



# WACCASASSA FLATWOODS TRACT

US 19 CHIEFLAND, FL 32626

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# Property Overview



**Sale Price** **\$54,325,000**

## OFFERING SUMMARY

**Acreage:** **21,730 Acres**  
Price / Acre: \$2,500  
City: Chiefland  
County: Levy  
Property Type: Land: Timberland

## PROPERTY OVERVIEW

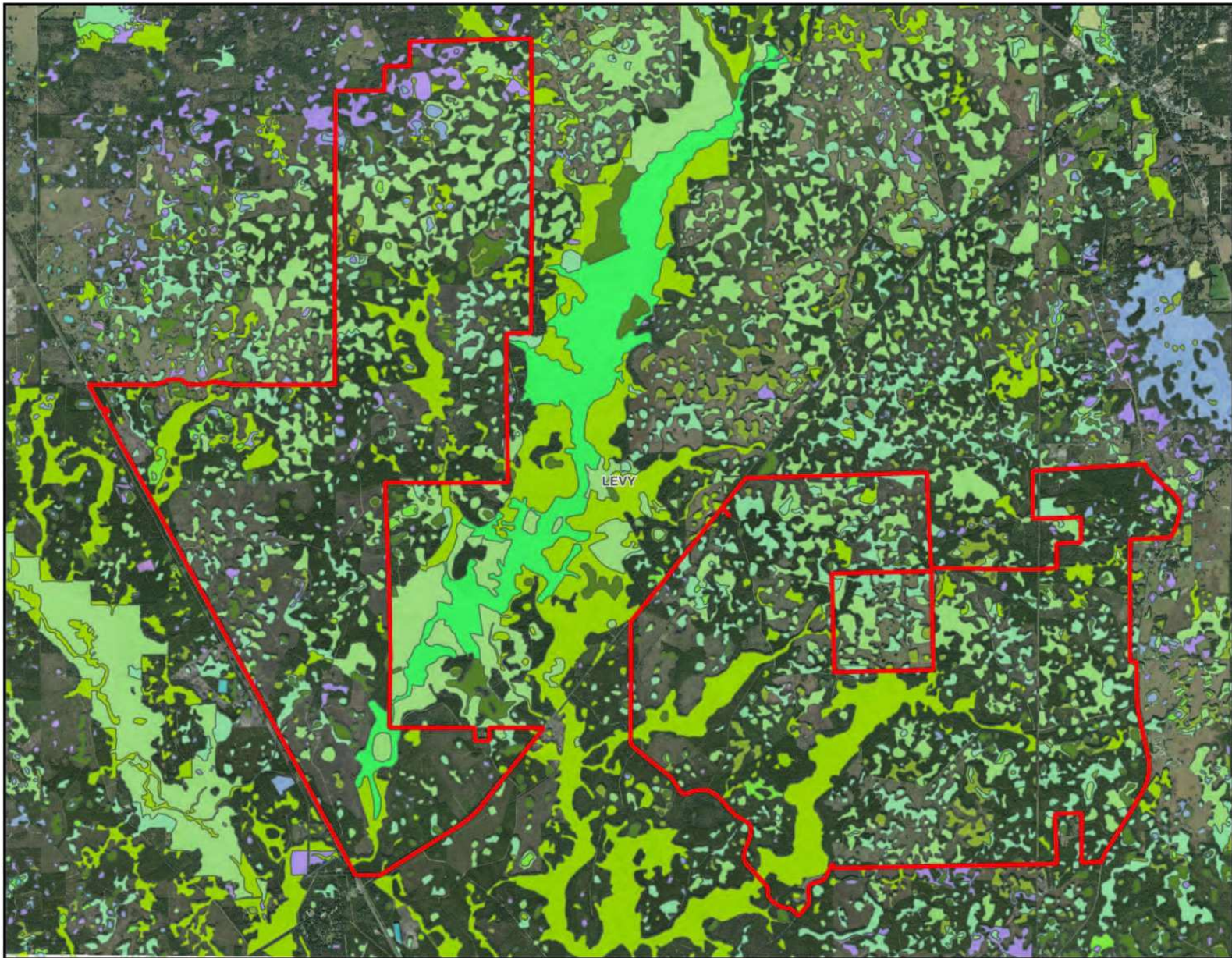
A rare opportunity for a significant timberland investment in Florida. Waccasassa Flatwoods Tract features almost 22 thousand acres of professionally-managed, good site quality timberlands in the heart of Levy County. This property has been managed by several major timber companies over the past 70+ years and contains both merchantable and pre-merchantable planted pine stands, plus natural hardwood and cypress forests. A network of logging roads provides easy access to US 19, SR 24, and CR 343.

# Specifications & Features



## SPECIFICATIONS & FEATURES

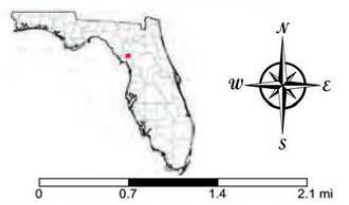
Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
Uplands / Wetlands:	61% uplands <ul style="list-style-type: none"><li>• Uplands are primarily Smyrna Fine Sand</li><li>• Myakka Sand</li><li>• and Pomona Fine Sand</li></ul>
Soil Types:	
Taxes & Tax Year:	\$65,954 for 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Over 10 miles of paved road frontage along US 19/98, SR 24, and CR 343
Potential Recreational / Alt Uses:	There is an active hunting and recreation program on the property, with most of the area licensed to hunting clubs and private individuals at top market rates.
Timber Cruise:	GIS Shapefiles and associated geodatabase containing pertinent timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.
Age of Stages of Timber:	Over 12,000 plantable acres: 2,725 acres of merchantable planted pines and 7,105 acres of premerch planted pines.



## Waccasassa Flatwoods - Wetlands

- 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
- Degraded Wetlands

Code	Description	ACRES
6460	Mixed Scrub-Shrub Wetland	2,776.0
6170	Mixed Wetland Hardwoods	2,164.1
6300	Wetland Forested Mixed	1,898.5
6250	Hydric Pine Flatwoods	508.7
6210	Cypress	488.8
6430	Wet Prairies	304.2
6410	Freshwater Marshes	126.4
6130	Gum Swamps	119.1
6150	Stream And Lake Swamps (Bottomland)	116.0
6110	Bay Swamps	31.4
6440	Emergent Aquatic Vegetation	2.2
5300	Reservoirs	.1
<b>TOTAL WETLANDS</b>		<b>8,535.4</b>
<b>TOTAL UPLANDS</b>		<b>13,198.3</b>
<b>TOTAL ACRES</b>		<b>21,733.7</b>



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# Land Cover Summary



**Waccasassa Flatwoods Tract  
Land Cover Summary**

<b>LAND COVER</b>	<b>ACRES</b>
Cutover Pine	325
Natural Timber, Bottomland, Merchantable	9,006
Natural Timber, Bottomland, Premerchantable	268
Open, Nonforested	64
Pine Plantation, Merchantable	2,025
Pine Plantation, Merchantable, Thinned	700
Pine Plantation, Premerchantable	7,105
Planned Harvest & Site Preparation	475
Site Preparation	1,749
Water	13
<b>Grand Total</b>	<b>21,730</b>

*The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.*

# Stand Summary



## Waccasassa Flatwoods Tract Stand Summary

STRATA ID	STRATA CODE	LAND COVER	ACRES
1	SLp1970h	Pine Plantation, Merchantable	18
2	SLp1975h	Pine Plantation, Merchantable	2
3	SLp1975hTH2012	Pine Plantation, Merchantable, Thinned	95
4	SLp1982h	Pine Plantation, Merchantable	8
5	SLp1988h	Pine Plantation, Merchantable	50
6	SLp1990h	Pine Plantation, Merchantable	80
7	SLp1991h	Pine Plantation, Merchantable	3
8	SLp1995h	Pine Plantation, Merchantable	2
9	LBp1995h	Pine Plantation, Merchantable	5
10	SLp1996h	Pine Plantation, Merchantable	19
11	SLp1997h	Pine Plantation, Merchantable	28
12	SLp1997hTH2013	Pine Plantation, Merchantable, Thinned	1
13	SLp1998h	Pine Plantation, Merchantable	8
14	SLp1998hTH2013	Pine Plantation, Merchantable, Thinned	6
15	SLp2000h	Pine Plantation, Merchantable	28
16	SLp2001h	Pine Plantation, Merchantable	5
17	SLp2002h	Pine Plantation, Merchantable	237
18	SLp2003h	Pine Plantation, Merchantable	51
19	SLp2004hTH2016	Pine Plantation, Merchantable, Thinned	43
20	LBp2004h	Pine Plantation, Merchantable	36
21	SLp2005h	Pine Plantation, Merchantable	139
22	SLp2007h	Pine Plantation, Merchantable	556
23	SLp2007hTH2023	Pine Plantation, Merchantable, Thinned	41
24	SLp2008h	Pine Plantation, Merchantable	223
25	SLp2008hTH2023	Pine Plantation, Merchantable, Thinned	190
26	SLp2009h	Pine Plantation, Merchantable	528

STRATA ID	STRATA CODE	LAND COVER	ACRES
27	SLp2009hTH2023	Pine Plantation, Merchantable, Thinned	324
28	SLp2010h	Pine Plantation, Premerchantable	269
29	SLp2011h	Pine Plantation, Premerchantable	730
30	SLp2014h	Pine Plantation, Premerchantable	116
31	SLp2017h	Pine Plantation, Premerchantable	197
32	SLp2018h	Pine Plantation, Premerchantable	188
33	SLp2019h	Pine Plantation, Premerchantable	344
34	SLp2022h	Pine Plantation, Premerchantable	930
35	LBp2022h	Pine Plantation, Premerchantable	603
36	LLp2022u	Pine Plantation, Premerchantable	1
37	SLp2023h	Pine Plantation, Premerchantable	1,470
38	LBp2023h	Pine Plantation, Premerchantable	810
39	SLp2024h	Pine Plantation, Premerchantable	1,225
40	LBp2024h	Pine Plantation, Premerchantable	168
41	LLp2024h	Pine Plantation, Premerchantable	53
101	HWDnb	Natural Timber, Bottomland, Merchantable	9,006
102	HWDnbCO	Natural Timber, Bottomland, Premerchantable	268
991	Easement	Open, Nonforested	5
992	Hunting Camp	Open, Nonforested	17
993	Lakes/Ponds	Water	13
994	ROW	Open, Nonforested	42
995	CO	Cutover Pine	56
996	COM H-U	Cutover Pine	269
997	CO	Site Preparation	590
998	COM H-U	Site Preparation	1,159
999	COM H-U	Planned Harvest & Site Preparation	475
<b>Grand Total</b>			<b>21,730</b>

# Location








## LOCATION & DRIVING DIRECTIONS

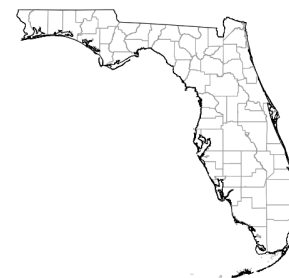
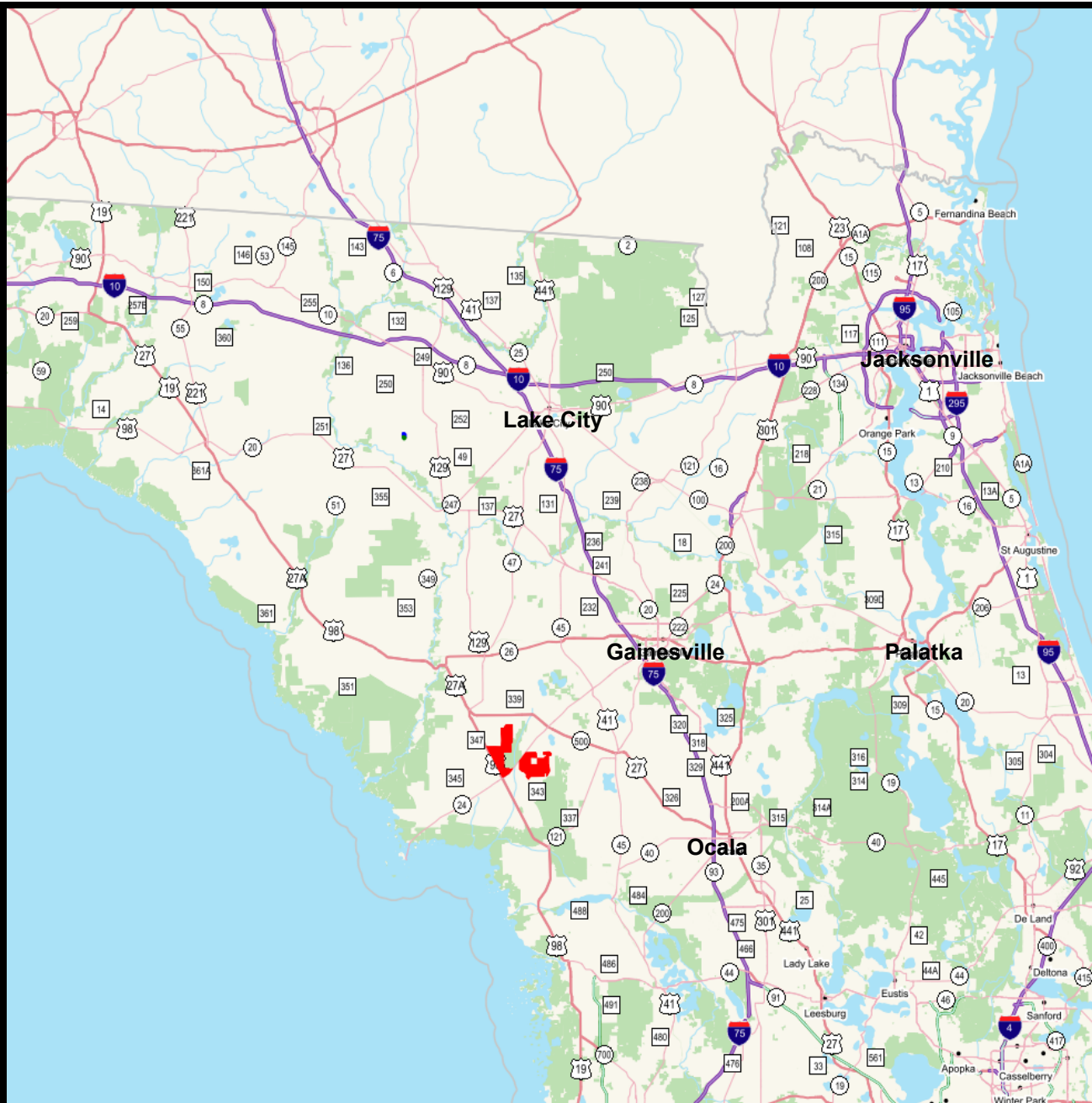
Parcel:	various
GPS:	29.3378111, -82.7636173
Driving Directions:	From I-75 in Gainesville, take SR-24 west for 25 miles, look for signs along SR-24 and US-19/98.
Showing Instructions:	Contact listing agents to arrange a showing.



# Waccasassa Flatwoods Tract -

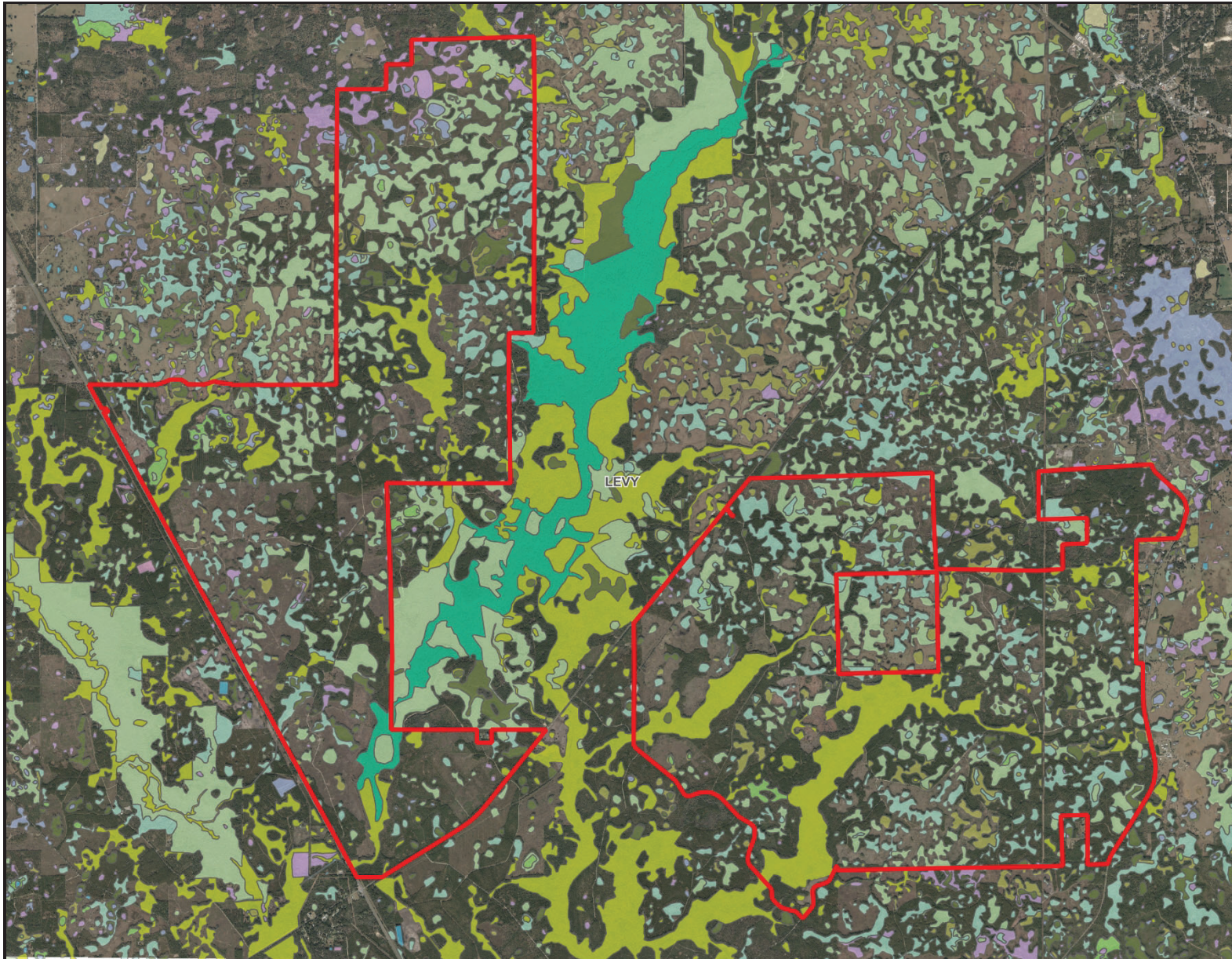
## Location Map

-  US States
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing



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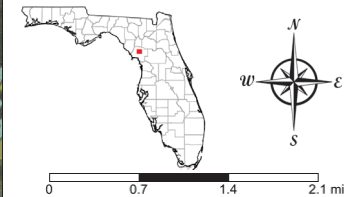




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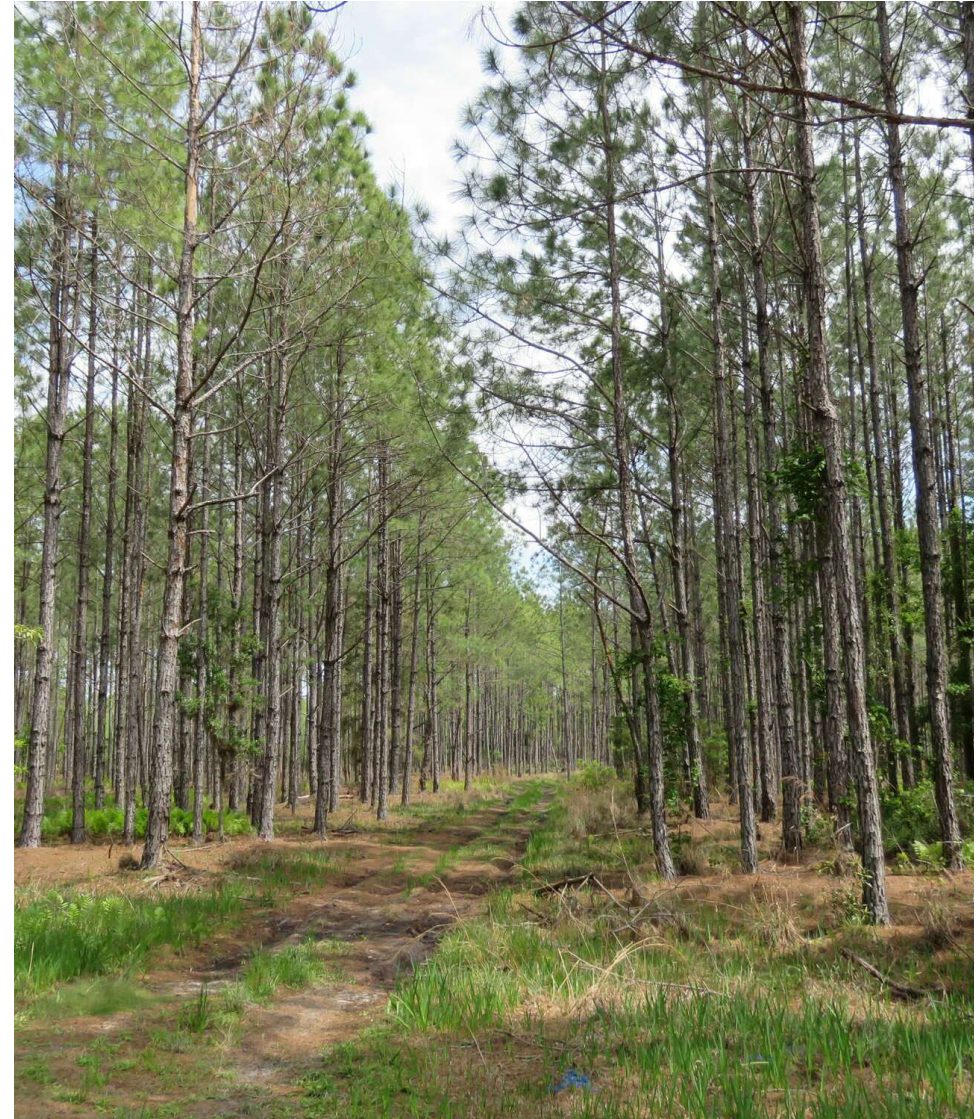


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# Additional Photos



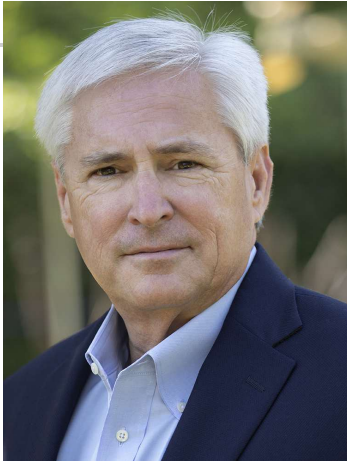
# Additional Photos



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# Meet The Team



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