

# Pineridge



## Property Features

Situated near the Compass Lake community in southern Jackson County, Florida, the 477-acre Pineridge tract enjoys a private setting within an area that features a mix of rural homesites, farms, and timberlands. Most recently, Pineridge has been utilized for timber production, an important means of diversification often employed by private and institutional landowners alike. In today's present economic environment, such an investment holds particular relevance due to timber's reputation as an inflation hedge. There's also the option for an agriculture conversion given the high percentage of plantable land (98%) and level topography. What's more, 81% of the soils are classified as Prime Farmland with another 7% designated as Farmland of Local Importance.

Extensive site preparation work (herbicide, burning, raking) has been completed on the property's upland areas and replanting of 468+/- acres is scheduled for the winter of 2022/2023. Containerized loblolly seedlings that have a very low mortality rate will be used – a valuable benefit to a new owner. Owning land is often not exclusively about growing trees or raising cattle. Recreation, particularly hunting, is a popular pursuit and whitetail deer and turkey both thrive here.

Pineridge is located just 12 minutes south from Interstate 10 via Highway 167 / Fairview Road. From there, it's a bit more than an hour to reach the sugar white sands of Panama City Beach or the Northwest Florida Beaches International Airport.

**Arnie Rogers, Licensed Real Estate Broker**  
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## At a Glance:

*Acreage:*  
477± acres

*Asking Price:*  
\$1,995 per acre

*Location:*  
Jackson County, Florida

### *Special Attributes:*

- 98% Plantable
- Timberland or AG Use
- Inflation Hedge Investment
- Recreational Opportunities
- Excellent North Florida Location



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## Photos



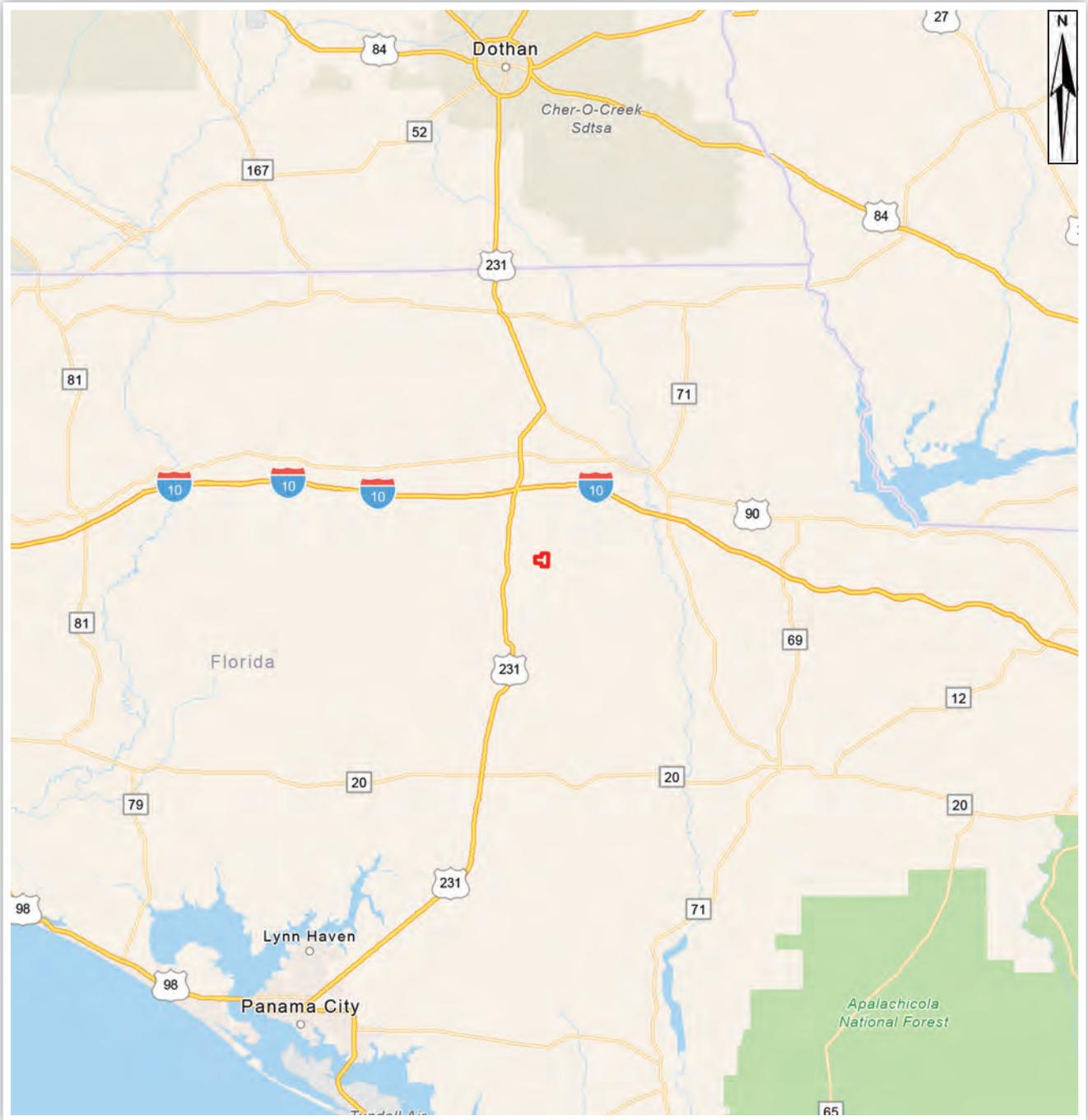
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## Location Map



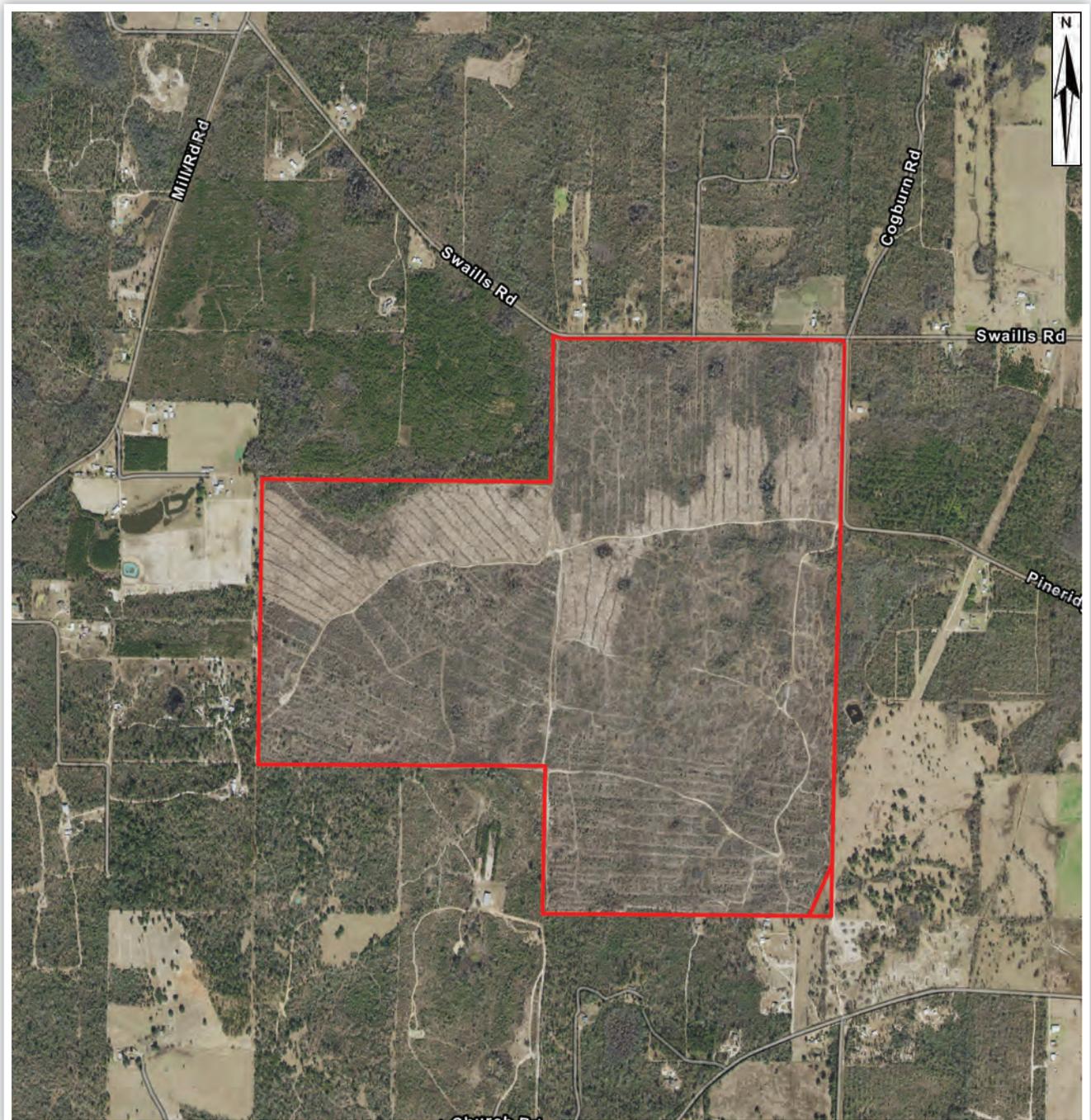
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## Aerial Map



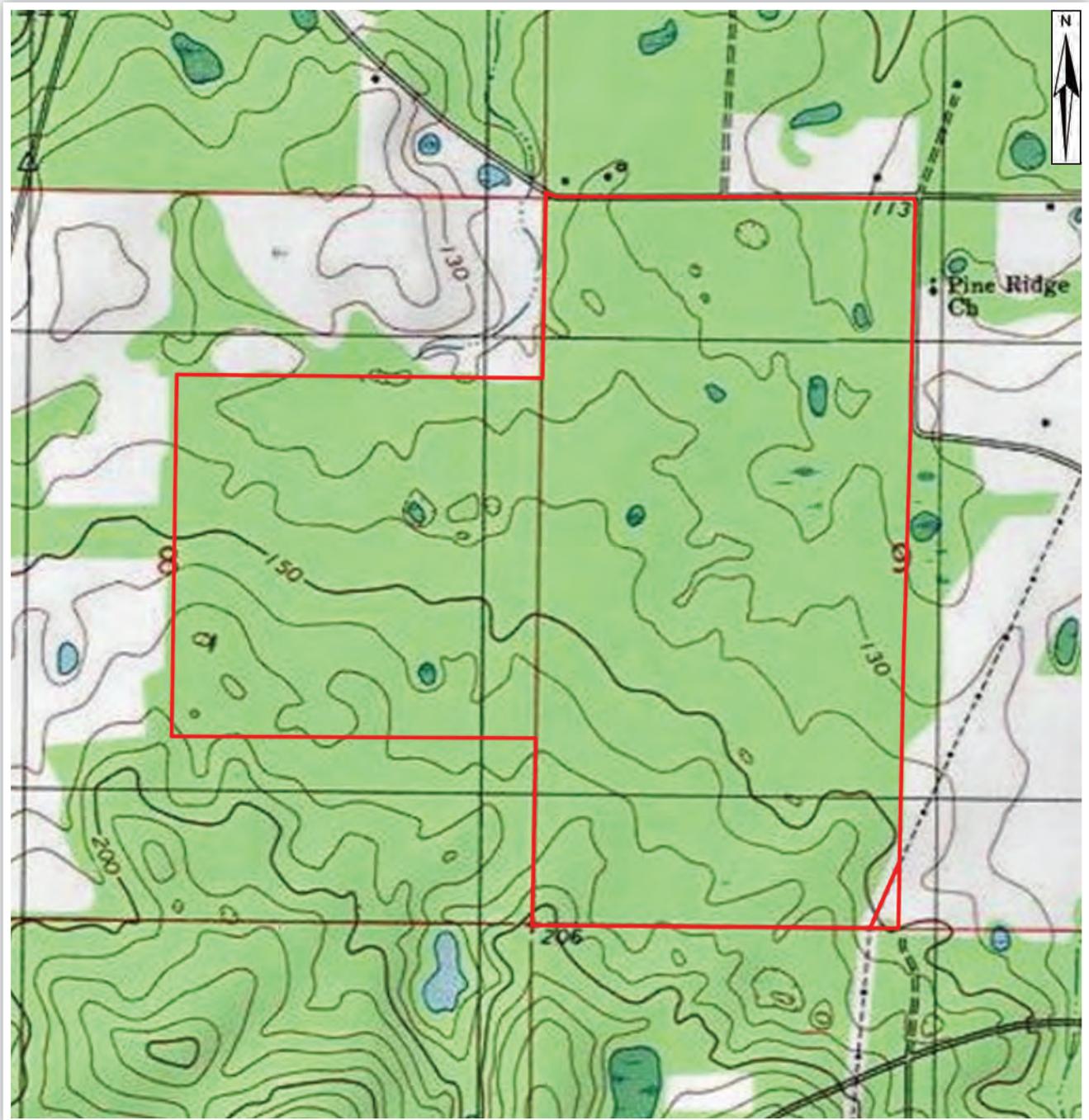
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## Topo Map



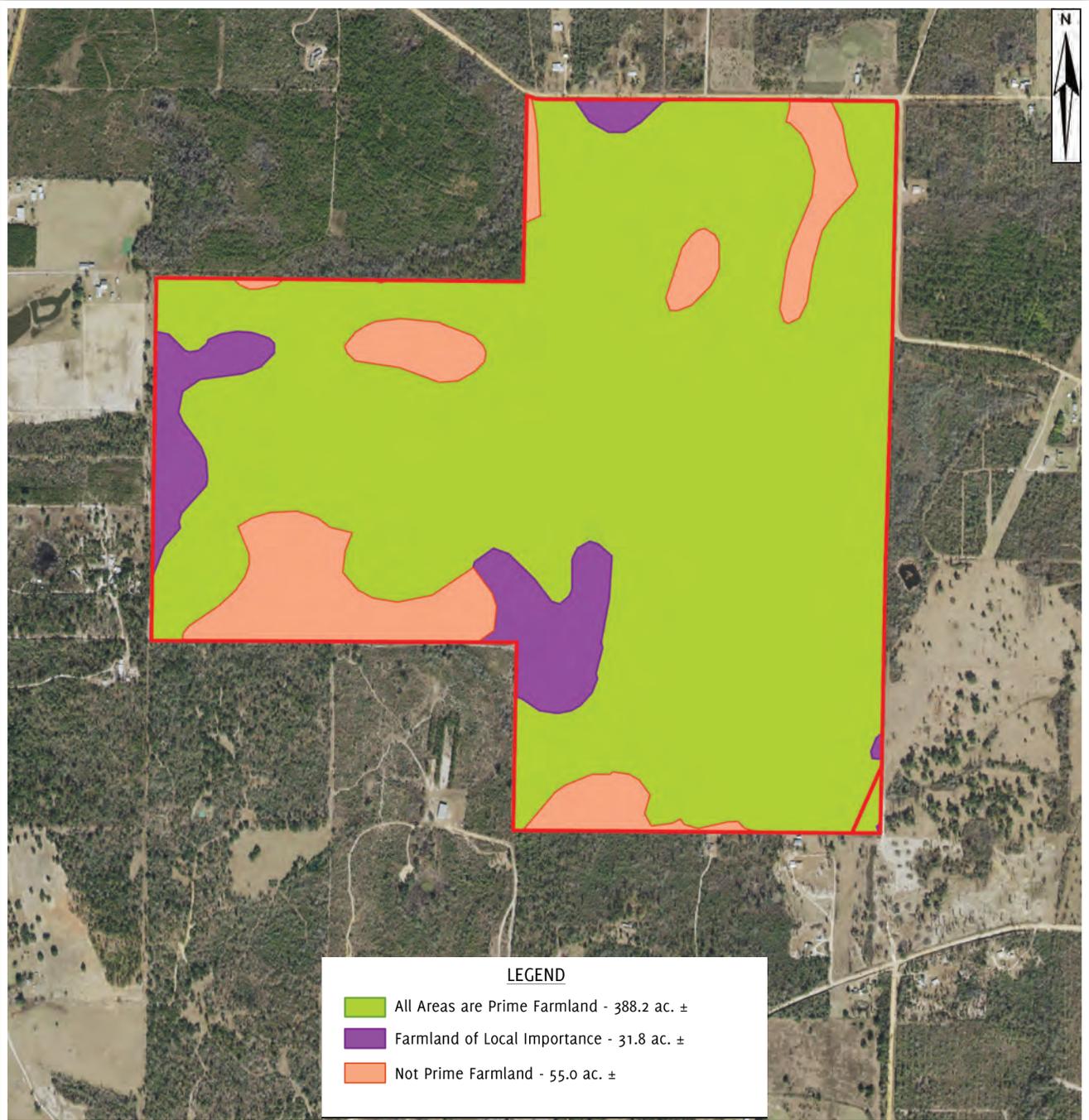
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## Farmland Classification Map



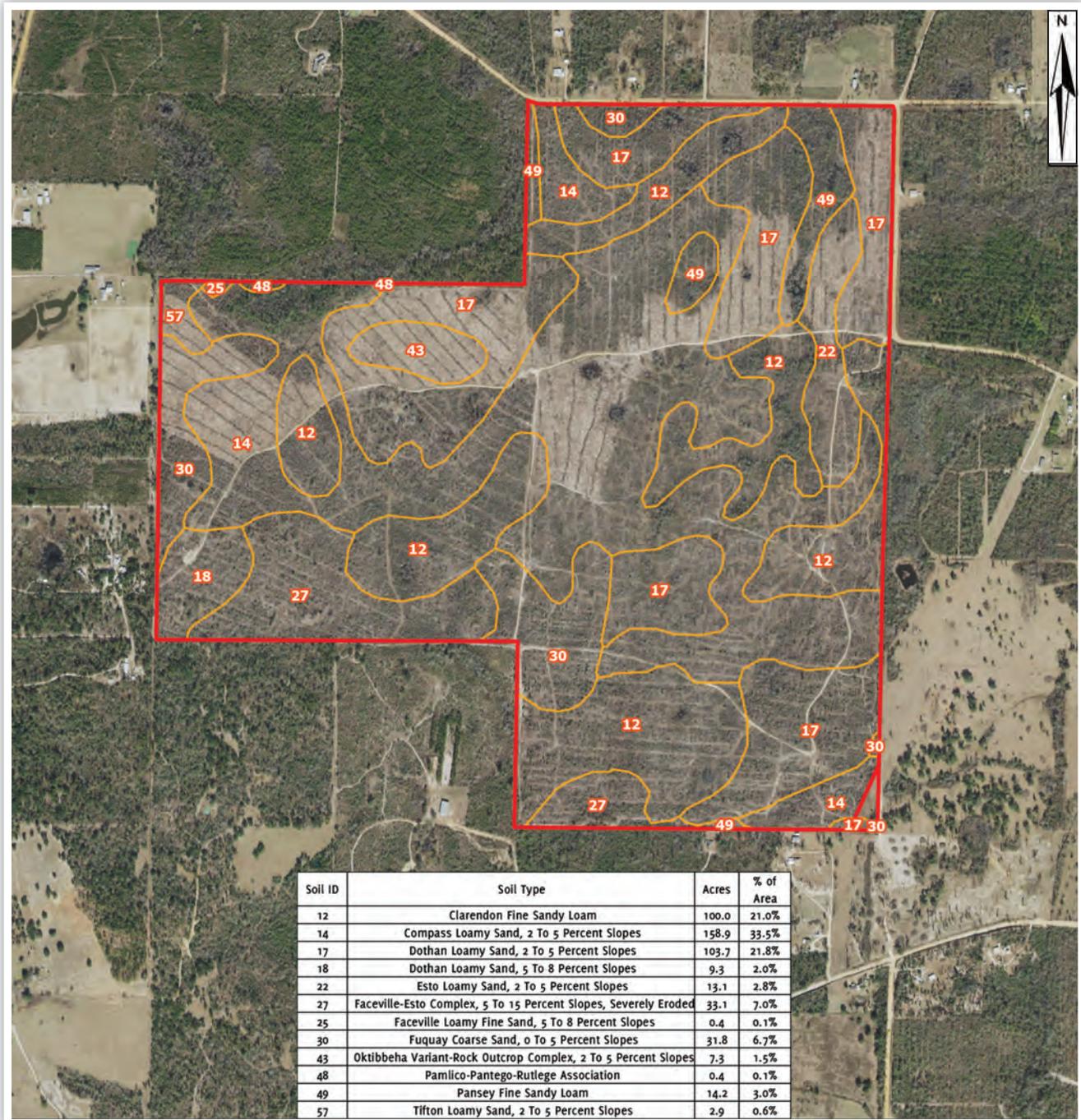
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## Soil Map



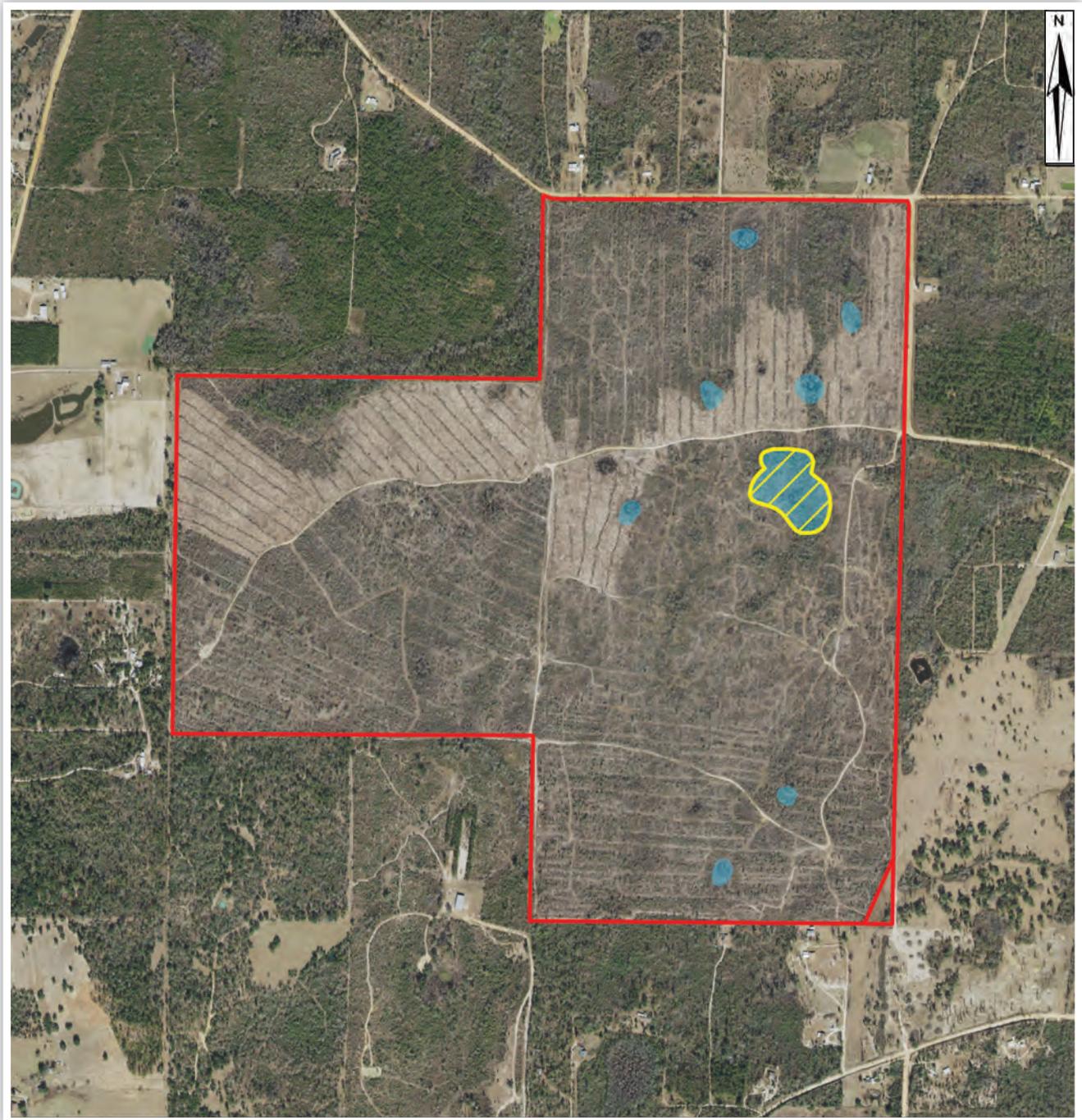
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## Wetland Map



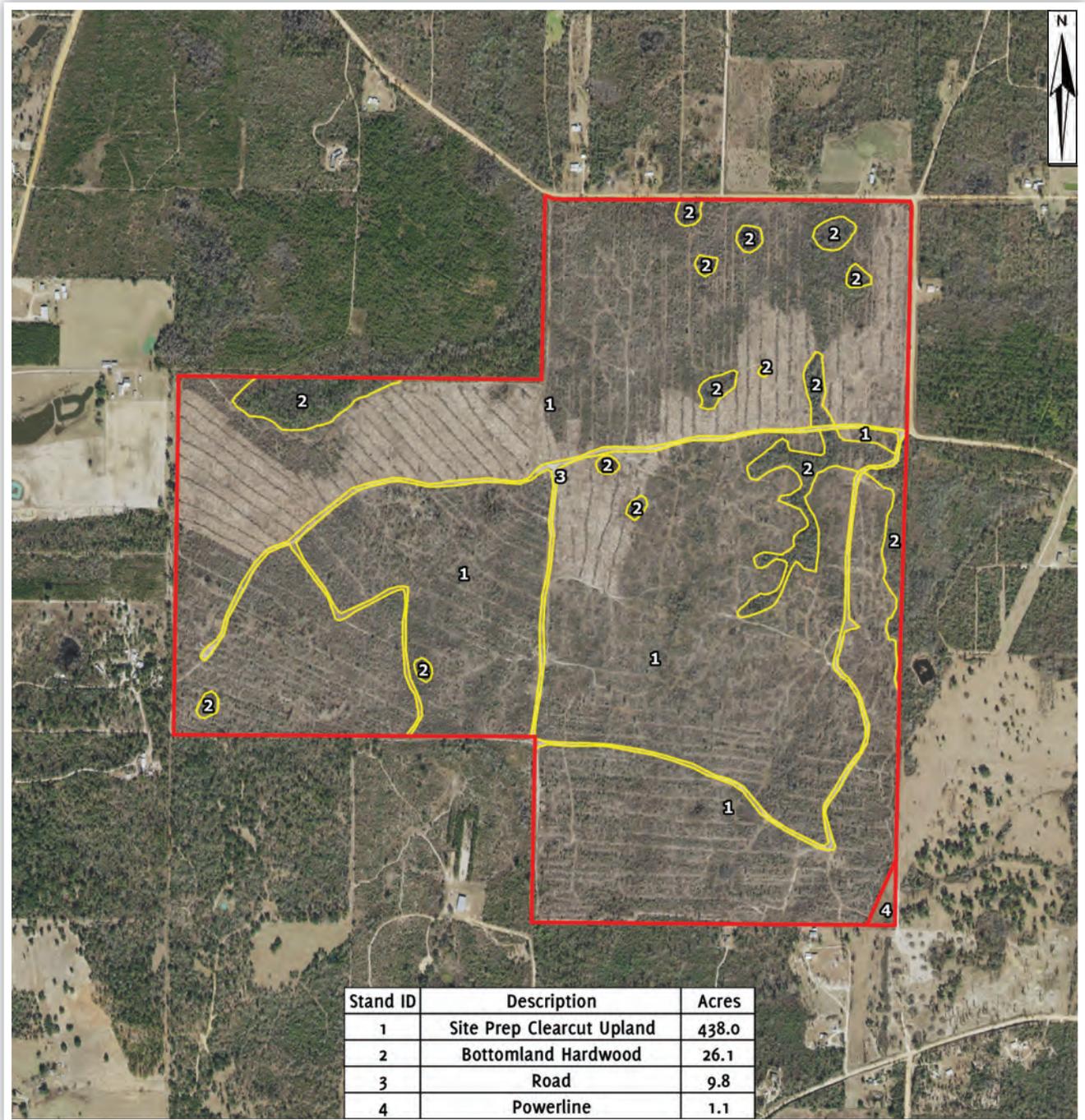
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## Timber Map



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