

1803 Ac Timberland & Recreational Investment-Liberty
Co., FL
XX1 SR 20
Hosford, FL 32334

\$4,507,500
1,803± Acres
Liberty County



**1803 Ac Timberland & Recreational Investment-Liberty Co., FL
Hosford, FL / Liberty County**

SUMMARY

Address

XX1 SR 20

City, State Zip

Hosford, FL 32334

County

Liberty County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

30.389907 / -84.797006

Acreage

1,803

Price

\$4,507,500

Property Website

<https://farmandforestbrokers.com/property/1803-ac-timberland-recreational-investment-liberty-co-fl-liberty-florida/69502/>



PROPERTY DESCRIPTION

Welcome to Blue Creek Timberlands!

This productive timberland property, located in Liberty County in the heart of the Florida Panhandle, offers a prime opportunity for timber investment and sustainable forestry management, and an abundance of recreational uses. The tract is 1,803 +/- acres, and contains a diverse mix of planted pine stands and natural hardwood and cypress stands, with miles of roads and trails for hunting, riding, and exploration. To make things even better, Blue Creek and its tributaries flow through the property creating incredible wildlife habitat and beautiful natural forests.

Timber Stand Inventory

The property features eight distinct timber stands, with six stands of multi-age planted slash pine ranging in establishment age from 2007 to 2024, ensuring a sustainable timber harvest for years to come. The remaining two stands consist of natural bottomland hardwoods and cypress, and non-forest land such as roads and food plots. Approximate acreages for each stand are:

- Planted Slash 2007 - 242 Acres
- Planted Slash 2013 - 160 Acres
- Planted Slash 2015 - 80 Acres
- Planted Slash 2017 - 70 Acres
- Planted Slash 2023 - 223 Acres
- Planted Slash 2024 - 361 Acres
- Bottomland Hardwood Cypress - 653 Acres
- Non-Forest - 14 Acres

Recreational Opportunities

The property offers excellent recreational opportunities, including:

- **Hunting:** Abundant wildlife habitat for deer, turkey, and other game species.
- **Trail Riding:** Plenty of well-established roads and trails wind throughout the property.
- **Hiking and nature:** Diverse terrain and unique ecosystems will keep naturalists busy for a lifetime discovering all this property has to offer.

Additional Revenue Opportunities

In addition to timber production, the property may offer potential for other revenue streams, such as:

- **Conservation easements:** Partnering with conservation organizations to generate income while preserving the property's natural resources. The property is currently free of conservation easements, creating this unique investment opportunity.
- **Pine straw production:** Harvesting pine straw from the slash pine stands for landscaping and erosion control purposes.
- **Carbon sequestration credits:** Participating in carbon offset programs to generate revenue from the property's carbon storage capacity.



- **Various Leases:** From hunting leases to apiary (honeybee) leases, there are plenty of uses for the land that could create additional income for the owner.

Key Information

- Located in Liberty County, Florida
- 1,803 +/- acres; Currently growing timber and use for recreation
- Frontage on paved SR-20 between Tallahassee, FL and Panama City, FL
- Additional access via NE Fire Break-21 Rd

Investment Highlights

- Diversified timber stand portfolio with varying ages and species
- Well-managed slash pine plantations for immediate and future timber production
- Natural hardwood and cypress stands for ecological diversity and potential timber revenue
- Excellent access to transportation routes for efficient timber harvesting and transportation
- Located in a desirable timber-growing region with favorable climate and soil conditions
- Between two major growth areas (Tallahassee and Panama City) providing opportunity for future development and higher and better use scenarios.

Disclaimer

The information provided in this listing is deemed reliable but not guaranteed. Interested parties are advised to conduct their own due diligence and timber inventory analysis.

Please feel free to request additional information or schedule a property visit. We look forward to hearing from you.



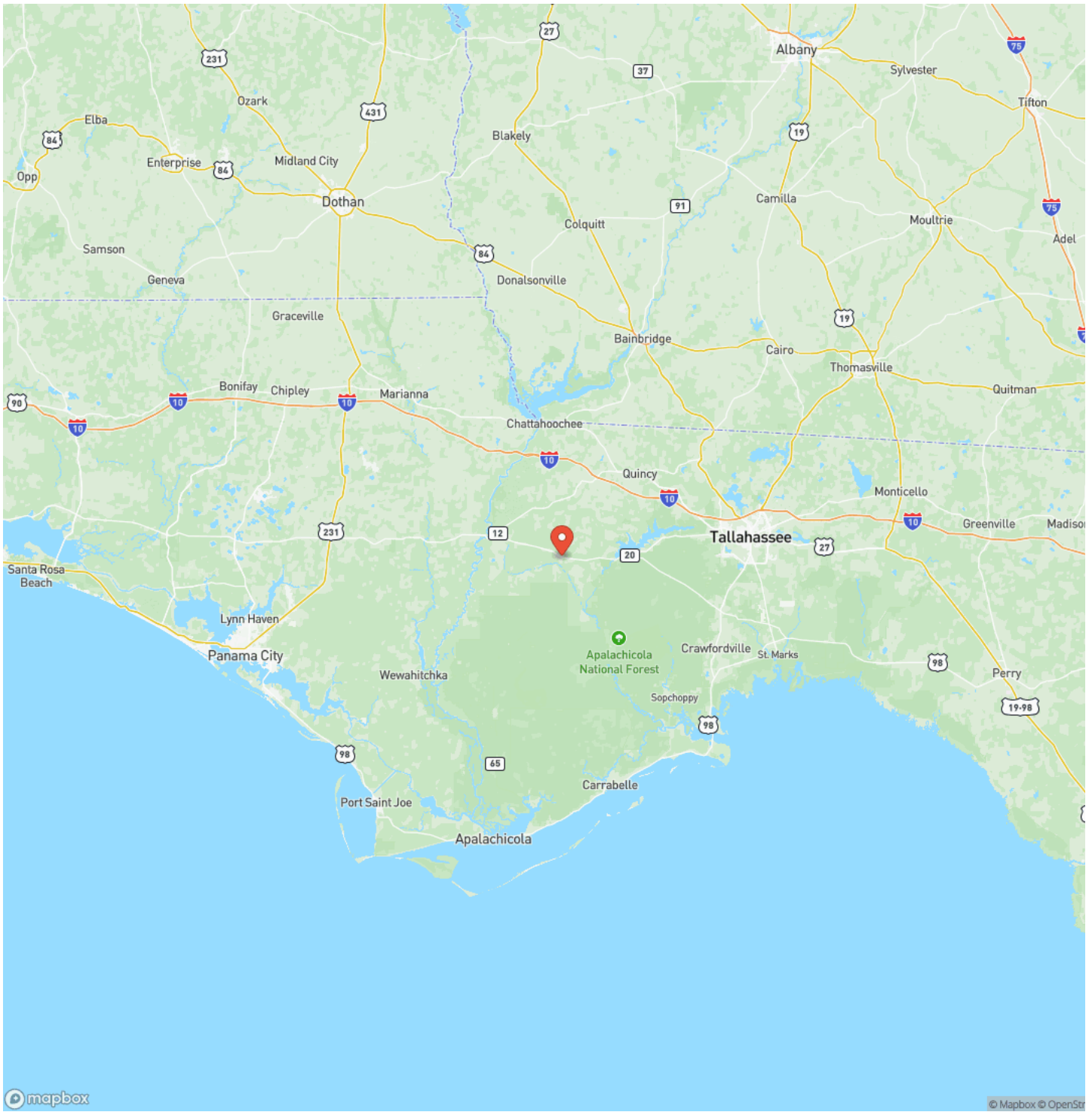
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Hosford, FL / Liberty County



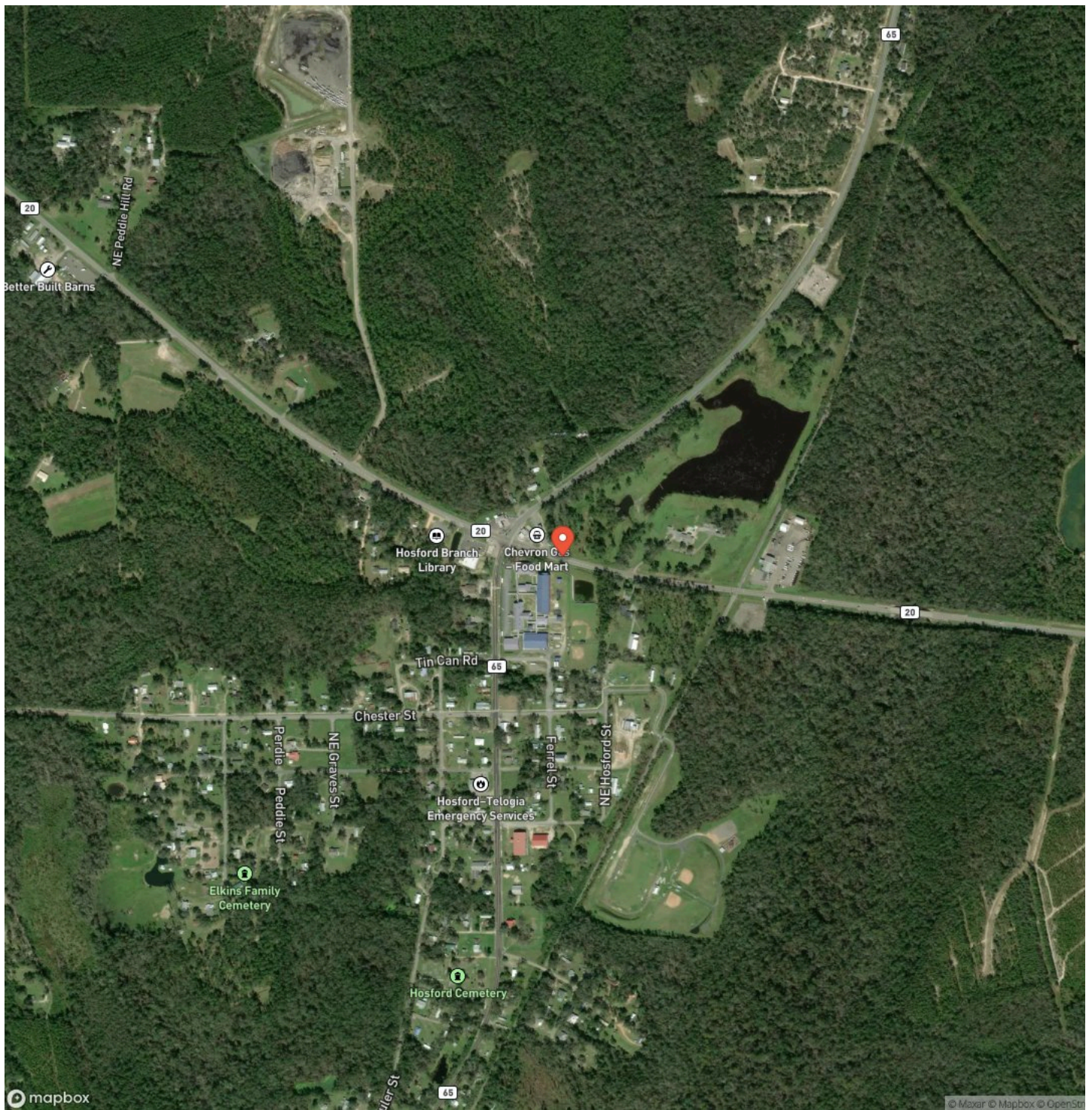
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

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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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