

Moody Farm



Property Features

Located three miles northeast of Perry, Florida in an area renowned for its timber resources, the 855-acre Moody Farm pulls double duty as a timberland and recreational tract. Owned by the same family for over 55 years, Moody Farm offers an investor / sportsman an opportunity to acquire hard-to-find sizable acreage in an area dominated by timberland investors who generally don't sell.

Timberland

Professionally managed as a timberland asset, Moody Farms enjoys a location in a strong wood market where several local and nearby mills are located. The mills within the closest proximity are:

- West Fraser – Perry (chip-n-saw, sawmill)
- Georgia Pacific – Foley (pulp)

Timberland investors often prefer a multi-age forest where cash flows are spread out more evenly. Moody Farm has approximately 537 acres of planted pines ranging from 5 to 24 years in eight different age classes which forms an excellent distribution. Currently, 95 acres are ready to be thinned.

At a Glance:

Acreage:

855± acres

Asking Price:

\$3,185 per acre

Location:

Taylor County, Florida

Special Attributes:

- Valuable Timber
- Excellent Wood Outlets
- Professionally Managed
- Abundant Game
- 800 Fenced Acres

Arnie Rogers, *Licensed Real Estate Broker*

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Moody Farm

Property Features *continued*

Stand	Acres	Type	Year Planted	Age	% of Tot Acres
1	11.9	Slash	1998	24	1.4%
2	11.5	Slash	2003	19	1.3%
3	32.9	Slash (SOG)	2003	19	3.8%
4	94.7	Slash	2005	17	11.1%
5	83.8	Slash	2008	14	9.8%
6	27.3	Slash	2013	9	3.2%
7	15.2	Slash	2014	8	1.8%
8	25.7	Slash	2015	7	3.0%
9	227.8	Slash	2017	5	26.6%
10	5.8	Longleaf	2017	5	0.7%
11	282.0	Natural	–		35.0%
12	35.6	Roads	–		4.2%
13	.8	Borrow Pit	–		.1%
	855.2				
			Average	10.5	

62.8% Planted

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Revenue from pinestraw is another valuable benefit that is being set up for the first time by the current owner. In early 2022, a crew was brought in to prep and harvest 84 acres of pinestraw from the 2008 pine plantation. An even exchange was made for this work; however, a new owner will be able to monetize future harvesting.



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Recreation

Game is plentiful at the Moody Farm – deer, turkey, hogs and even the occasional bear. The hunting experience is enhanced by the property being almost completely surrounded by large landowners who effectively create a wildlife buffer. The property's own lay-of-the-land consists of interspersed planted pines, bogs, and cypress heads that collectively boost the property's wildlife habitat.

Additionally, Pimple Creek and Spring Creek traverse the property and provide an important water source. A six-foot chain link fence encloses 800 acres, offering a good start for extending the height to 10' for a high fence operation.

There's no need to pack up after a long day on the farm as there's a renovated 1,152 square-foot camp house set in a beautiful live oak hammock. Adjoining the camp house are dog pens and a small, covered storage area. A one-half acre pond (that will soon be expanded to three-quarters of an acre) is just a stone's throw away.

All the necessary shopping, restaurants, and services can be found in laid-back Perry but if big city amenities are needed, Tallahassee is just an hour away. Getting here is easy via U.S. Highway 221 by way of U.S. Highway 19/27, U.S. Highway 98, or Interstate 10.

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PROPERTIES, LLC

Moody Farm

Photos



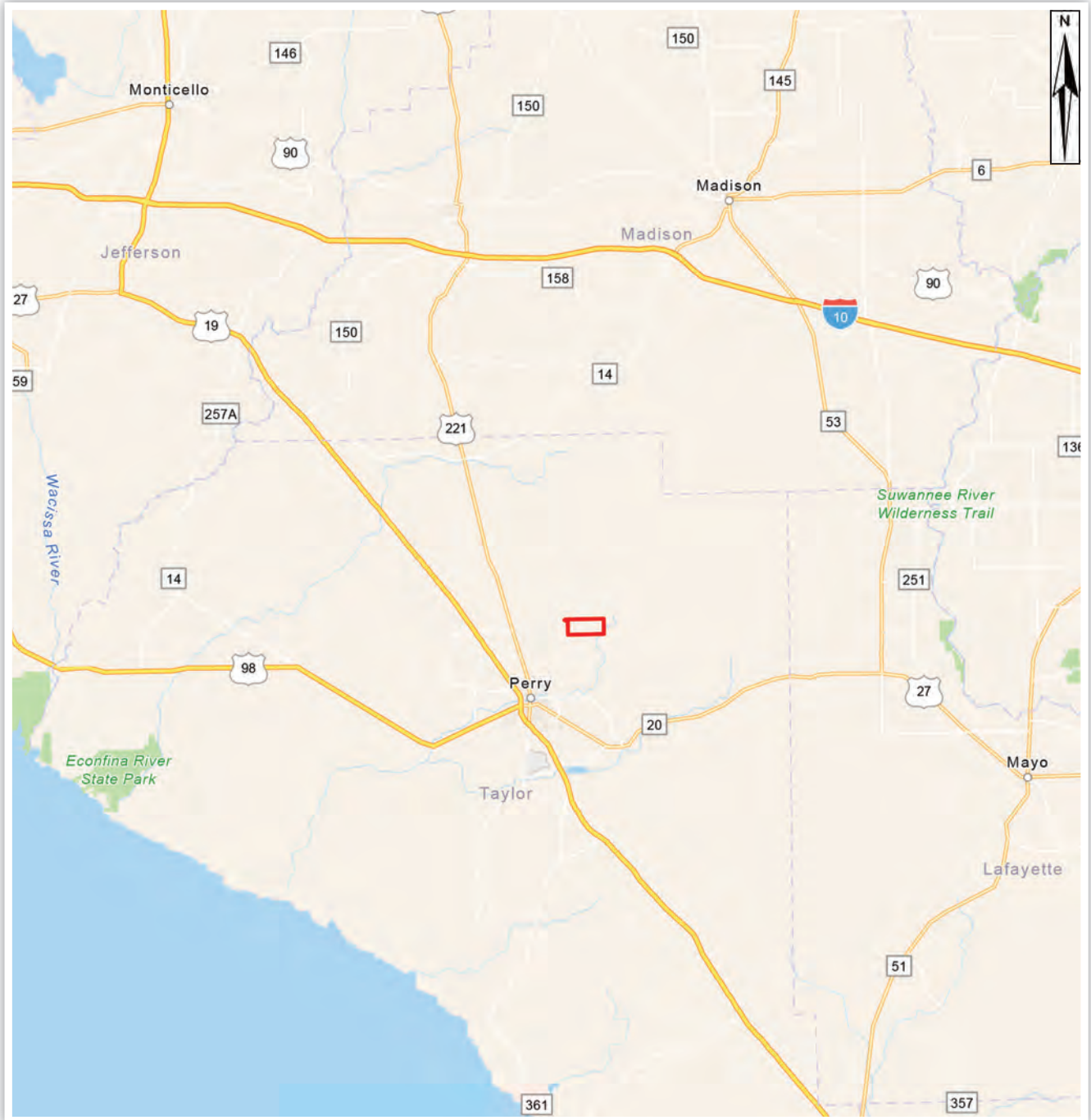
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Please note that while all information is believed to be reliable, none is guaranteed.

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Location Map



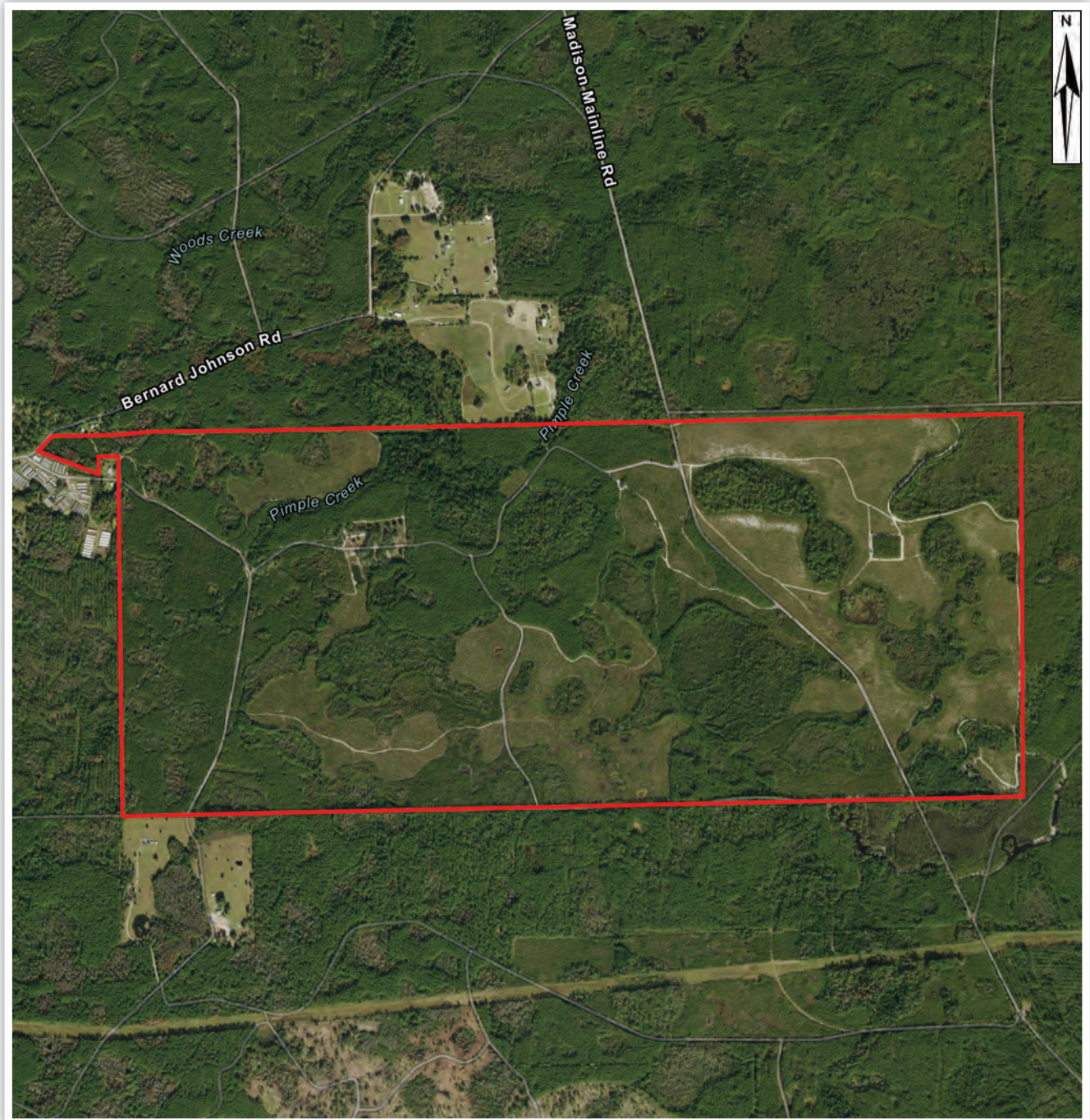
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Aerial Map



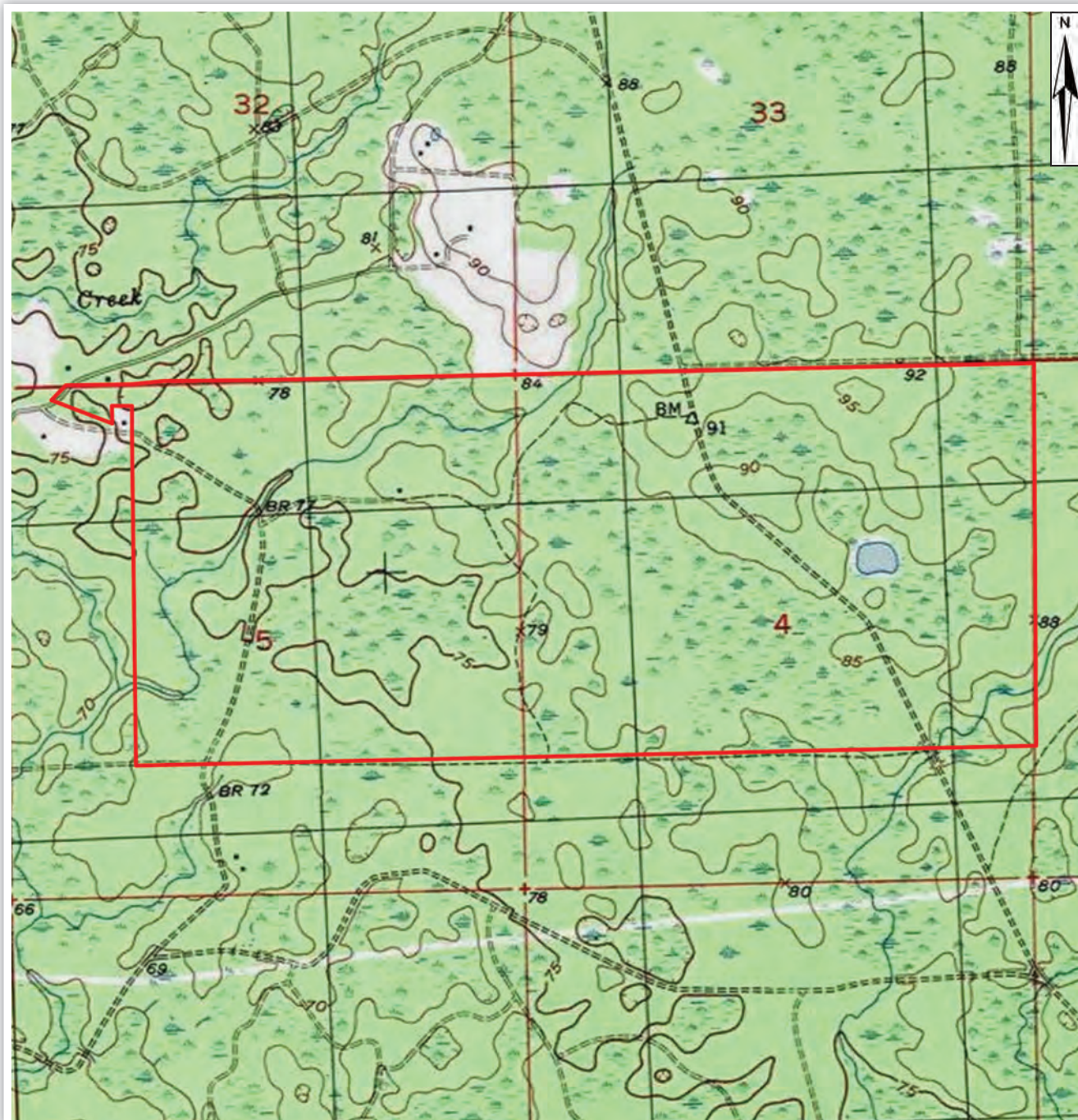
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Topo Map



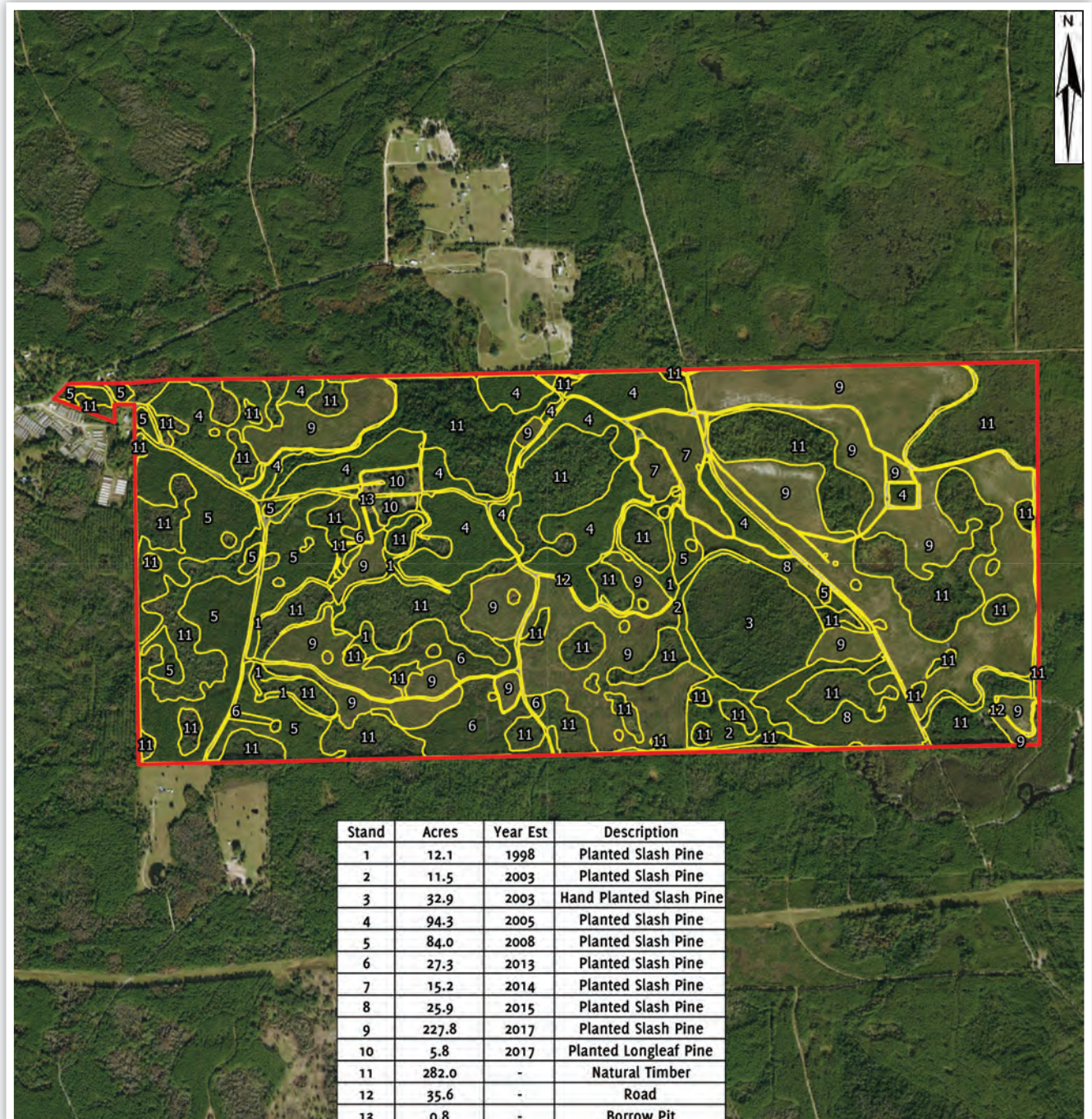
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Timber Stand Map

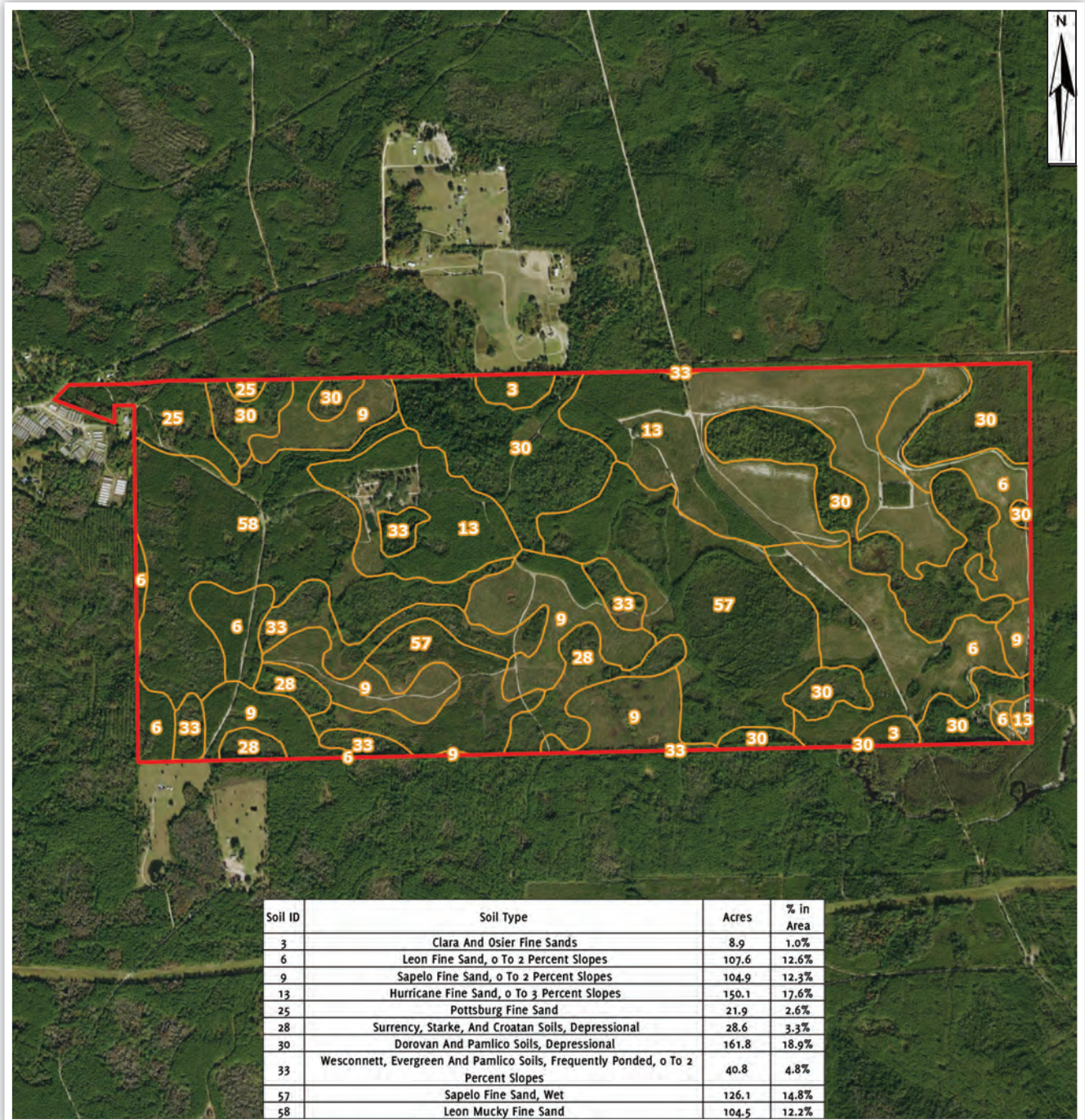


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Soil Map



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