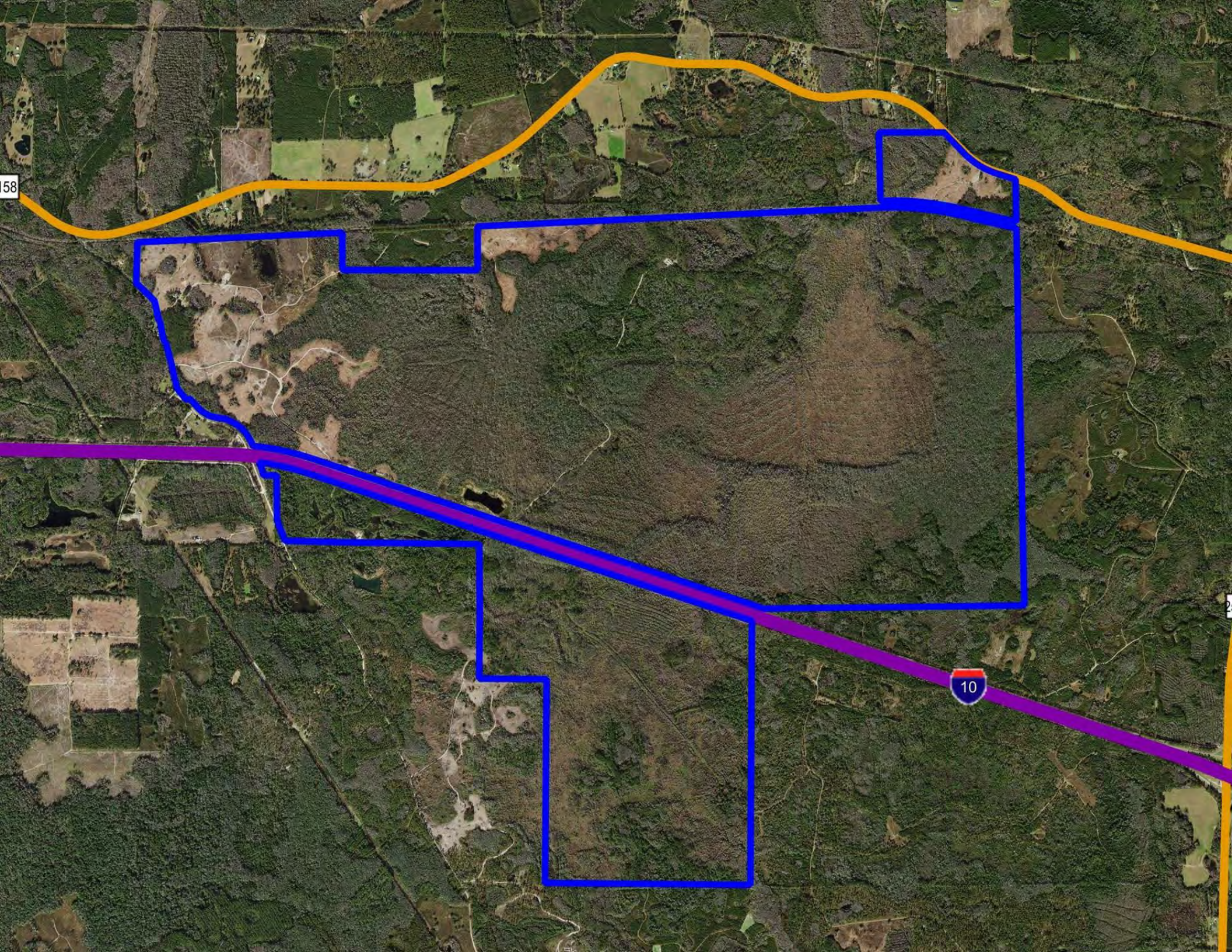




TURKEY SCRATCH ROAD TIMBERLAND

TURKEY SCRATCH RD
MONTICELLO, FL 32344

Mike Lansdell, ALC	Jeremiah Thompson
912.409.0925	352.255.3670
mike.lansdell@svn.com	jeremiah.thompson@svn.com



158

10



Property Overview



Sale Price **\$7,800,000**

OFFERING SUMMARY

Acreage: 3,089 Acres
Price / Acre: \$2,525
City: Monticello
County: Jefferson
Property Type: Timber & Recreation

PROPERTY OVERVIEW

Turkey Scratch Road Timberland is 3,089 ± Acres in Jefferson County just outside Monticello. The property features 616 ± Upland Acres [20%] / 2473 ± Wetland Acres [80%] and has 4± miles of combined road frontage on I-10, 4,450 ± feet of road frontage on Turkey Scratch Road, and 1,725 ± feet on Aucilla Road. It also has several miles of well-maintained internal roads for easy navigation and timber harvesting. Three lumber mills are located within 75 miles of the property, creating easy access to the market.

Turkey Scratch Road Timberland is utilized for timber and recreation. The camp/operations area is in the Northeastern portion of the property just off Turkey Scratch Road, creating easy access for ATVs, four-wheelers, and necessary equipment. Whitetail deer, turkey, hogs, and quail can be seen throughout the property, especially at the small lake and ponds. Several climbing stands, blinds, and feeders are scattered around the property, presenting an opportunity for multiple hunting leases.

In 2021, the upland merchantable pines were clear-cut and not replanted, resulting in open areas amongst natural hardwoods and forested wetlands. The next owner will have a clean slate for site design and future planting. Approximately 260 acres along Turkey Scratch Road and Aucilla Road have a Future Land Use of AG-5 [1 D.U./5-Acres], which offers the potential for subdivision to accommodate smaller homesites. The property is also located near many conservation areas, presenting an opportunity for a conservation easement.



SPECIFICATIONS & FEATURES

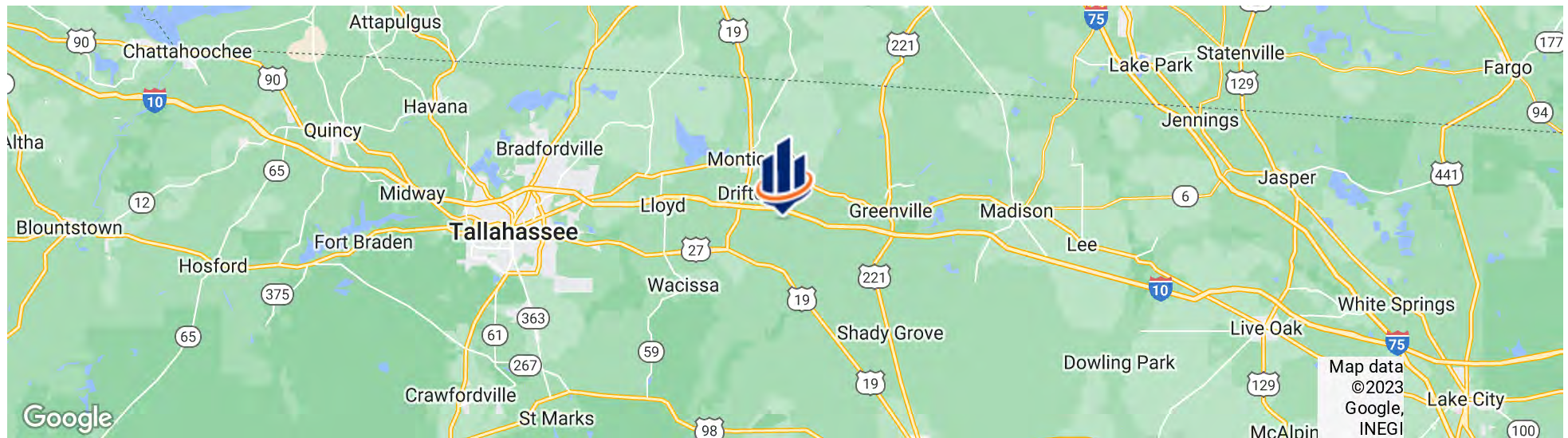
Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Land Investment • Timberland
Uplands / Wetlands:	616 ± Upland Acres [20%] / 2473 ± Wetland Acres [80%]
Soil Types:	Lucy; Orangeburg; Blanton; Albany; Plummer; Pelham; Fuquay; Pits; Sapelo; Pamlico; Leefield; Lynchburg; Surrency
Zoning / FLU:	FLU: AG-5 [260 ± Acres] 1 D.U./5-Acres Along Turkey Scratch Road and Aucilla Road; AG-20 [2829 ± Acres] 1 D.U./20-Acres
Lake Frontage / Water Features:	Small Lake and Ponds Scattered Throughout The Property
Road Frontage:	4 ± Miles Combined on I-10 / 4450 ± Feet Turkey Scratch Road / 1725 ± Feet on Aucilla Road
Nearest Point of Interest:	Monticello [5 ± Miles], Tallahassee [27 ± Miles], Madison [20 ± Miles]; Perry [26 ± Miles]; Saint Marks [30 ± Miles]
Current Use:	Timber & Recreation
Potential Recreational / Alt Uses:	Conservation Easement Potential
Land Cover:	Camp Site; Lakes; Reservoirs; Pine Plantations; Open Area; Natural Hardwoods; Forested Wetlands; Shrub and Brushland
Game Population Information:	Deer, Turkey, Quail, and Hogs

Location



LOCATION & DRIVING DIRECTIONS

Parcel:
GPS: 30.4520966, -83.8121059
Driving Directions: Contact Mike and JT
Showing Instructions: Contact Mike and JT













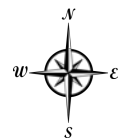
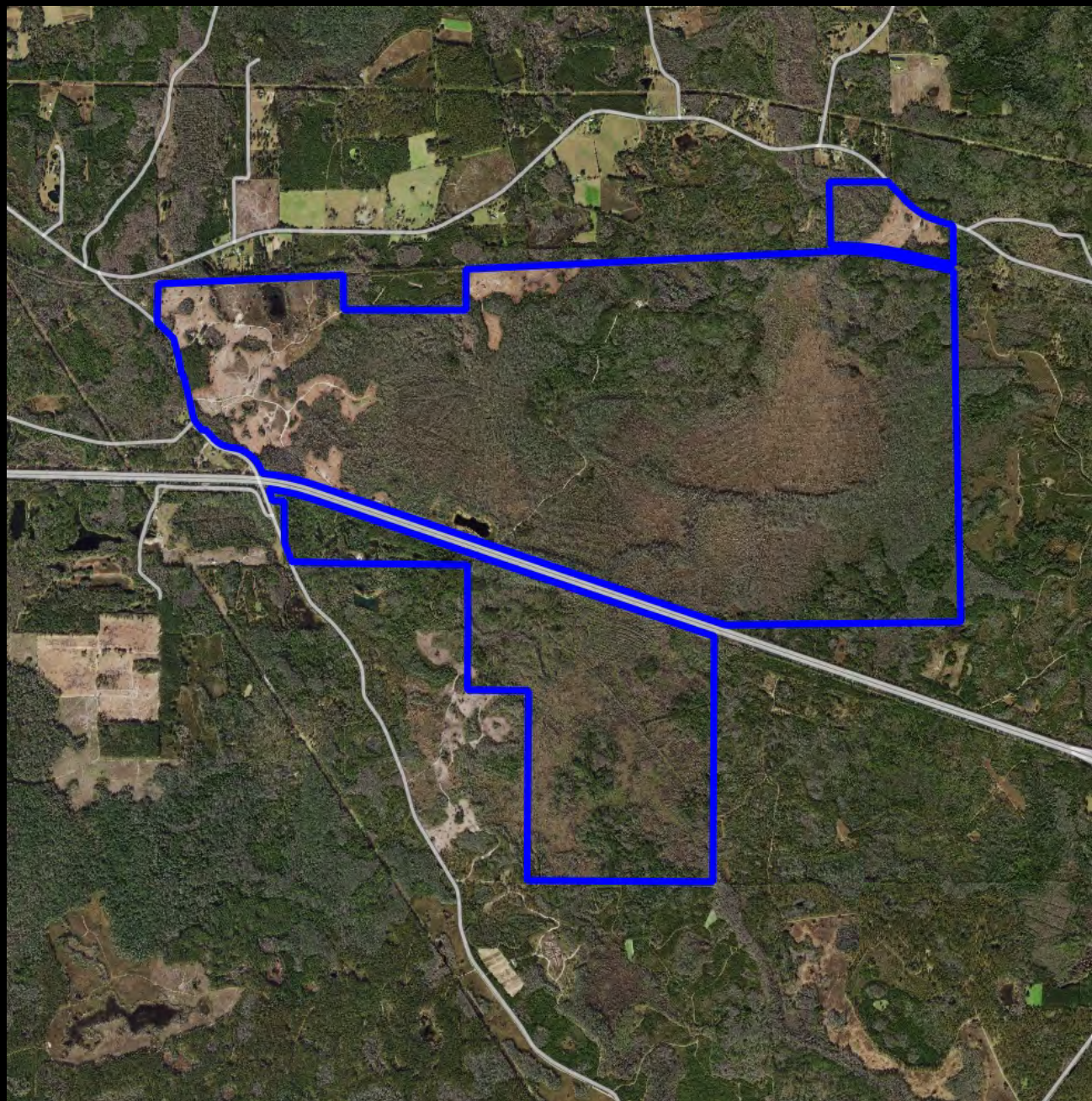




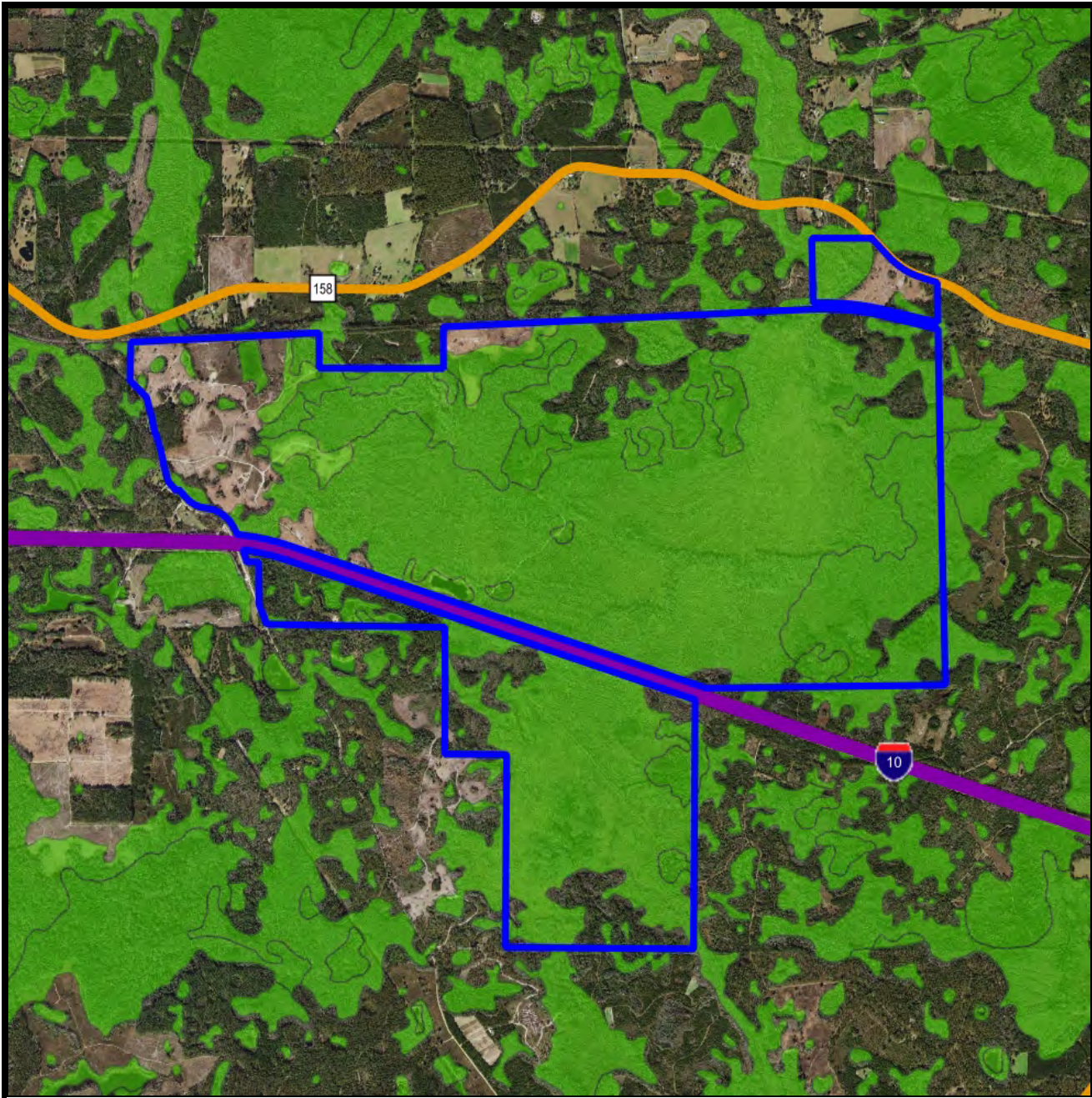


3089 Acres

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-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI

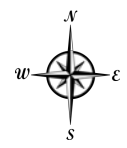


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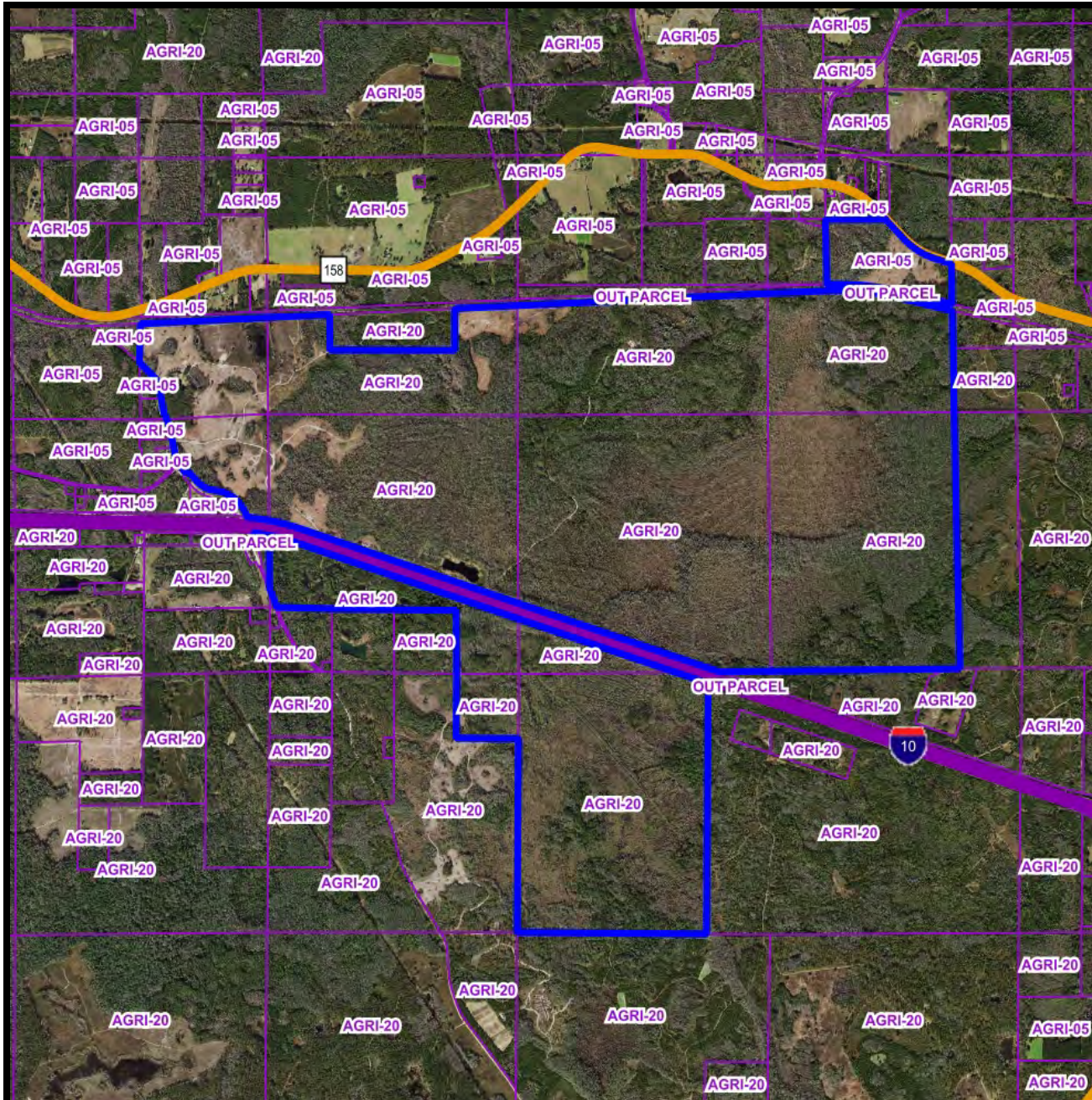


Wetlands

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads
-  Managed Lands FNAI
-  Estuarine
-  Lacustrine
-  Marine
-  Palustrine
-  Riverine

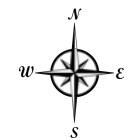


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Future Land Use

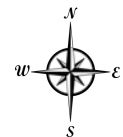
- ▣ Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads
- Managed Lands FNAI
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines



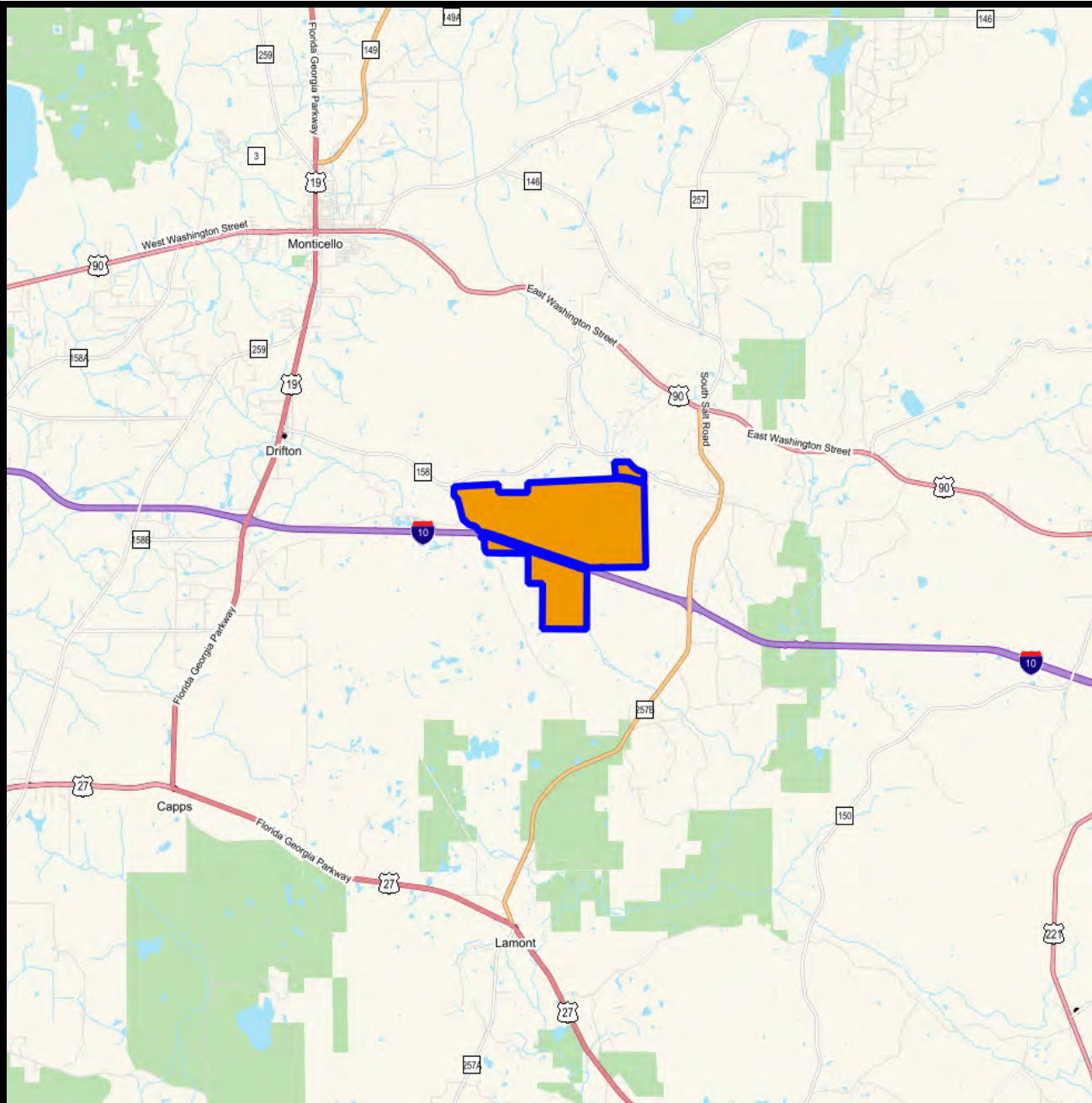
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Florida Wildlife Corridor

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Priority 1 - HIGHEST
- Priority 2
- Priority 3
- Priority 4
- Priority 5
- Priority 6

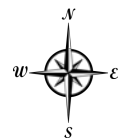


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Vicinity

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



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MIKE LANSDPELL, ALC

Senior Advisor

mike.lansdell@svn.com

Direct: 877.518.5263 x448 | Cell: 912.409.0925

PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

SVN | Saunders Ralston Dantzler
125 N. Broad Street Suite 210
Thomasville, GA 31792



JEREMIAH THOMPSON

Senior Advisor

jeremiah.thompson@svn.com

Direct: 877.518.5263 x386 | Cell: 352.255.3670

PROFESSIONAL BACKGROUND

Jeremiah Thompson is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Jeremiah specializes in Florida land and conservation easements. He is a lifelong enthusiast of wildlife and natural resources and enjoys helping landowners achieve their goals. Jeremiah believes in putting his client's needs above all else and providing first-class customer service.

Jeremiah is a fourth-generation Floridan and earned a bachelor's degree in Political Science and Geography from Florida State University where he also played football for the Seminoles.

Working several years as a Senior Acquisition Agent at the Florida Division of State Lands, Jeremiah has negotiated many deals that placed thousands of acres of land in conservation for the state of Florida. His experience includes small residential tracts to large acreage properties and conservation easements.

Jeremiah has been practicing real estate for nearly a decade and holds a Florida Real Estate Broker's License. He also participates in many conservation groups throughout the state focused on protecting Florida's natural resources.

Specialty:

- Agricultural Land
- Conservation Easements
- Ranchland, Recreational Land, Pastureland
- Springs
- Timberland
- Waterfront Properties

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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

218 W Jackson Street, Suite 203
Thomasville, Georgia 31792
229.299.8600

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