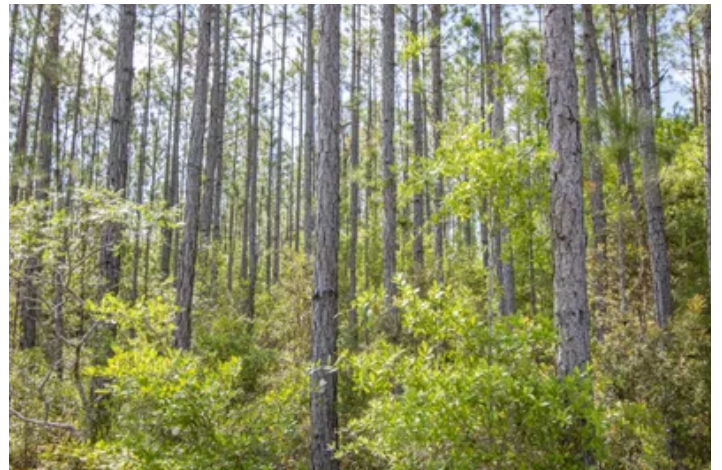


2,258 Ac Turkey Creek Timberlands, Liberty Co., FL  
XX2 CR-12  
Bristol, FL 32321

**\$5,645,000**  
2,258± Acres  
Liberty County





**2,258 Ac Turkey Creek Timberlands, Liberty Co., FL**  
**Bristol, FL / Liberty County**

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**SUMMARY**

**Address**

XX2 CR-12

**City, State Zip**

Bristol, FL 32321

**County**

Liberty County

**Type**

Timberland, Recreational Land, Hunting Land

**Latitude / Longitude**

30.46046 / -84.942618

**Acreage**

2,258

**Price**

\$5,645,000

**Property Website**

<https://farmandforestbrokers.com/property/2-258-ac-turkey-creek-timberlands-liberty-co-fl-liberty-florida/80998/>



## **2,258 Ac Turkey Creek Timberlands, Liberty Co., FL Bristol, FL / Liberty County**

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### **PROPERTY DESCRIPTION**

Introducing Turkey Creek Timberlands, a premier 2,258-acre +/- institutional timberland investment, development opportunity, and recreational powerhouse. Professionally-established and managed planted pine stands, prolific road system, and big, beautiful creeks located in the heart of Florida's Panhandle region make this investment one that any savvy land investor should pay attention to.

Turkey Creek Timberlands has been under professional timberland management for decades. The property is currently established as a multi-age pine investment. Neighboring properties are also under timber and wildlife management, including thousands of acres of conservation property adjacent to the north. This property makes an excellent choice for timber production, hunting and recreation, and could be considered for multiple development or conservation uses. There is no conservation easement on the land currently.

Timber Stands (Species-Year of Establishment):

- Slash-05: 130 ac.
- Sand-12: 60 ac.
- Slash-14: 324 ac.
- Sand-14: 344 ac.
- Slash-20: 347 ac.
- Slash-21: 174 ac.
- Slash-22: 88 ac.

Total approximate planted acres: 1,467 ac. The remainder of the land is in open spaces (roads, etc.) and natural timber. The property is approximately 71% upland plantable. Please note that all timber information should be verified by the Buyer.

The land is well-suited for recreational uses, primarily hunting and trail riding. Multiple creeks flow through the property, with the largest two being Turkey Creek, and well-known Telogia Creek. The creeks flow year-round with clear, cool water providing water for wildlife and a quiet place to sit. Turkey and deer sign are plentiful on the property - in fact, Turkey Creek is named for the prevalence of one of the area's best game species. Quail can also be heard calling among the timber, and ducks make use of the water on the property at certain times of year.

The property is located just outside of Bristol, FL in Liberty County. It fronts paved CR-12 on the north boundary, with power available. Paved access is also available on Turkey Creek Rd., and along a graded road that runs through the southern portion. Telogia Creek forms the southern boundary of the tract. The land is located just 45 minutes from Tallahassee, FL, and an hour from the Gulf Coast for world-class fishing, dining and shopping. Florida's Panhandle region has seen significant growth over the past few years and the trend is expected to continue.

To schedule a tour of this solid land investment, give us a call today.





**2,258 Ac Turkey Creek Timberlands, Liberty Co., FL**  
**Bristol, FL / Liberty County**

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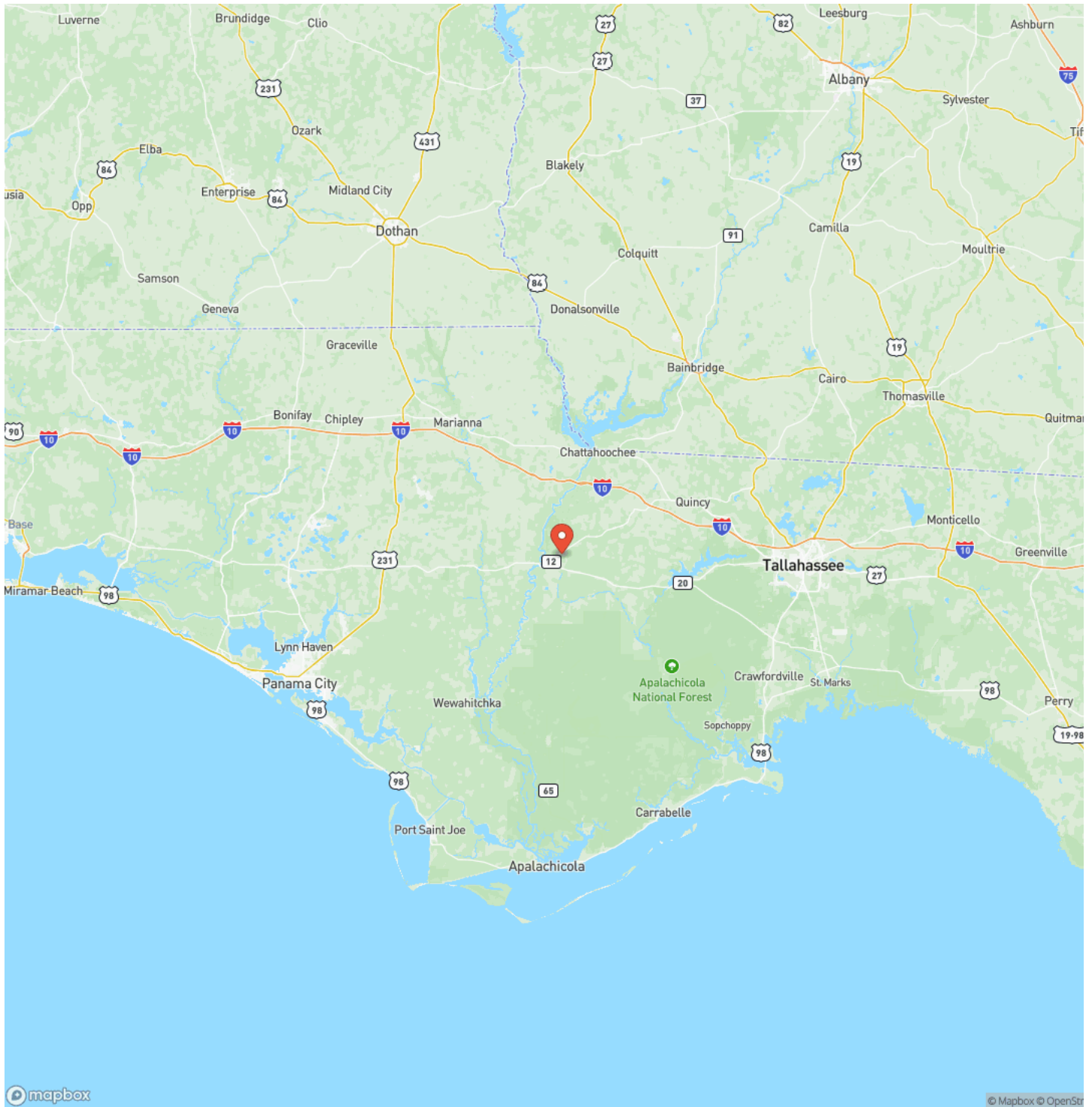




## Locator Map

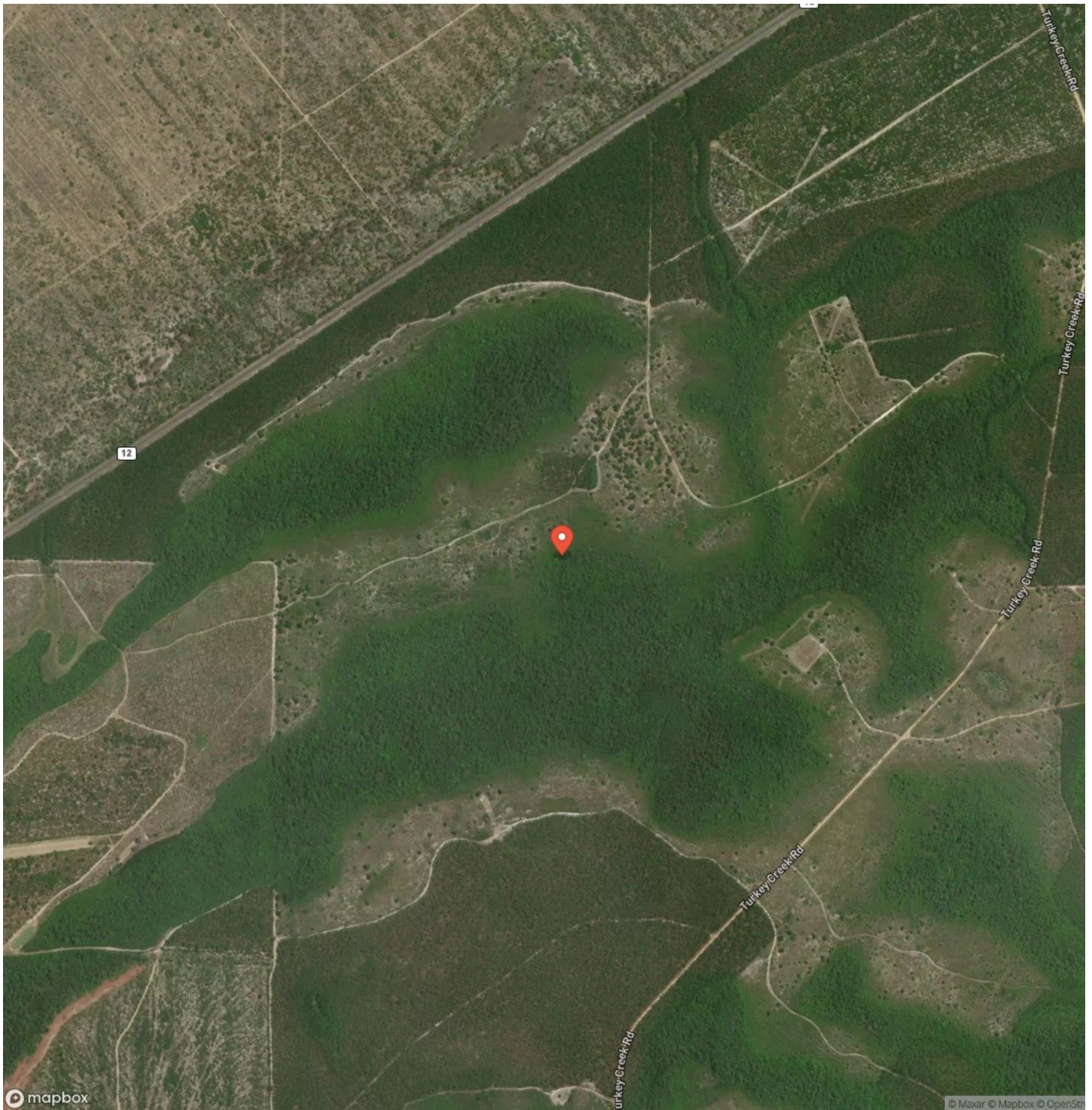


## Locator Map





## Satellite Map



**2,258 Ac Turkey Creek Timberlands, Liberty Co., FL  
Bristol, FL / Liberty County**

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Daniel Hautamaki

## Mobile

(850) 688-0814

## Email

daniel@farmandforestbrokers.com

**Address**

City / State / Zip

## NOTES

[illegible]



## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.





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**Farm & Forest Brokers**  
155 Birmingham Road  
Centreville, AL 35042  
(205) 340-3946  
[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

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