



KNIGHT TAYLOR RANCH - SOUTH TRACT

3,707 ± ACRES | TAYLOR COUNTY, FLORIDA | TIMBER INVESTMENT & RECREATION TRACT

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SALE PRICE

\$12,233,100

PROPERTY OVERVIEW

The Knight Taylor Ranch - South Tract is 3,707 acres and is one of three tracts totaling 12,006-acres called Knight Taylor Ranch.

The South Tract consists of pastures, merchantable planted pines, irrigated cropland, and multiple cleared areas for potential conversion to pasture or reforestation. Most of the property is bottomland hardwoods and a mixture of wetlands.

This ranch is an idyllic retreat that caters to the authentic Florida lifestyle. The entire perimeter is high fenced and utilized for cattle grazing, timber production, and hunting. Excellent populations of deer, turkey, and feral hogs roam the property and provide exciting recreational opportunities.

Perfect for someone looking for an investment property combined with recreational adventure, the Knight Taylor South tract has exceptional internal access that consists of a network of improved graded roads and unimproved woods avenues for ATV/UTV riding and hiking. The property is located within a 1.5-hour drive to Gainesville and Tallahassee, FL. Contact a listing agent to learn more and schedule a showing.

OFFERING SUMMARY

ACREAGE:	3,707 Acres
PRICE / ACRE:	\$3,300
CITY:	Tennille
COUNTY:	Taylor
PROPERTY TYPE:	Ranch & Recreation, Timberland



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Ranch • Timberland
UPLANDS / WETLANDS:	70% Uplands / 30% Wetlands
SOIL TYPES:	<ul style="list-style-type: none"> • Predominantly Melvina-Moriah-Lutterloh Complex and Seaboard-Bushnell-Matmon Complex in the uplands • Toolles-Madowbrook Complex in the wetlands
TAXES & TAX YEAR:	\$10,037.73 [\$2.71/acre], 2021
ZONING / FLU:	Zoning: AG / FLU: Agriculture 2
ROAD FRONTAGE:	Approximately 1.7 miles on US-19/98
NEAREST POINT OF INTEREST:	Within 15 minutes to Steinhatchee and the Gulf of Mexico.
FENCING:	Perimeter of property is completely high fenced.
CURRENT USE:	Cattle grazing, timber production, hunting & recreation
POTENTIAL RECREATIONAL / ALT USES:	Hunting, Equestrian, ATV/UTV Riding, Hiking, Getaway Home
LAND COVER:	Mixture of pasture [1,070 ac], irrigated cropland [331 ac], merchantable planted pine [575], cleared potential pasture or reforestation areas [566 ac] and natural hardwood bottoms [1,101 ac].
STRUCTURES & YEAR BUILT:	Cattle Working Pens



SURVEY OR SITE TESTING REPORTS:

2012 Survey Available

GAME POPULATION INFORMATION:

Property perimeter is completely high-fenced with good populations of deer, turkey, and feral hogs.

ON SITE ROAD ACCESS:

Internal access is good and is comprised of a network of improved graded roads and unimproved woods roads.

AGE OF STAGES OF TIMBER:

575 acres of 17 to 25 year old planted slash pine.



LOCATION & DRIVING DIRECTIONS

PARCEL:

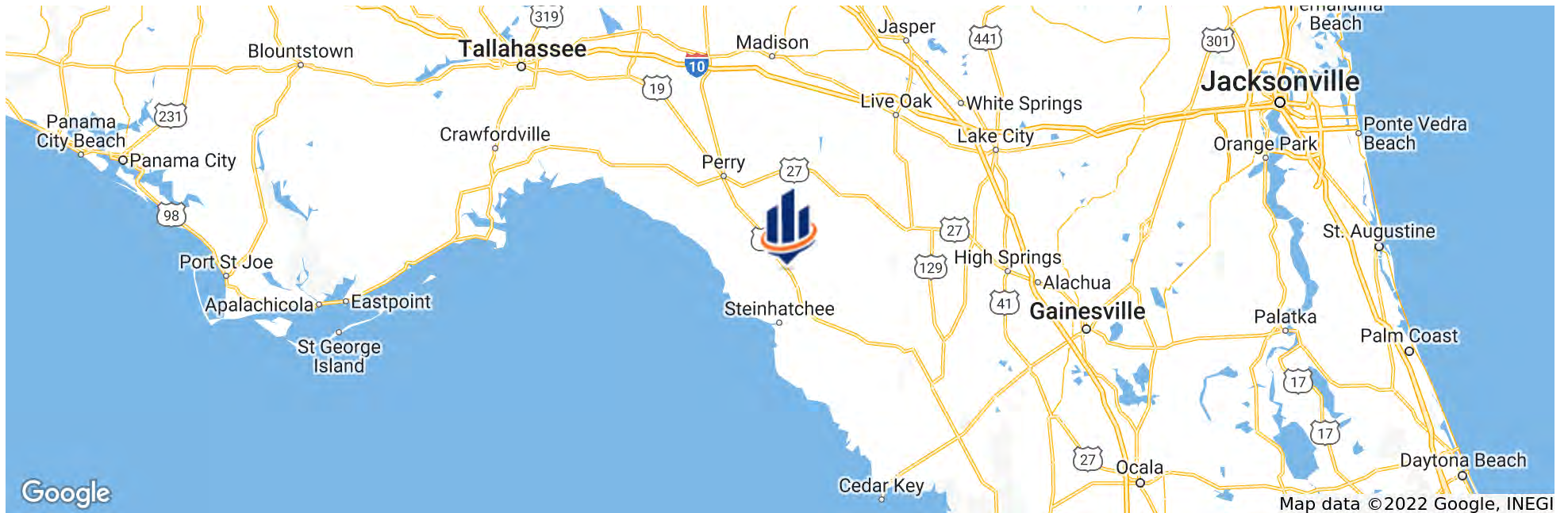
Multiple in Taylor County

GPS:

29.8041075, -83.3413933

DRIVING DIRECTIONS:

- From North:
Intersection of US-19 and US-98 in Perry, FL drive south on US-19 for 22 miles, Entrance will be on the right.
- From South:
Intersection of US-19 and CR-351 in downtown Cross City, FL drive north on US-19 for 25 miles; The property will be on the left.

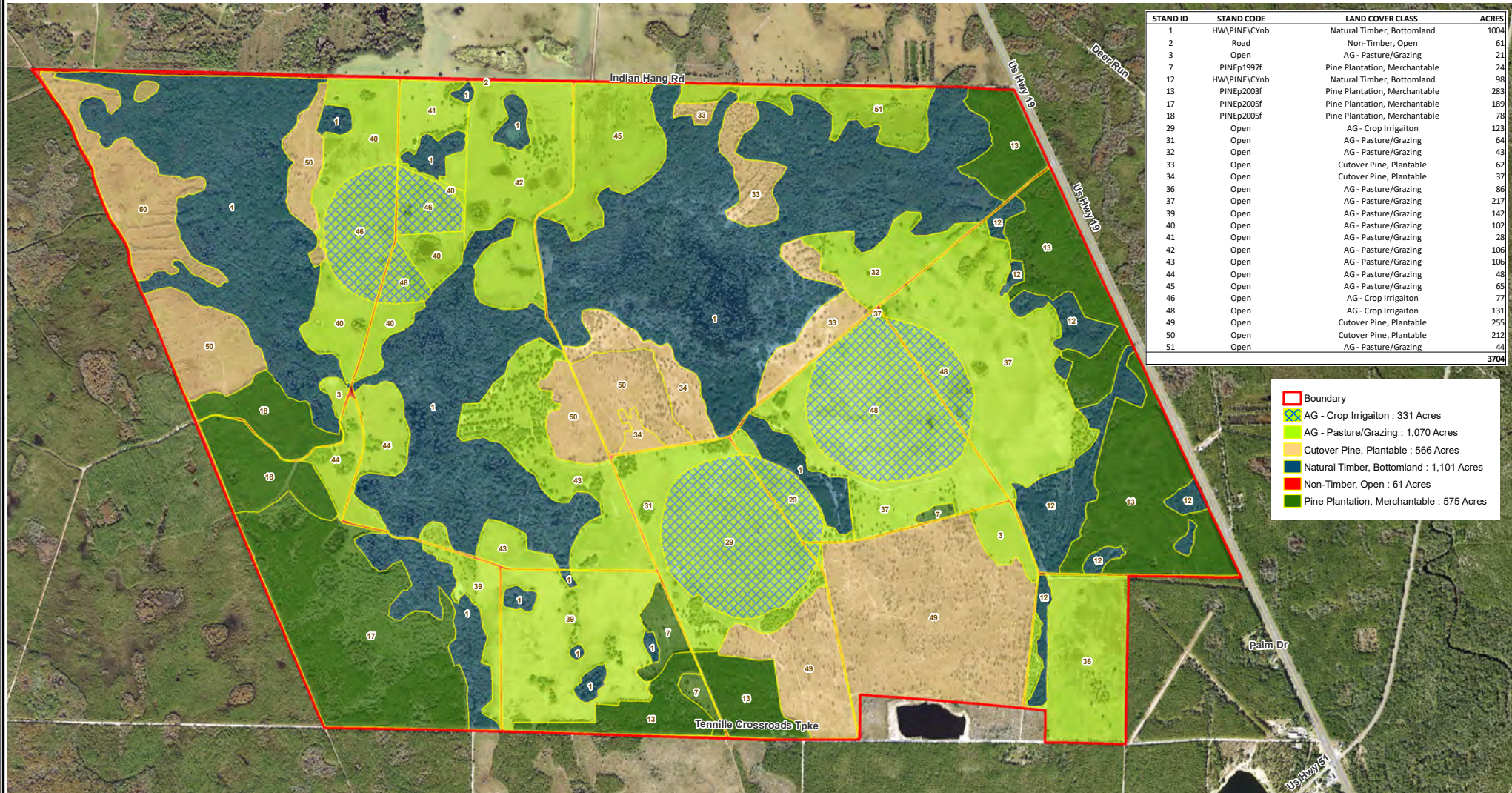


Knight Taylor - South Tract

Taylor County, FL

Timber Stand Map - 2022

2021 NAIP Aerial Photo

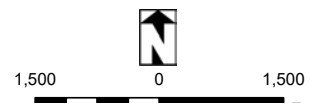


STAND ID	STAND CODE	LAND COVER CLASS	ACRES
1	HW\PINE\Cynb	Natural Timber, Bottomland	1004
2	Road	Non-Timber, Open	61
3	Open	AG - Pasture/Grazing	21
7	PINEp1997f	Pine Plantation, Merchantable	24
12	HW\PINE\Cynb	Natural Timber, Bottomland	98
13	PINEp2003f	Pine Plantation, Merchantable	283
17	PINEp2005f	Pine Plantation, Merchantable	189
18	PINEp2005f	Pine Plantation, Merchantable	78
29	Open	AG - Crop Irrigation	123
31	Open	AG - Pasture/Grazing	64
32	Open	AG - Pasture/Grazing	43
33	Open	Cutover Pine, Plantable	62
34	Open	Cutover Pine, Plantable	37
36	Open	AG - Pasture/Grazing	86
37	Open	AG - Pasture/Grazing	217
39	Open	AG - Pasture/Grazing	142
40	Open	AG - Pasture/Grazing	102
41	Open	AG - Pasture/Grazing	28
42	Open	AG - Pasture/Grazing	106
43	Open	AG - Pasture/Grazing	106
44	Open	AG - Pasture/Grazing	48
45	Open	AG - Pasture/Grazing	65
46	Open	AG - Crop Irrigation	77
48	Open	AG - Crop Irrigation	131
49	Open	Cutover Pine, Plantable	255
50	Open	Cutover Pine, Plantable	212
51	Open	AG - Pasture/Grazing	44
			3704

Boundary

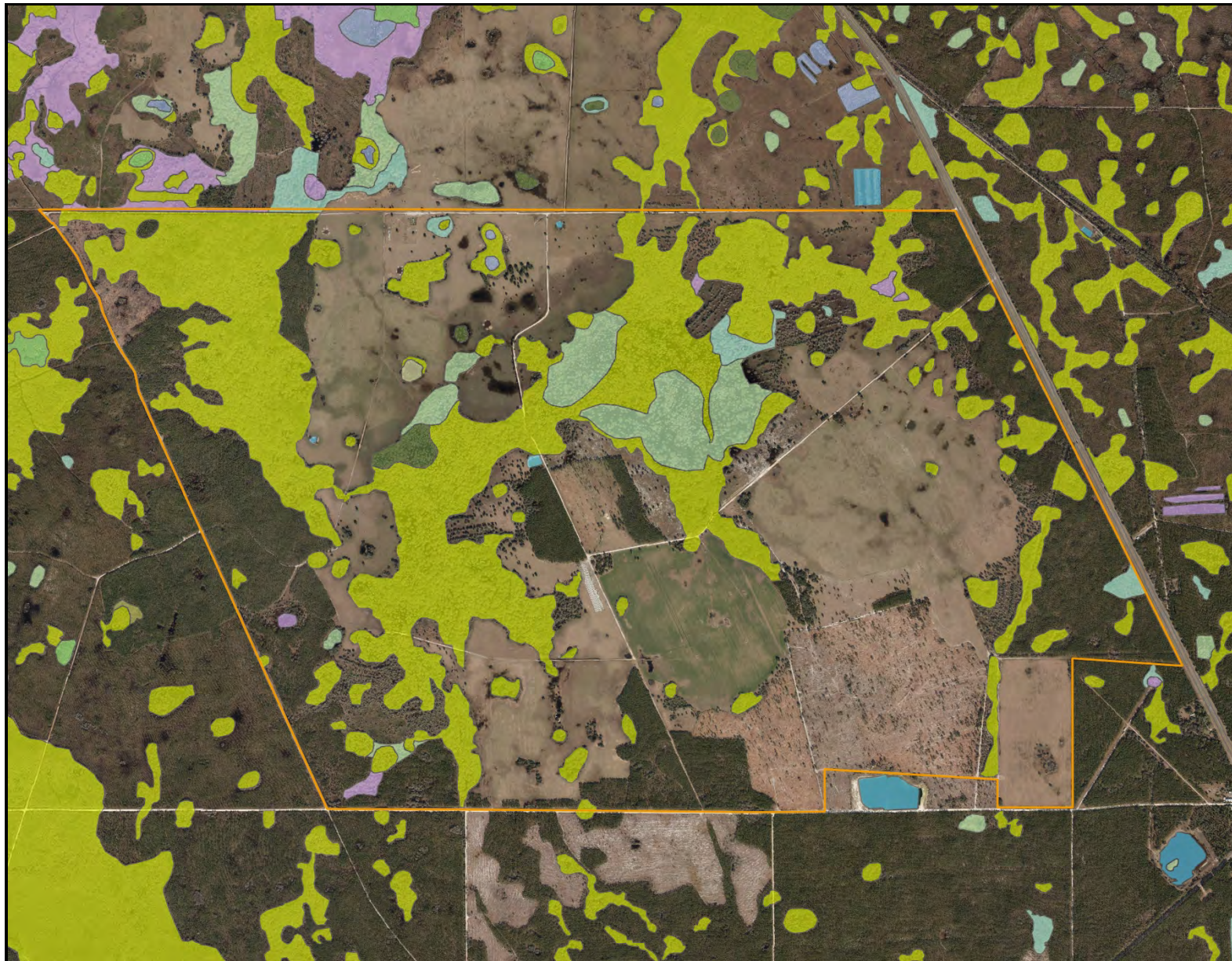
- AG - Crop Irrigation : 331 Acres
- AG - Pasture/Grazing : 1,070 Acres
- Cutover Pine, Plantable : 566 Acres
- Natural Timber, Bottomland : 1,101 Acres
- Non-Timber, Open : 61 Acres
- Pine Plantation, Merchantable : 575 Acres

NOTICE:
THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACRES NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.
THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACRES NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.
MAP CREATED BY : J SAARELA



Map created For Saunders Real Estate by: Natural Resource Planning Services, Inc.

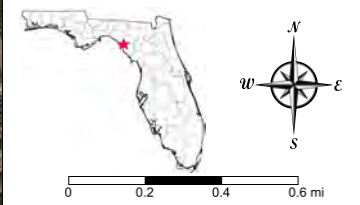
NATURAL RESOURCE PLANNING SERVICES INC.
CONSULTING FORESTERS
356 NW Lake City Ave.
Lake City, FL 32055



Knight Taylor Ranch - South Tract

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6170:	Mixed Wetland Hardwoods	930.9
6460:	Mixed Scrub-Shrub Wetland	121.8
6300:	Wetland Forested Mixed	21.2
6210:	Cypress	14.0
6430:	Wet Prairies	13.6
6530:	Intermittent Ponds	2.6
5300:	Reservoirs	1.7
6410:	Freshwater Marshes	1.6
TOTAL WETLANDS		1,107.3
TOTAL UPLANDS		2,600.1
TOTAL ACRES		3,707.4



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