



# O-I TIMBERLAND TRACT

US HIGHWAY 19  
CHIEFLAND, FL 32626

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# Property Overview



Sale Price **\$12,989,700**

## OFFERING SUMMARY

Acreage: 4,811 Acres  
Price / Acre: \$2,700  
City: Chiefland  
County: Levy  
Property Type: Timberland

## PROPERTY OVERVIEW

The O-I Timberlands Tract, 4,811 acres of productive woodlands located in Levy County, FL, is an exceptional forestry investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations established with seedlings from some of the South's premier tree nurseries using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress in the wetlands provide excellent wildlife habitat and deer, Osceola wild turkey, hogs and small game are plentiful. A well maintained road system and direct entry points from US-19/98 provides excellent access for timber management and recreational uses.

- 1,101 acres of merchantable planted pine
- 1,492 acres of premerchantable planted pine
- 415 acres of harvested land ready for reforestation
- 1,794 acres of natural timber

Additional timberland/recreational tracts also available at this location.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Timberland</li></ul>
Uplands / Wetlands:	68% uplands/ 32% wetlands
Soil Types:	Uplands soils are primarily Smyrna and Pomona fine sands.
Taxes & Tax Year:	\$15,008.68 [\$3.12/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Approximately 2.3 miles of frontage on US-19/98, a 4-lane divided highway.  Less than 1/2 hour drive to Cedar Key on the Gulf of Mexico and to the Suwannee River. Within an hour drive to Gainesville and Ocala. Adjacent to the Devil's Hammock Wildlife Management area and the Upper Waccasassa Conservation Area and near the Lower Suwannee National Wildlife Refuge and the Goethe State Forest.
Nearest Point of Interest:	
Current Use:	The property has been in commercial timber production for decades.
Potential Recreational / Alt Uses:	There is an active hunting and recreation program on the property and is licensed to hunting clubs at top market rate.
Game Population Information:	Plentiful deer, Osceola wild turkeys, and wild hogs

# Specifications & Features



## Timber Cruise:

GIS shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.

# Location



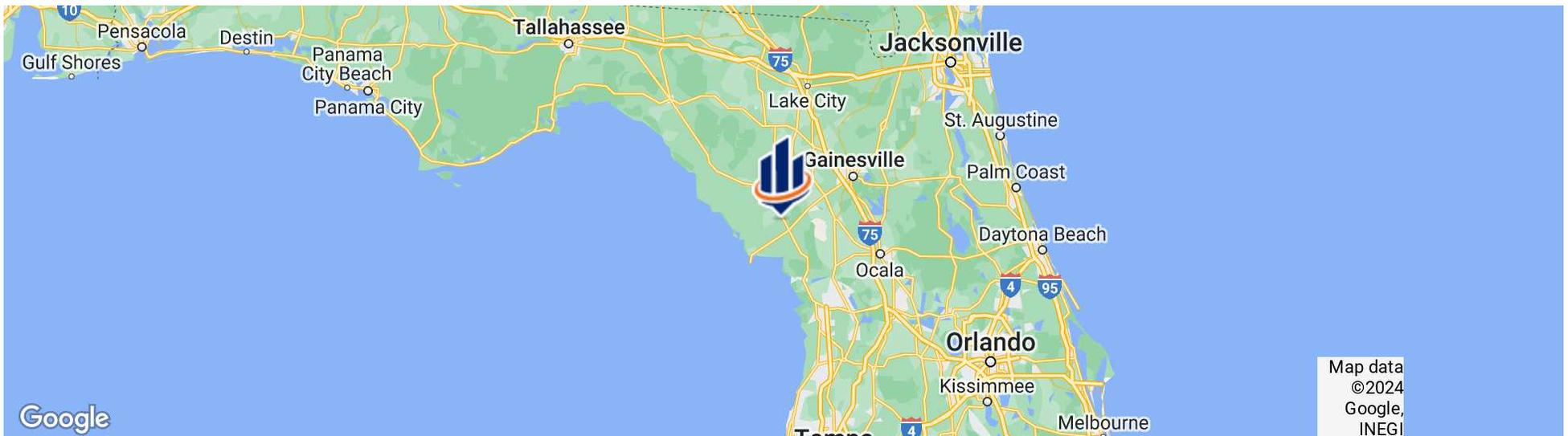
## LOCATION & DRIVING DIRECTIONS

Parcel: 249700000 183100000  
249900000 184500000  
184700000 184800000  
184900200 186500300  
186700000 186800000

GPS: 29.3773845, -82.7986792

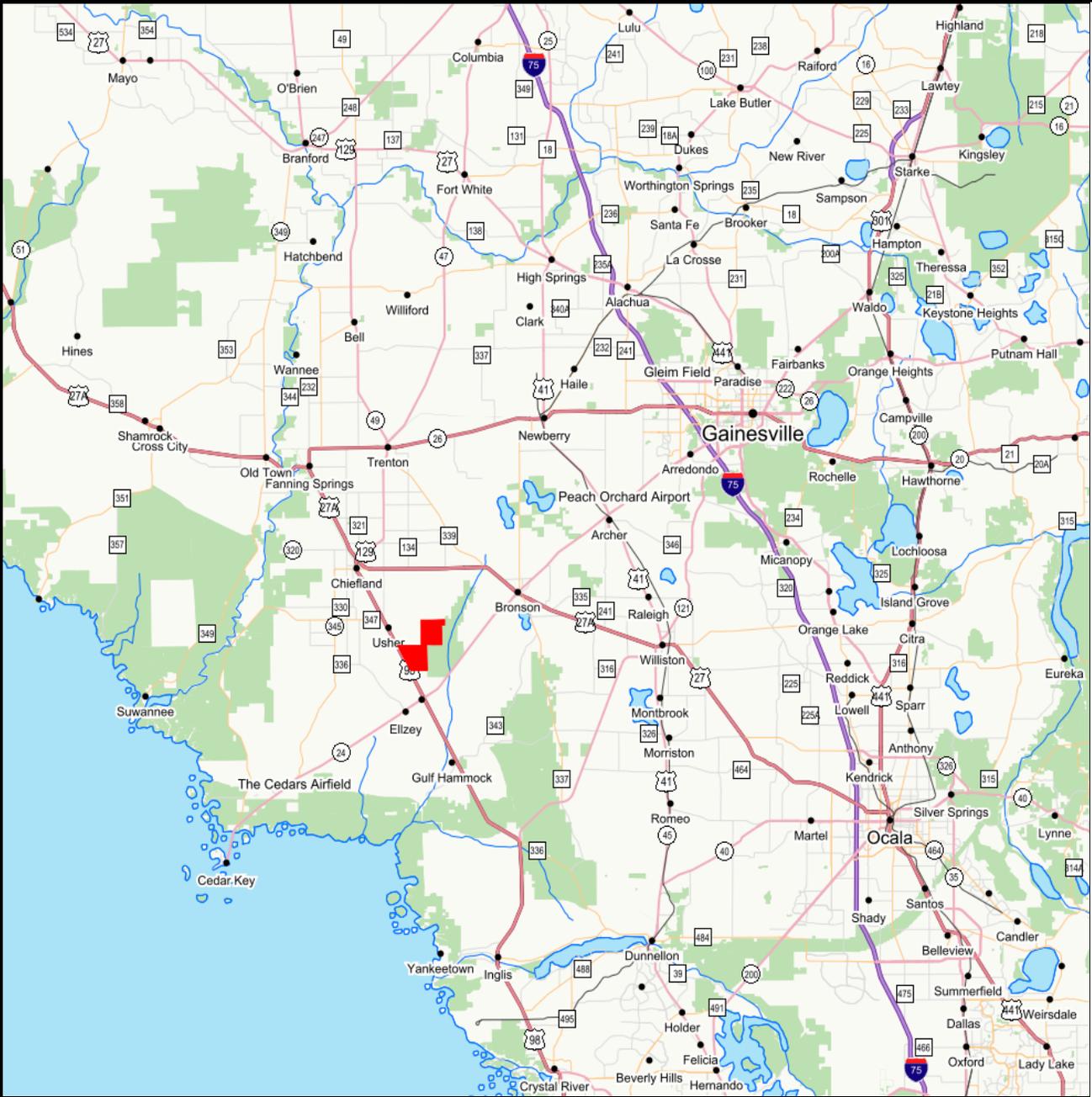
Driving Directions: From US-19/98 and SR-24 intersection in Otter Creek, go north 3.9 miles to entrance on right.

Showing Instructions: Contact listing agent to arrange a showing.



# O-I Timberland Tract - Location

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing



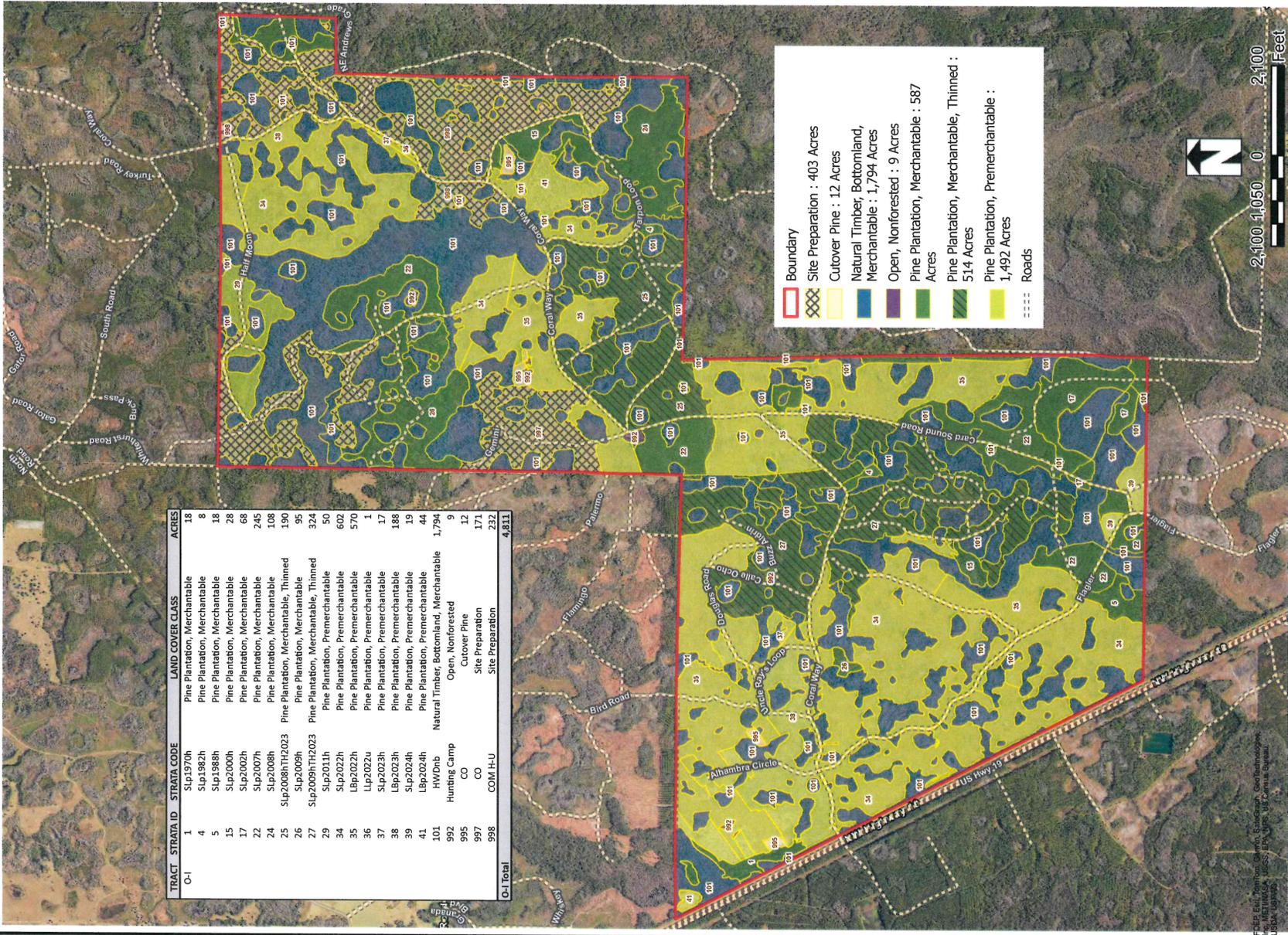
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# O-I Timberland Tract

Levy County, Florida

# Timber Stand Map

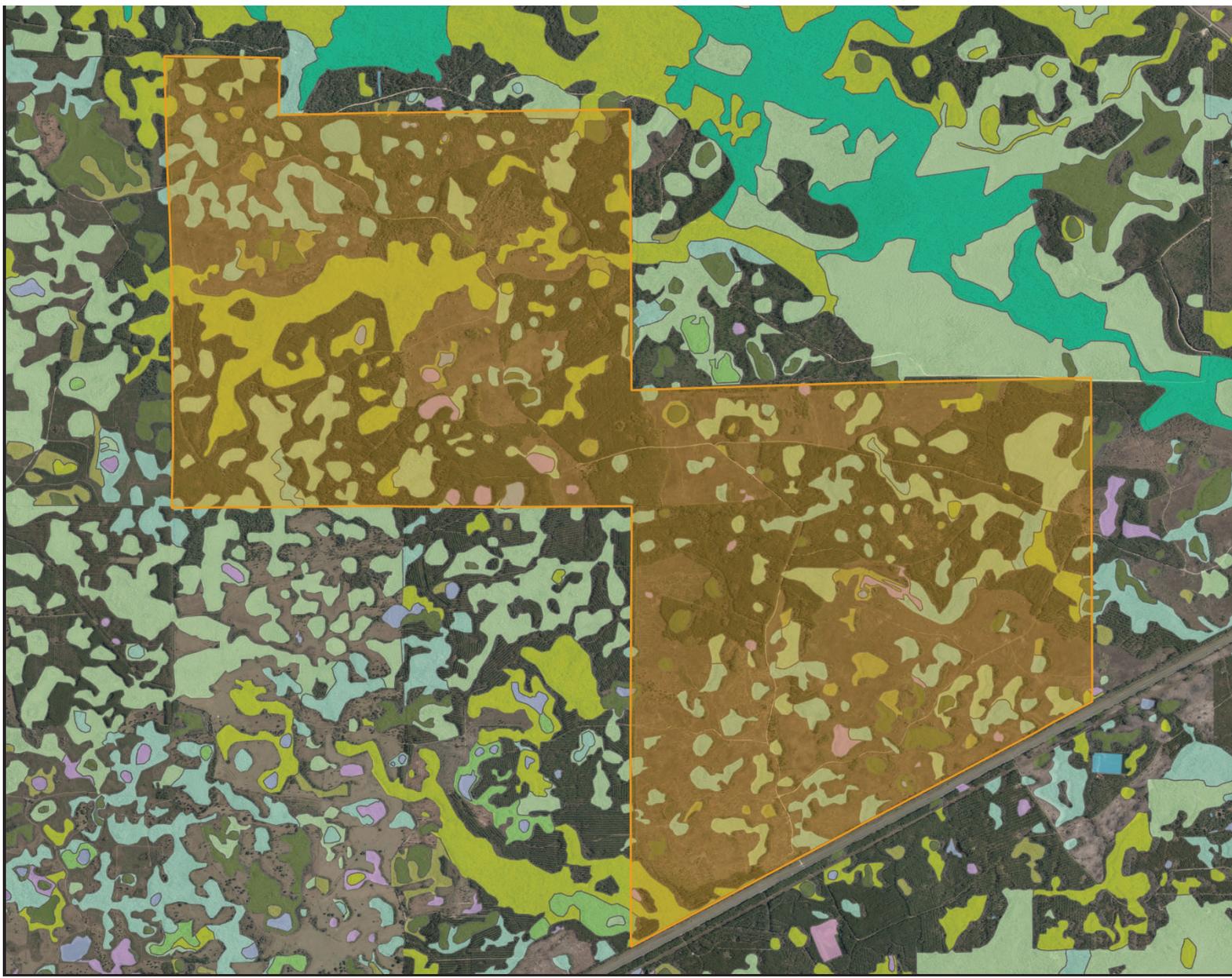
2023 NAIP Aerial Photo



NOTICE: THIS MAP IS NOT A SURVEY. THEREFORE ANY DERIVED ACRES NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE, ROUNDED, AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT. CONSULT A PROFESSIONAL SURVEYOR FOR 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 ON: 04/16/2024

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 FILE: METIMSA\_0055\_FPA\_01.mxd, I:\Data\Bureau\USDA\MapInfo



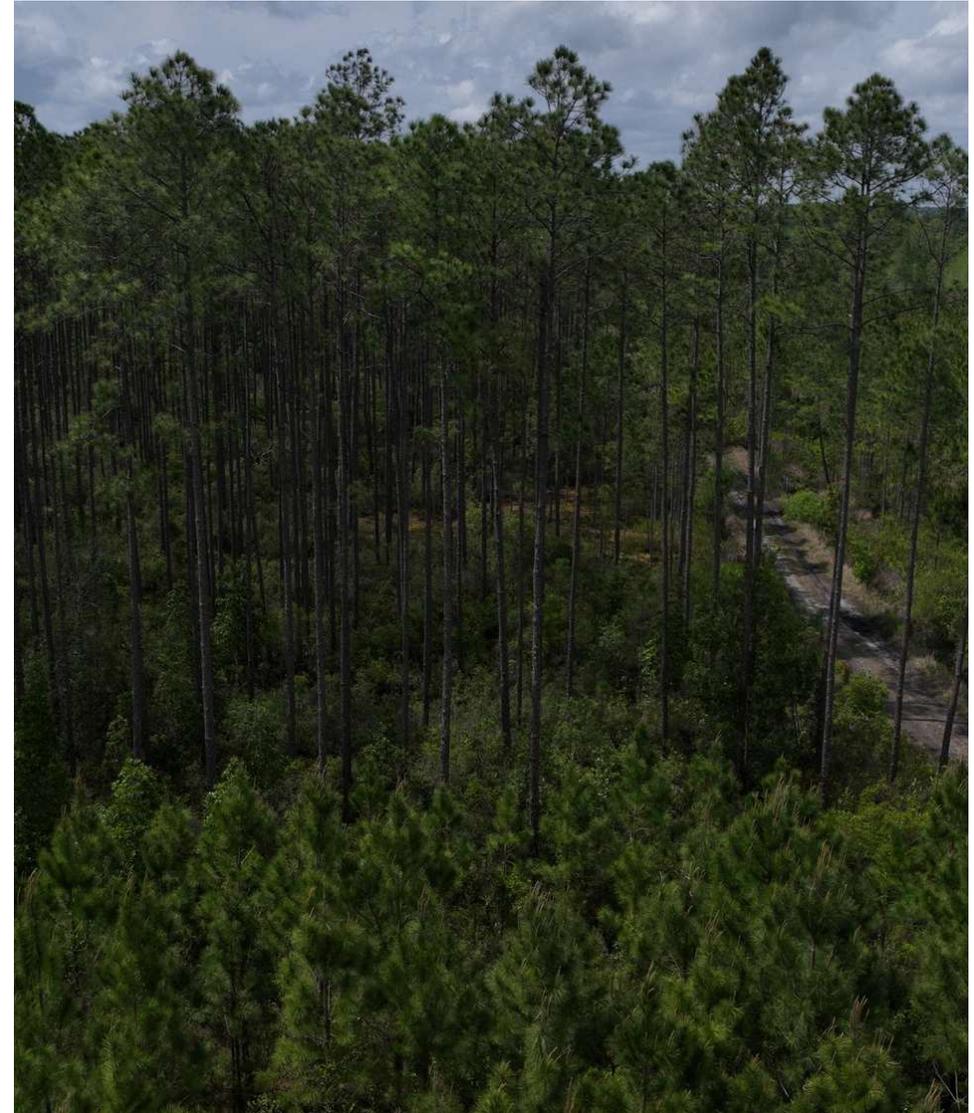
O-1 Tract - Wetland Map

- 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

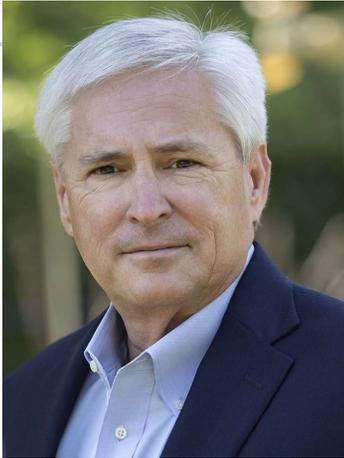
CODEDESC	ACRES
6460: Mixed Scrub-Shrub Wetland	494.0
6170: Mixed Wetland Hardwoods	415.5
6300: Wetland Forested Mixed	398.8
6210: Cypress	104.7
6250: Hydric Pine Flatwoods	81.6
6430: Wet Prairies	46.1
6410: Freshwater Marshes	12.7
6130: Gum Swamps	1.3
<b>TOTAL WETLANDS</b>	<b>1,554.7</b>
<b>TOTAL UPLANDS</b>	<b>3,256.0</b>
<b>TOTAL ACRES</b>	<b>4,810.6</b>



# Additional Photos



# Meet The Team



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