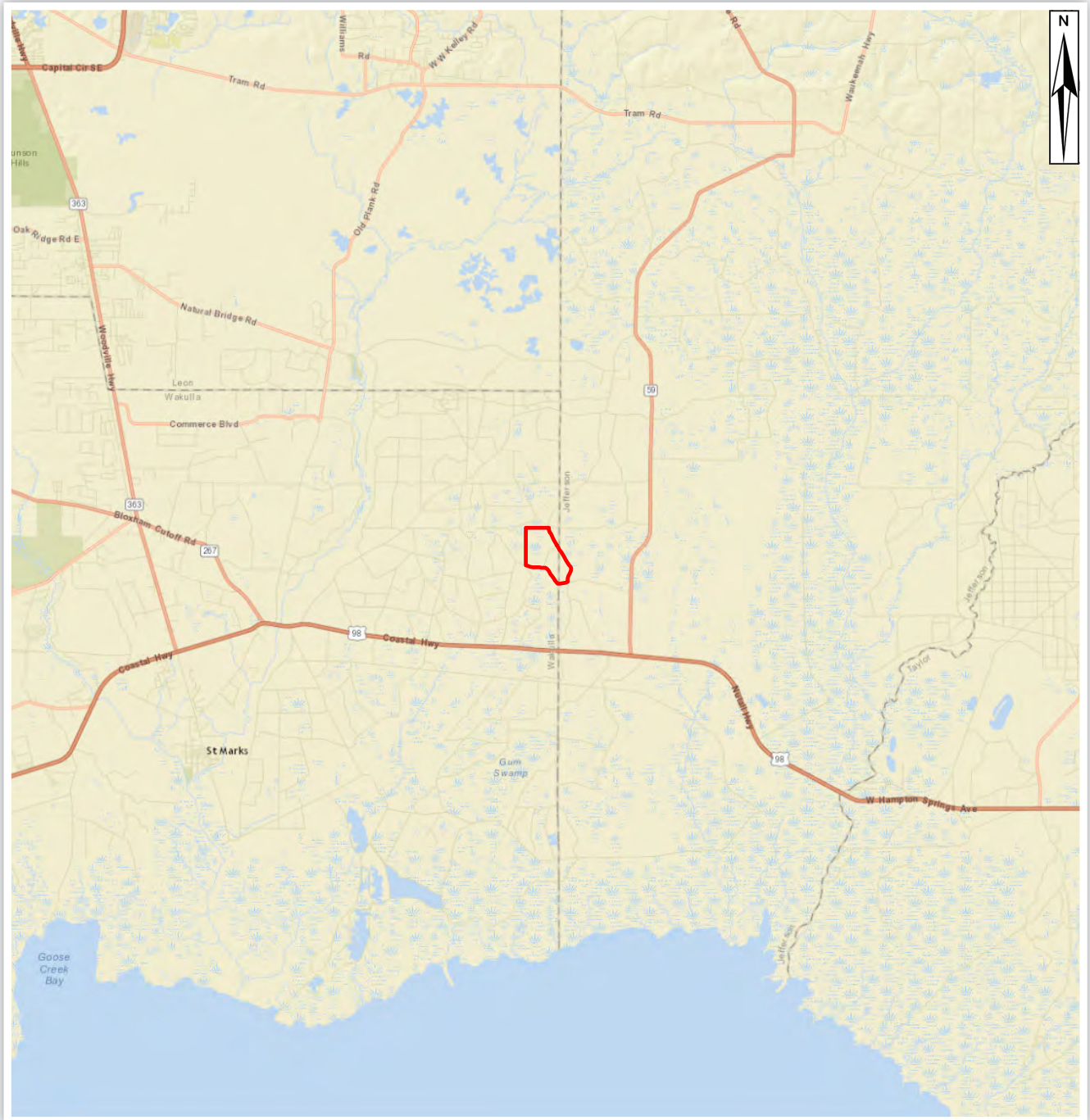
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Fanlew Timberlands

Location Map



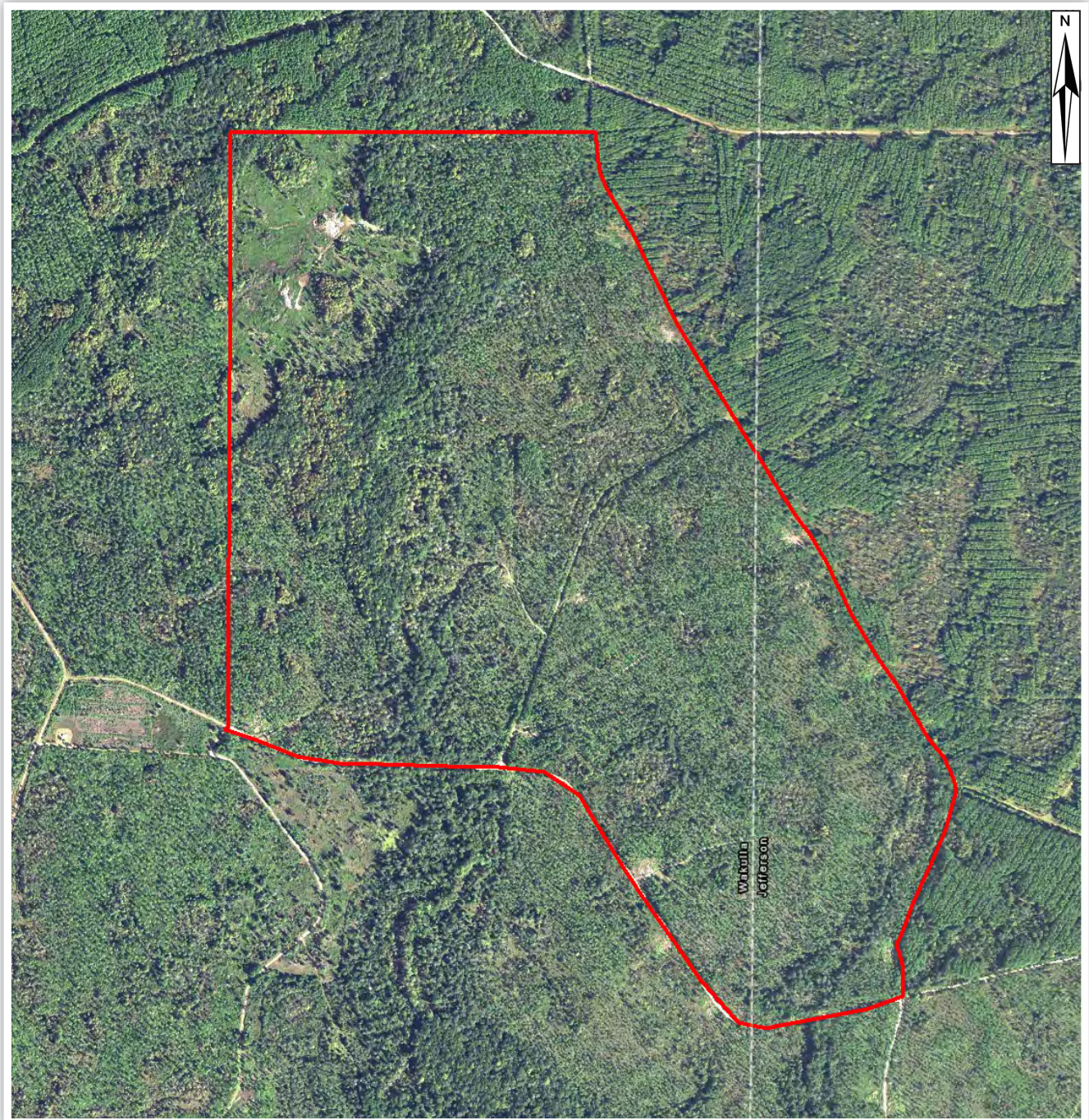
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Fanlew Timberlands

Aerial Map



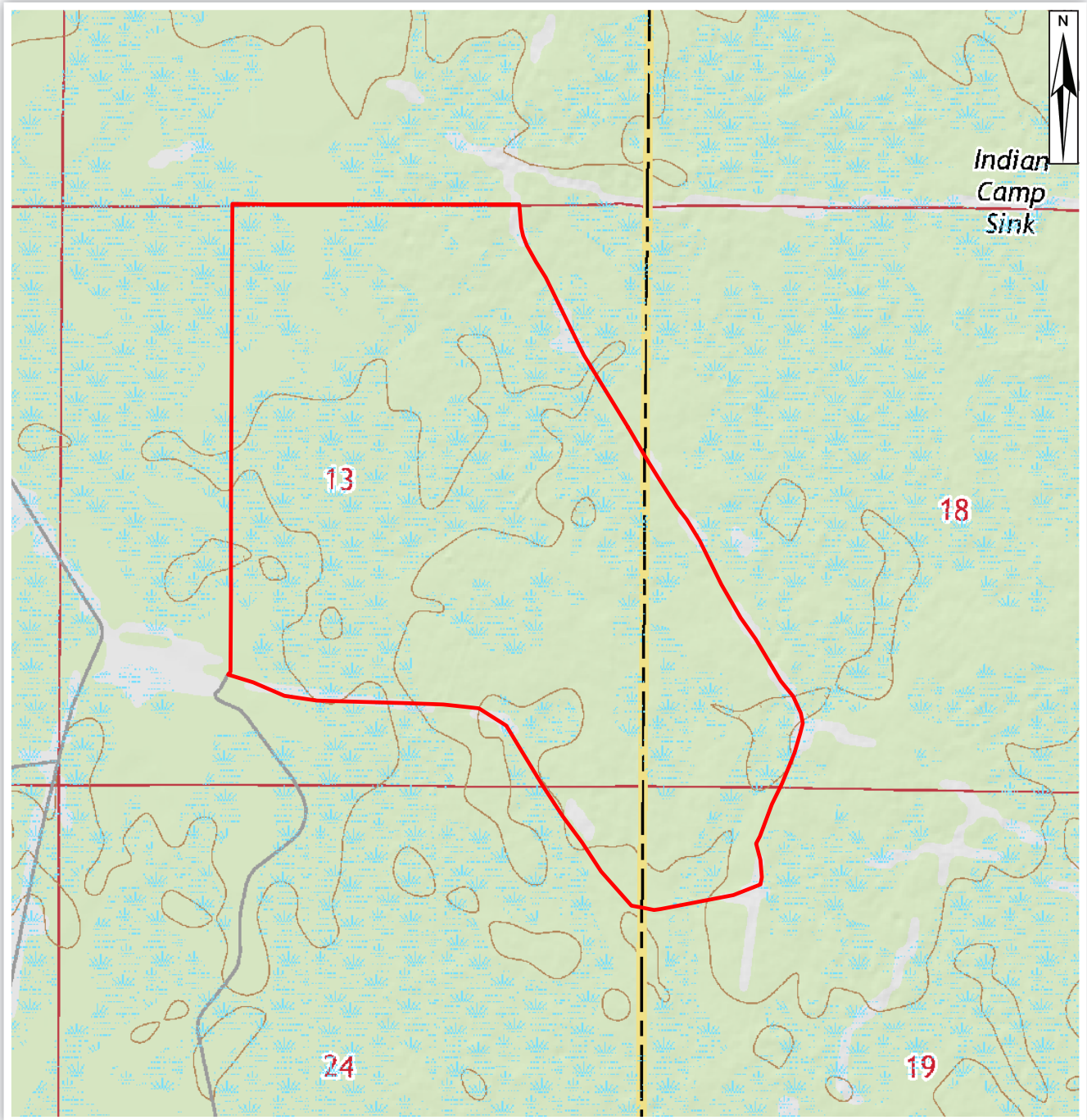
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Fanlew Timberlands

Topo Map



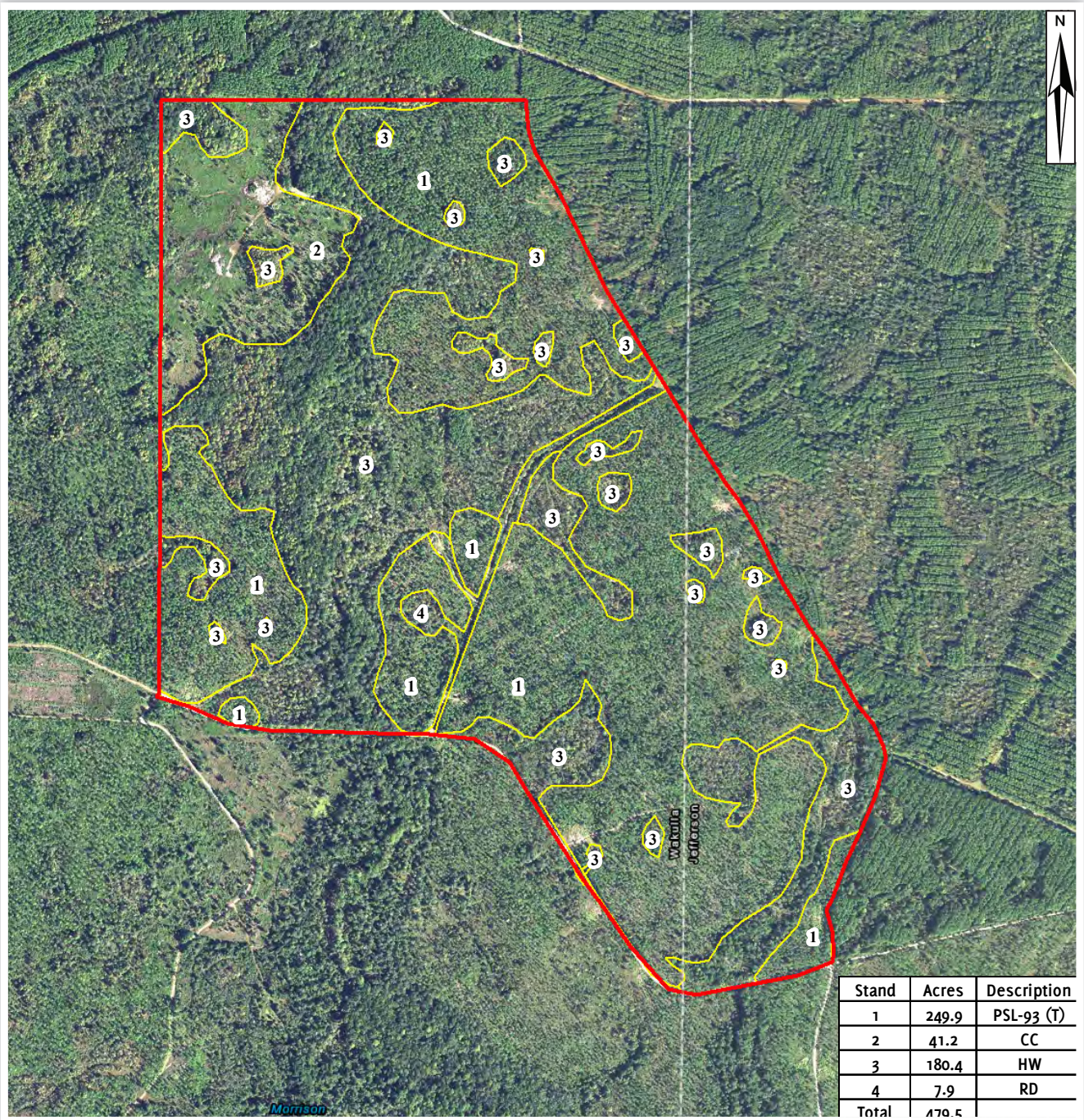
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Fanlew Timberlands

Timber Stand Map



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Fanlew Timberlands

Public Ownership Map



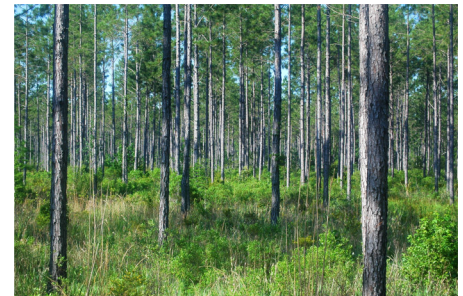
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Fanlew Timberlands

Photos



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