

Sweetwater Creek Farm



Property Features

It's a rare opportunity indeed to be able to acquire riverfront acreage in the bluffs area of the Apalachicola River in the Florida panhandle. The lack of availability is due to land ownership that is highly concentrated in only a few entrenched public and private entities, including the State of Florida and the Nature Conservancy. So, it's with great anticipation that, for the first time in 50 years, the 638-acre Sweetwater Creek Farm (now bank-owned) is being offered for sale. Scarcity issues aside, what makes Sweetwater Creek Farm a coveted recreational / conservation property is that it is blessed with a remarkably unique landscape and diverse biological profile.

Imagine being perched on a 200-foot bluff above an incredible steephead ravine - you might have to pinch yourself to assure that you really are in Florida. Certainly, you would be forgiven for your doubts as Sweetwater Creek Farm possesses a radically different landscape from the surrounding region. Situated in a relatively undiscovered 20-mile slice of geologic wonder along the east side of the Apalachicola River, this area is perhaps best summed up by The Nature Conservancy.

At a Glance:

Acreage:

638 acres

Asking Price:

\$1,489 per acre (\$950,000)

Location:

Liberty County, Florida

Special Attributes:

- One-half mile Apalachicola River Frontage
- Incredible Topography
- Biologically Diverse
- Excellent hunting & fishing
- 3 ½ Mile Border w/ Conservation Lands
- 4,876 square-foot homestead
- Bank-owned

Arnie Rogers, Licensed Real Estate Broker

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Property Features *continued*

“Steephead ravines and associated seepage streams are among the rarest of freshwater habitats. These unusual geologic features provide refuge for a number of Florida’s plants and animals—some found nowhere else on Earth— including two of the world’s rarest evergreens, the Florida *torreya* and Florida yew. Other species more common in the Appalachians, such as mountain laurel and ash magnolia are at the southern end of their range here. The preserve also protects longleaf pine sandhill uplands, breathtaking river bluffs and million year-old fossils.”

From a recreational standpoint, Sweetwater Creek Farm will appeal to both hunters and naturalists alike. The hardwood bottom areas and abundant water sources derived from the Apalachicola River, Sweetwater Creek, Sweetwater Lake, Catfish Lake, and Swimming Hole Lake collectively create an environment conducive for numerous species to thrive - principally deer, turkey, and hogs.

Sweetwater Creek Farm features over a half mile of frontage on the Apalachicola River, the largest and longest river system in the southeastern U.S. Here, excellent boating and fishing opportunities exist. With headwaters in the southern Appalachian Mountains, winter rains typically inundate the floodplain where rich soils are deposited. Ultimately, these same sediments benefit the oyster beds of Apalachicola Bay further downstream where 90% of Florida’s oysters are harvested.

When investing in real estate, the quality of adjoining landowners is an important consideration. Sweetwater Creek Farm is very fortunate to have several neighbors whose core mission is to enhance and preserve in perpetuity the natural resources of their respective properties. The Northwest Florida Water Management District shares a one mile long boundary with Sweetwater Creek Farm while The Nature Conservancy’s 6,295-acre Apalachicola Bluffs and Ravines Preserve has a 2 ½ mile common boundary. Additionally, Torreya State Park, one of Florida's most scenic places, is only a stone’s throw away. Developed by the Civilian Conservation Corps in the 1930s and crowned by the historic Gregory House, Torreya is popular for camping, hiking, and picnicking.

Enjoying Sweetwater Creek Farm is made easier with the inclusion of a 4,876 square-foot (3,503 square feet heated) family homestead and other farm-related structures. Because of its many distinctive traits and the former owner’s desire to establish a permanent legacy, a conservation easement was placed on the property.

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Location Map



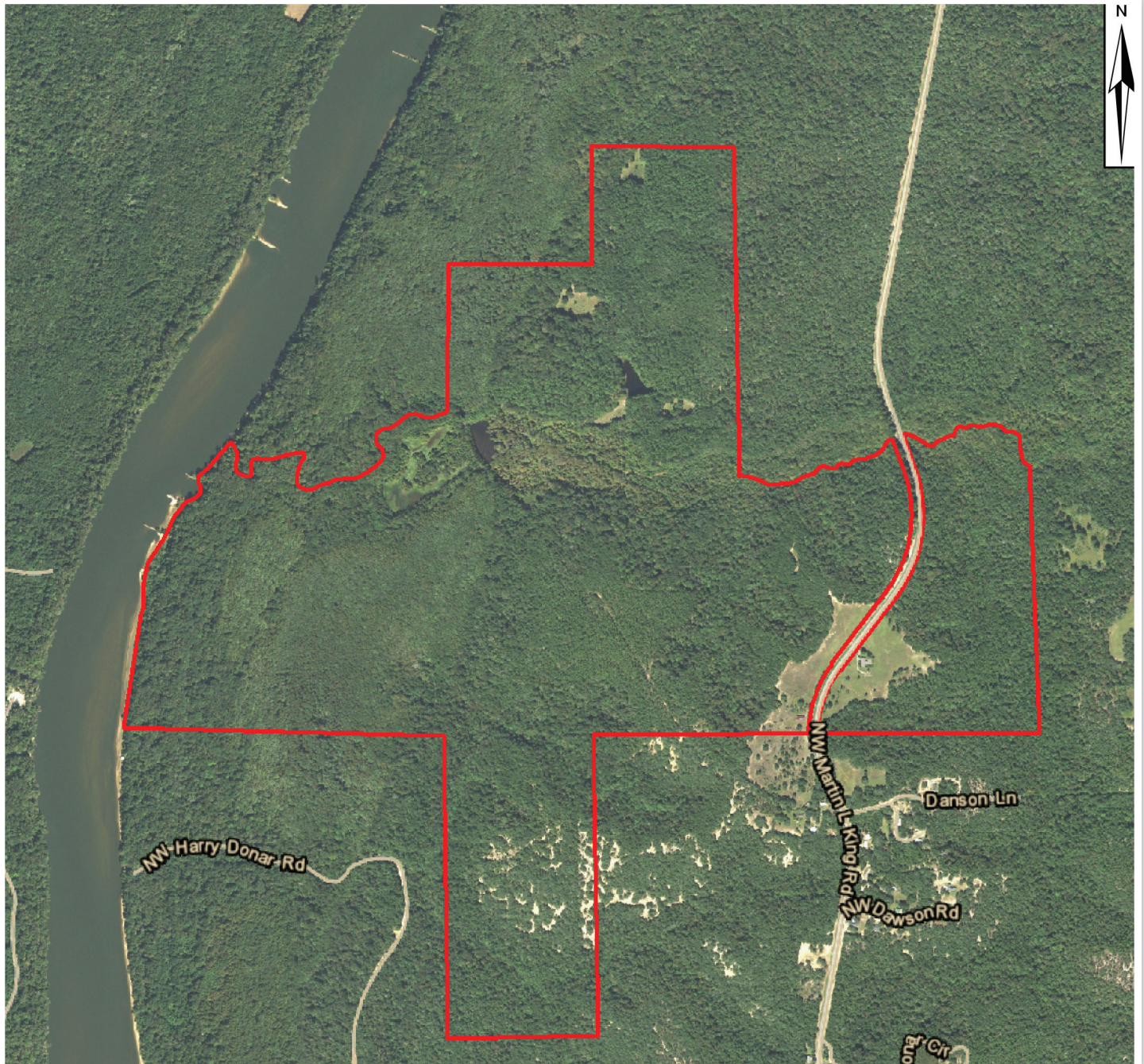
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Aerial Map



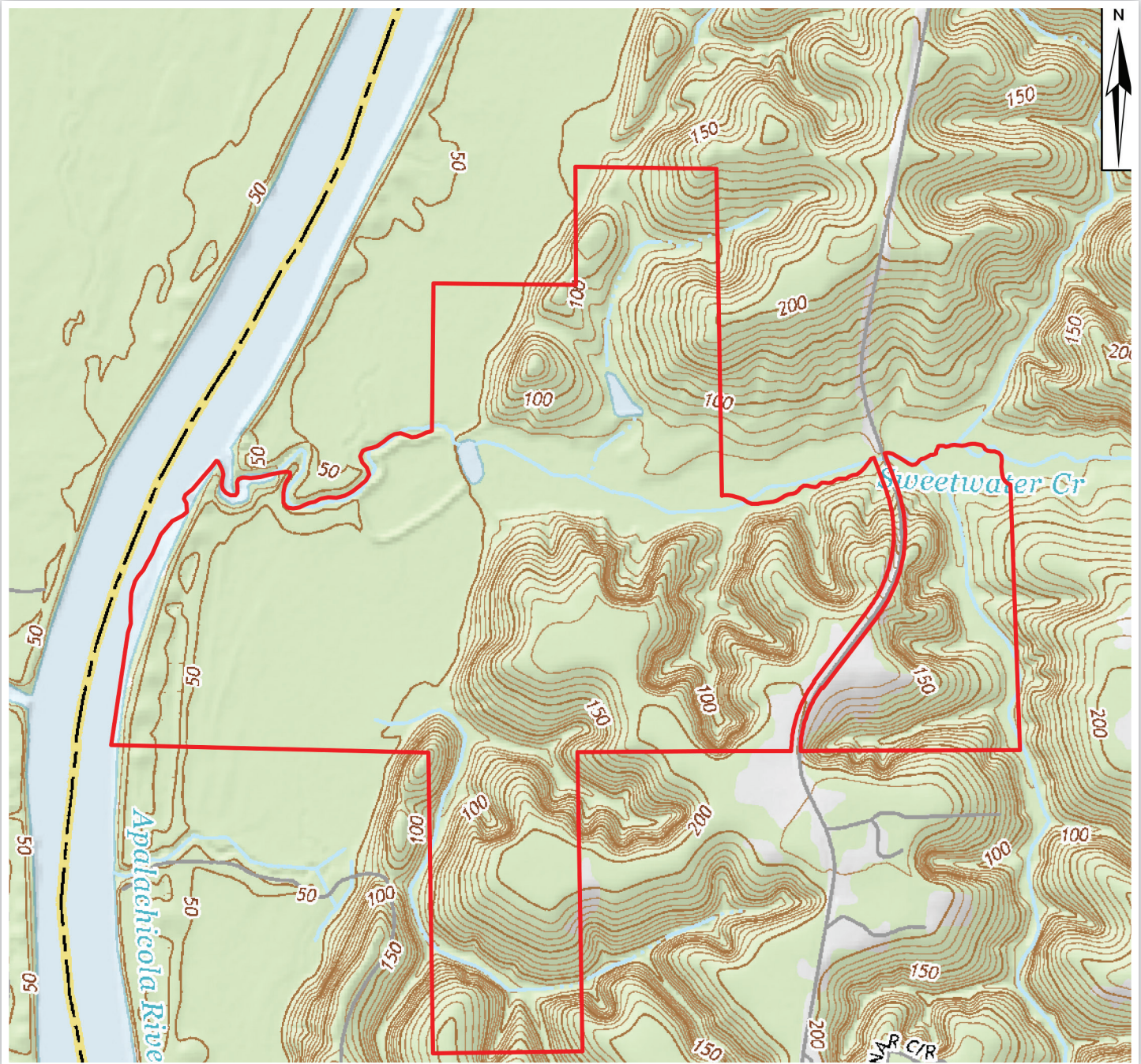
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Top Map



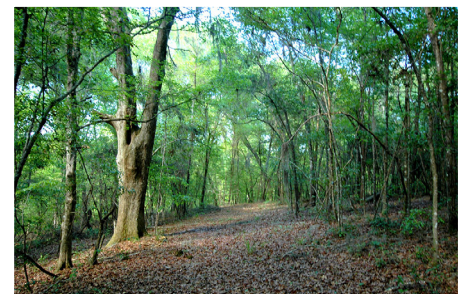
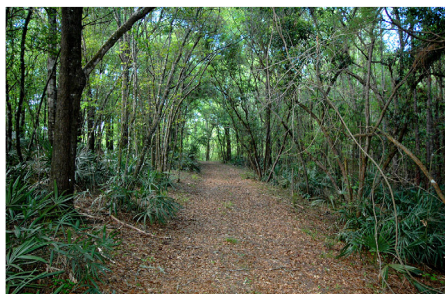
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Photos



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