

Lawrence Road Tract



Property Overview

Located in the bucolic rolling hills of eastern Jackson County, Florida, the 173+/- acre Lawrence Road Tract represents an outstanding timberland/recreational investment within reach of many buyers. This is an area known for its productive local agriculture and timberland and the attributes of the Lawrence Road Tract uphold this tradition.

Hurricane Michael caused damage in the area in October 2018. The front 75 acres of the Lawrence Road tract was most affected and the pines in that area were removed and re-planted in 2020. There remain 75+/- acres of loblolly planted in 2000 that have an estimated value of \$70,000 in merchantable timber. Gulf Power has plans to build a solar power facility ¼ mile to the north which will involve securing a 2 to 3-acre easement along the property's road frontage and constructing a transmission line. Expectations are that the owner will receive upwards of \$20,000 in compensation for the taking. **For buyers able to close quickly, the owner is willing to split such proceed on a 50/50 basis if it materializes. Were that to occur, the result would be an acquisition below market price.**

Recreation is also an important component of the Lawrence Road Tract with whitetail deer being the most sought after game. Additionally, just minutes away are two noteworthy and complementary attractions that add to the tract's appeal. Lake Seminole is a 37,500-acre water body nationally known for its largemouth bass, wide variety of plant and animal life, and bird watching. Then there's Blue Springs Recreational Area, whose centerpiece is a beautiful first magnitude spring where swimming, cave diving, canoeing, and kayaking are popular activities.

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At a Glance:

REDUCED

Acreage:
173 +/- acres

Asking Price:
\$1,873 per acre

Location:
Jackson County, Florida

Special Attributes:

- Valuable Timber
- 94% Planted
- Immediate Cash Flow
- Good Value
- Upside Potential



Lawrence Road Tract

Land Photos



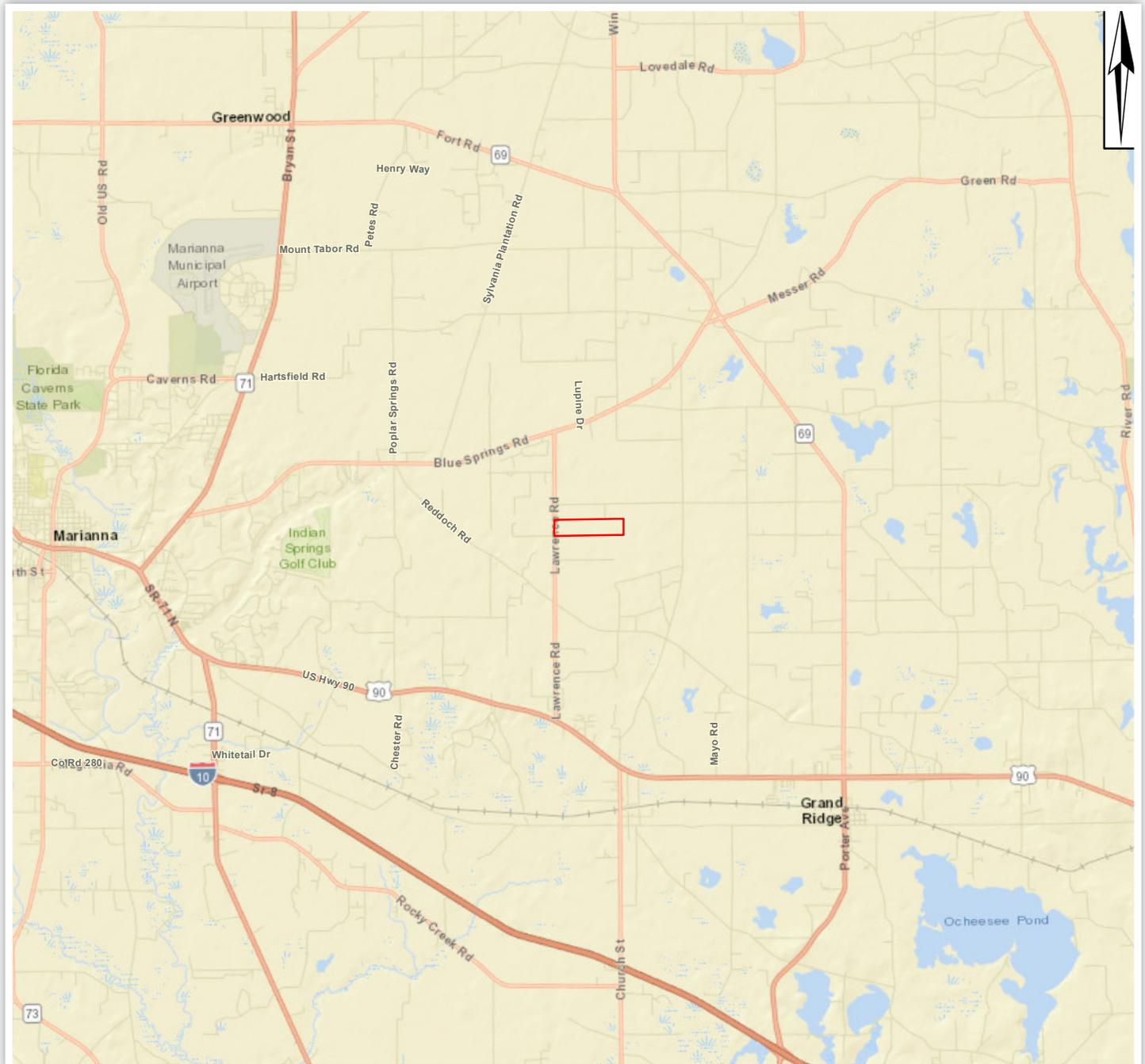
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Please note that while all information is believed to be reliable, none is guaranteed.

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Location Map



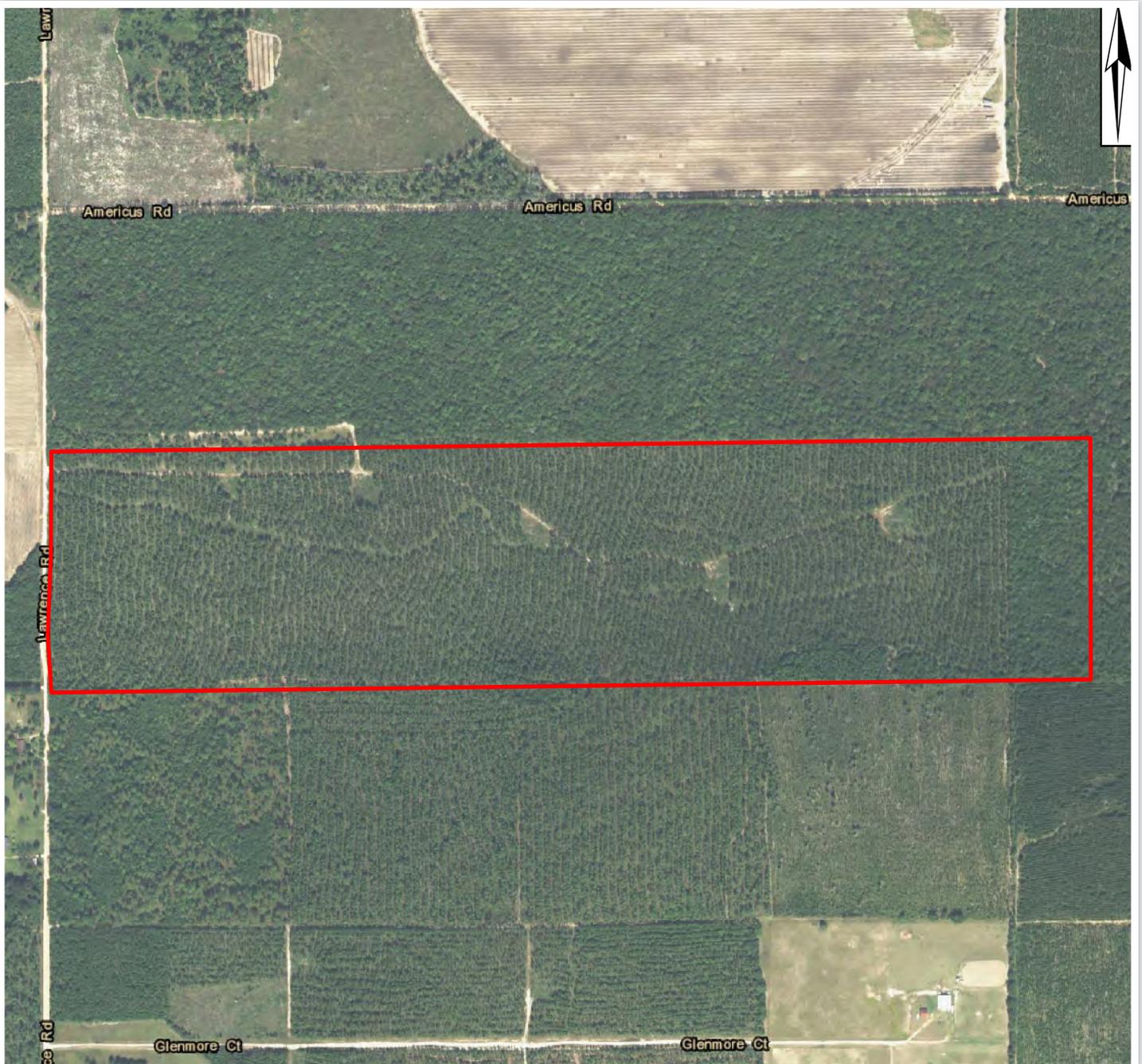
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Aerial Map



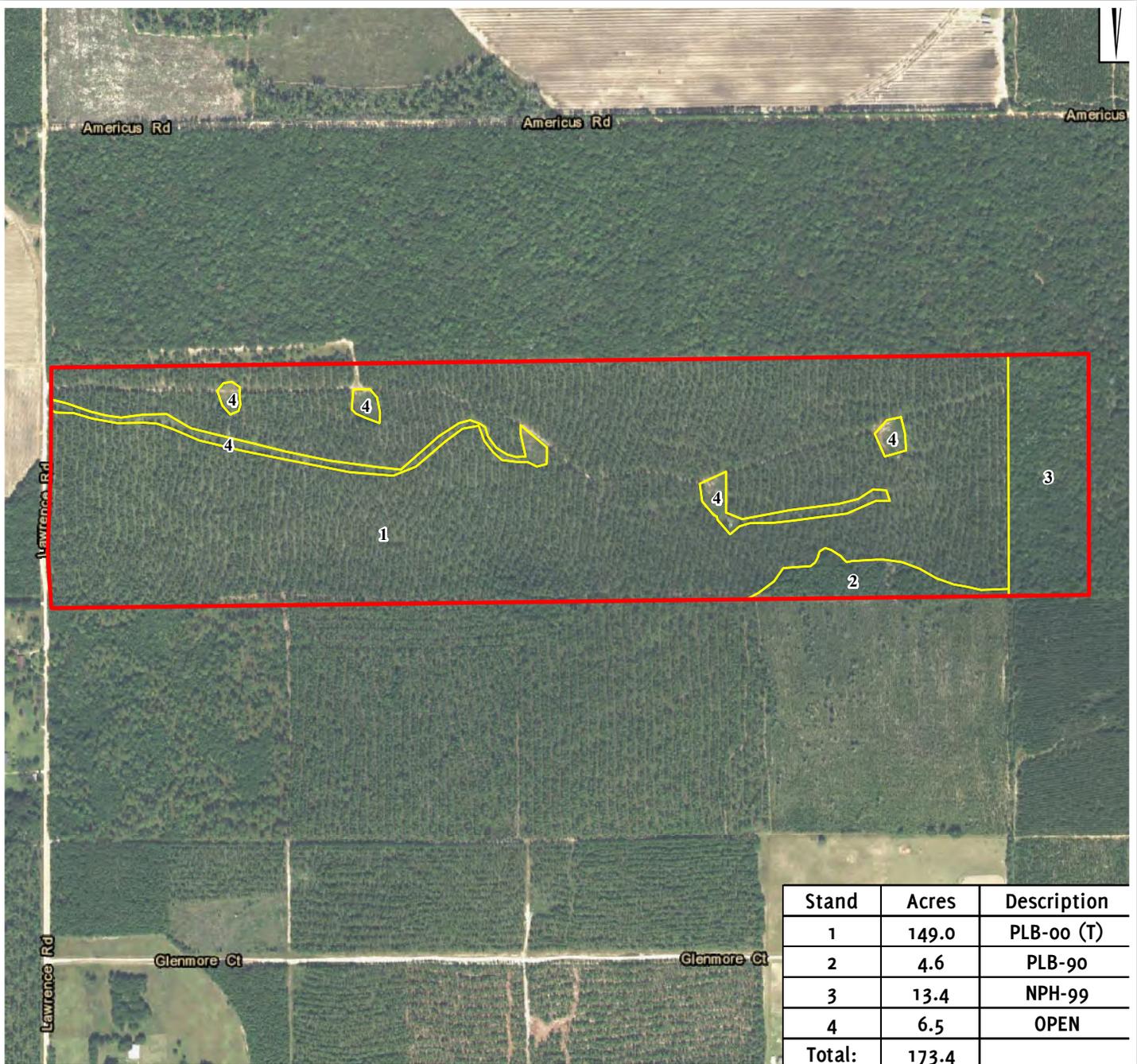
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Aerial Timber Map



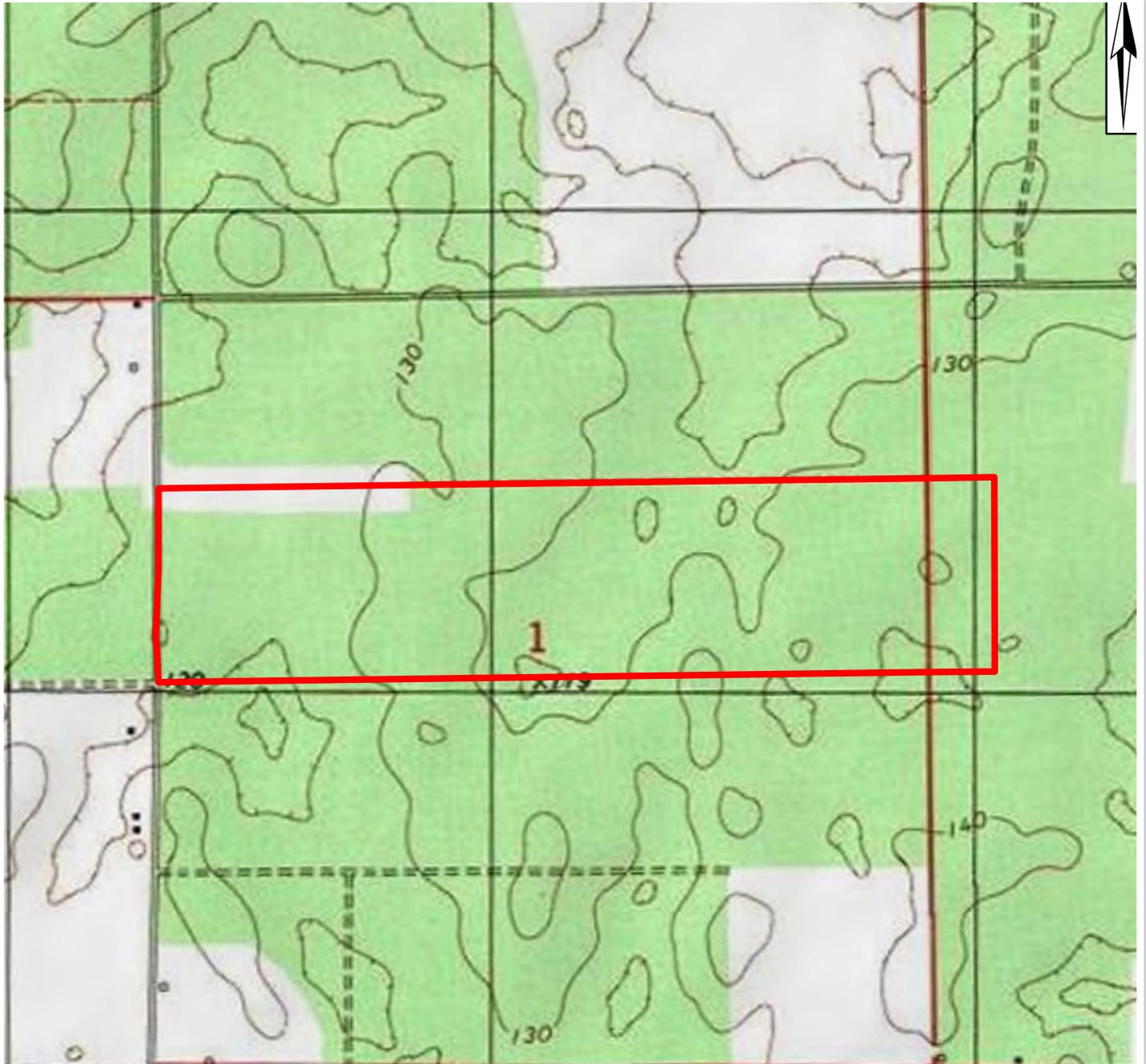
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Topo Map



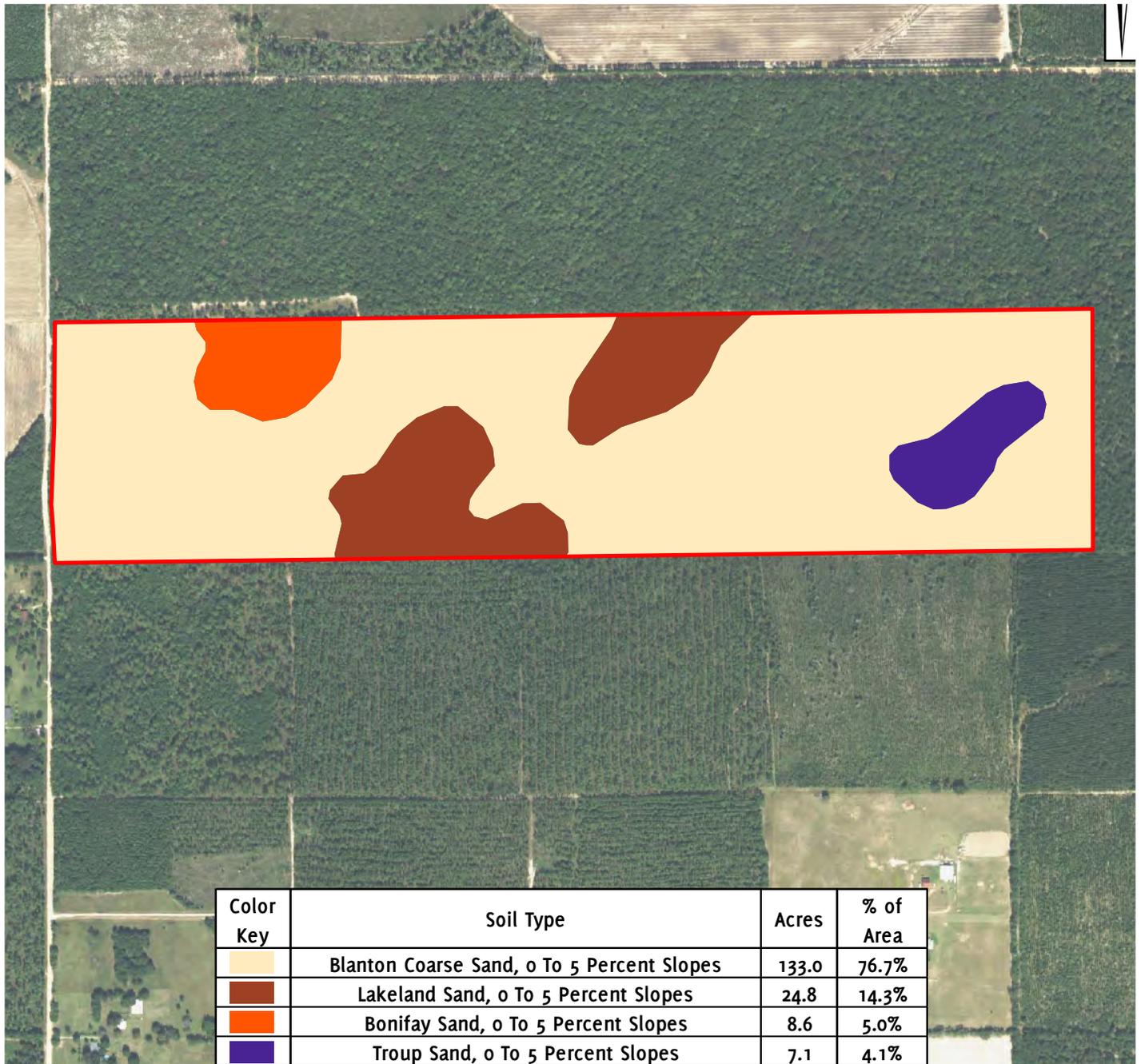
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Soils Map



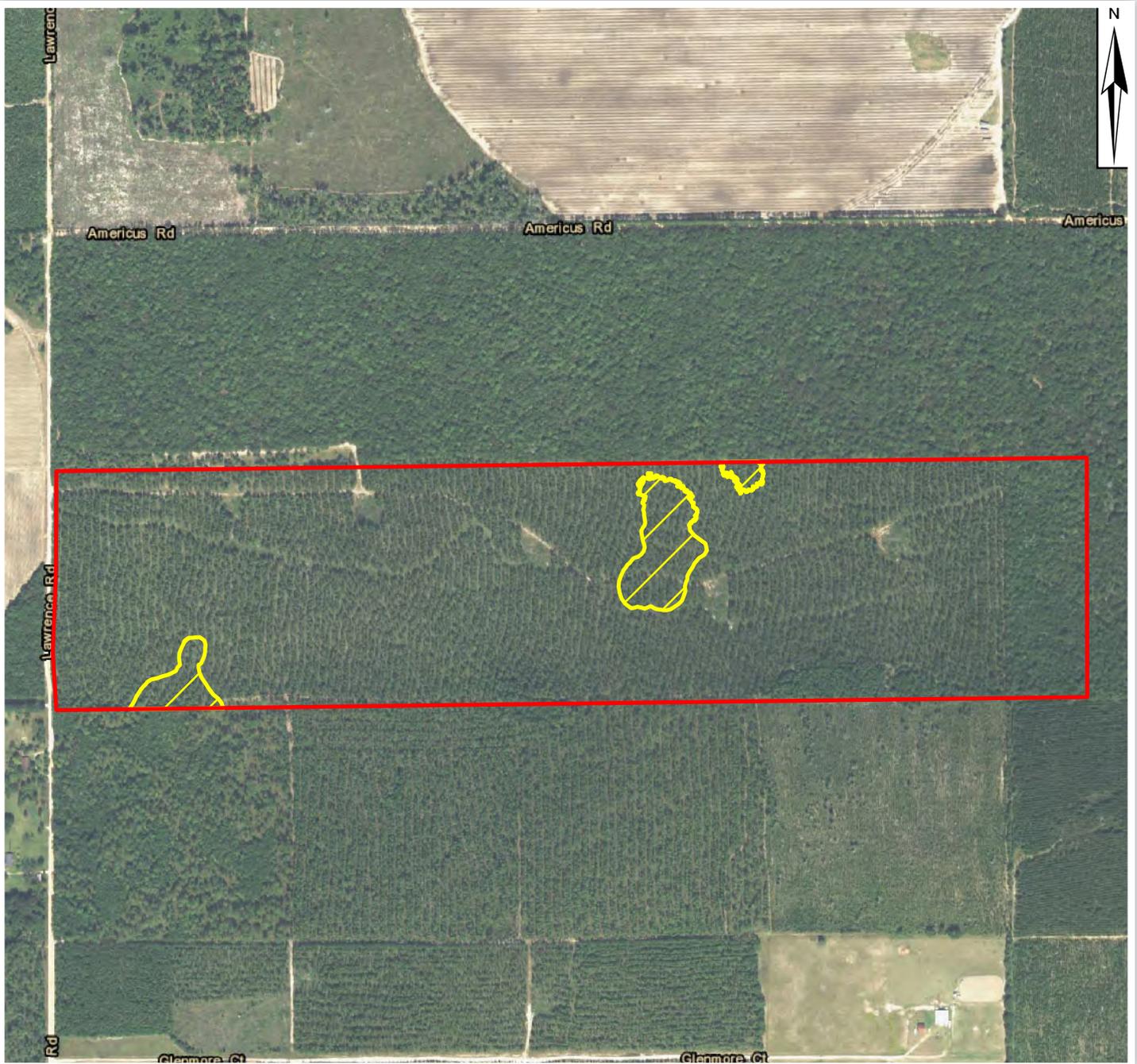
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Wetland Map



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