



INTERLACHEN TIMBER & CONSERVATION TRACT

HOOVER ROAD
PALATKA, FL 32177

John A. "Tony" Wallace, CF Dean Saunders, ALC, CCIM
352.538.7356 863.287.8340
tony.wallace@svn.com dean@svn.com

Property Overview



Sale Price

\$5,600,000

PROPERTY OVERVIEW

Interlachen Timber and Conservation Tract is an exceptional 2,657-acre land investment opportunity in North Central Florida. The tract is 74% uplands with productive timber soils, well-managed merchantable and pre-merchantable planted slash pine located in a prime timber market. An existing Conservation Easement protects 2,293 acres of the property with the remaining unencumbered 264 acres available for future development. Unencumbered area has a 3BR/1BA 1176 sq ft camp house with screen porch, equipment shed, detached bathhouse/restroom, and hook-ups for RV's/campers. Great recreational opportunities with abundant game or hunting and numerous wood roads and trails or ATV/UTV and horseback riding. Located within 25 miles to Gainesville and the University of Florida, 15 miles to Palatka and the St. Johns River, and only about an hour's drive to Jacksonville and the Atlantic beaches.

OFFERING SUMMARY

Acreage:	2,657 Acres
Price / Acre:	\$2,108
City:	Palatka
County:	Putnam
Property Type:	Timberland, Hunting & Recreation, Conservation

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Conservation Easement• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	74%/26%
Soil Types:	Predominantly Myakka and Zolfo Fine Sands in the Uplands
Taxes & Tax Year:	\$15,810.07, 2023
Zoning / FLU:	Agriculture/A2
Road Frontage:	Approximately 1 mile on Hoover Road
Nearest Point of Interest:	Within 25 miles to Gainesville and the University of Florida, 15 miles to Palatka and the St. Johns River, one hour drive to Jacksonville.
Current Use:	Timber production, recreation, conservation <ul style="list-style-type: none">• SFR/Hunting Camp: 3BR 1BA 1176 sq ft with screen porch built in 1972
Structures & Year Built:	<ul style="list-style-type: none">• Equipment shed• bath house
Survey or Site Testing Reports:	2023 Survey available
Game Population Information:	Good population of deer, Osceola wild turkey, hogs and small game.
Age of Stages of Timber:	1,550 acres of Planted Pines; 744 acres merchantable, 806 acres premerchantable
Current Management Information:	Timber professionally managed by consulting forester.

Location



LOCATION & DRIVING DIRECTIONS

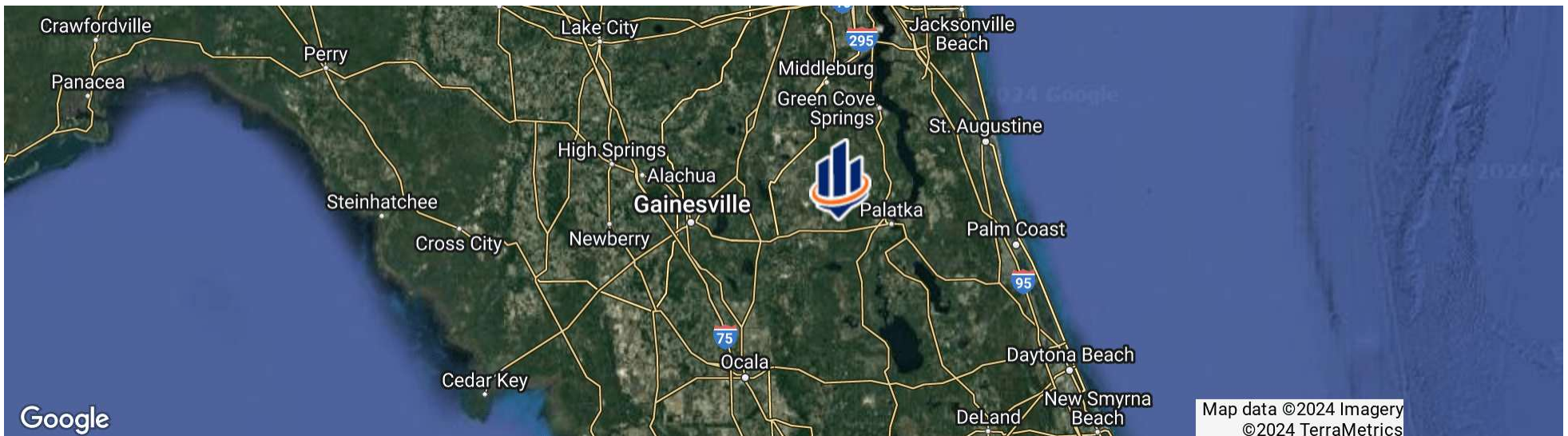
Parcel:

GPS: 29.6398662, -81.8117594

Driving Directions:

- From the Intersection of SR-20 and CR-315 in Interlachen, go East for 4.6 miles then turn left (North) onto Hoover Rd
- then 3/4 miles on Hoover Rd to property on the left.

Showing Instructions: Contact Listing Agent.

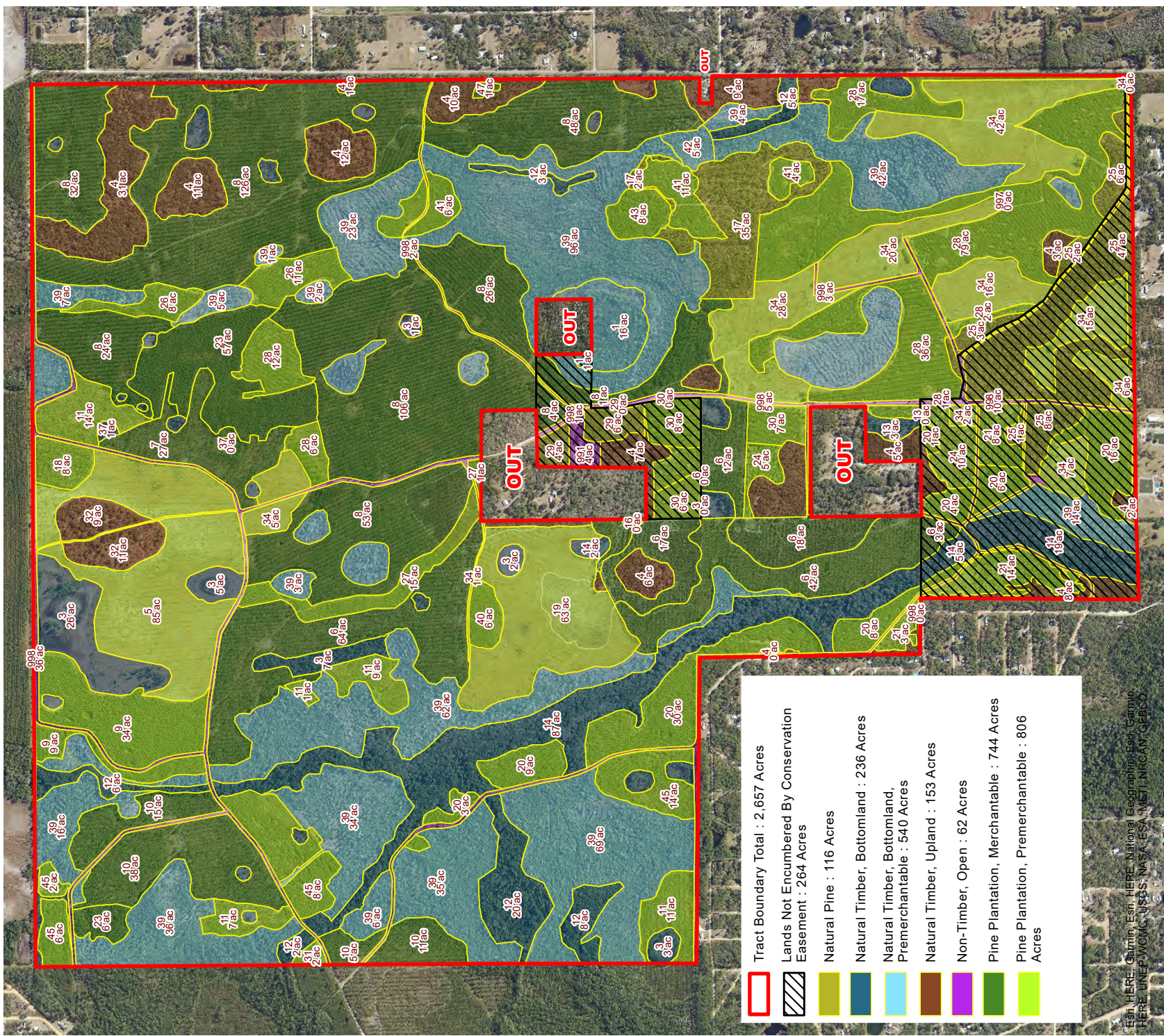


Interlachen Timber & Conservation Tract

Putnam County, Florida

Timber Stand Map

2023 NAIP Aerial Photo



	Tract Boundary Total : 2,657 Acres
	Lands Not Encumbered By Conservation Easement : 264 Acres
	Natural Pine : 116 Acres
	Natural Timber, Bottomland : 236 Acres
	Natural Timber, Bottomland, Premerchtable : 540 Acres
	Natural Timber, Upland : 153 Acres
	Non-Timber, Open : 62 Acres
	Pine Plantation, Merchantable : 744 Acres
	Pine Plantation, Premerchtable : 806 Acres

ESR HERE, GAMING, ESRI, HERE, NATIONAL GEOGRAPHIC, ESRI, GAMMA HERE, UNEP, WOLC, USGS, NASA, ESA, METI, AIRCAY, GEBCO.



NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
 356 NW Lake City Ave.
 Lake City, FL 32055
 (386) 438-5896

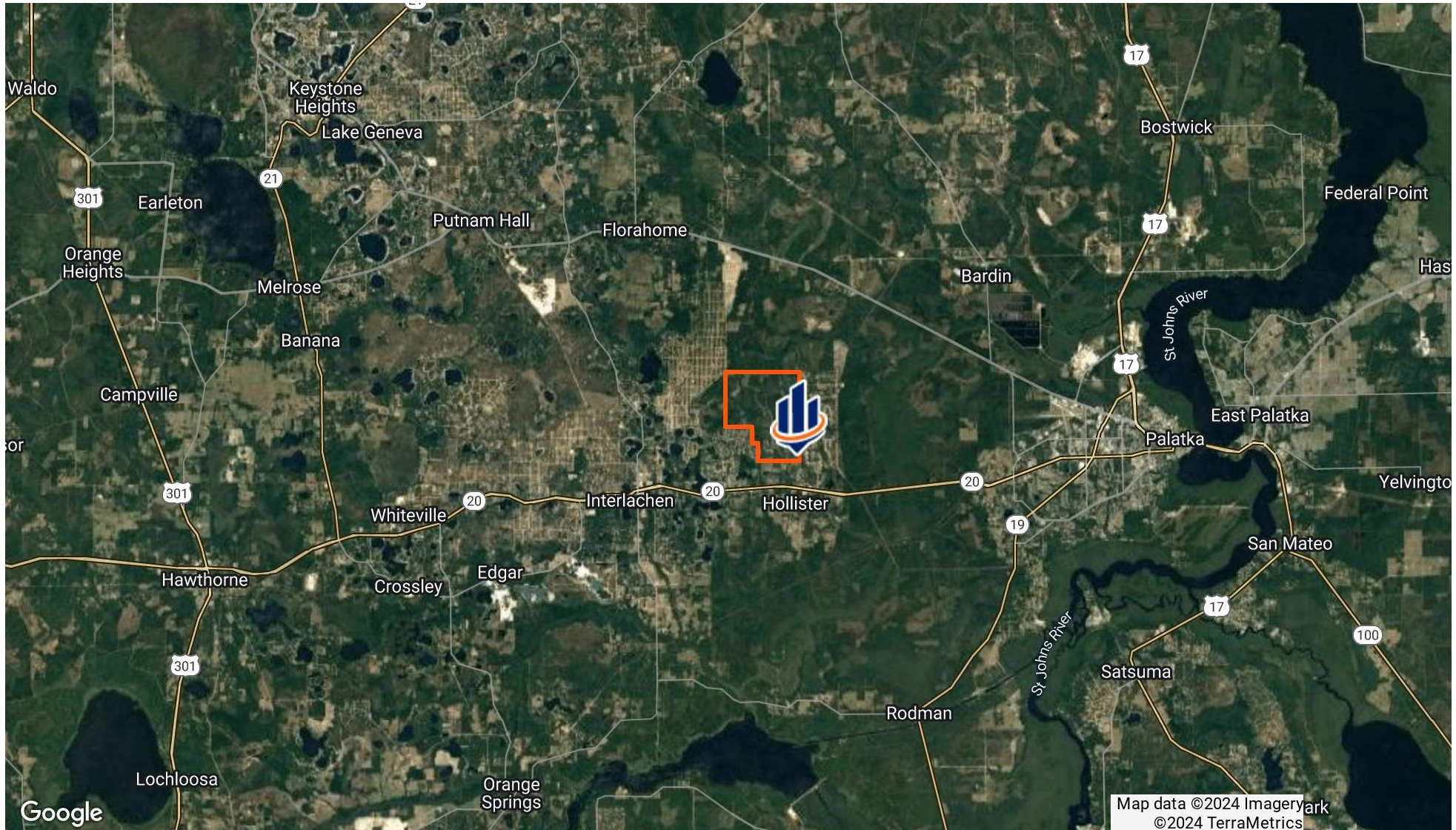


NOTICE: THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT. THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER. MAP CREATED BY : J SAARELA MAP CREATED ON : 08/23/2024

Interlachen Timber & Conservation Tract

STAND ID	STAND CODE	LAND COVER	ACRES
1	PINE/CYPnbCC	Natural Timber, Bottomland, Premerchantable	17
3	PINE/HWnb	Natural Timber, Bottomland	68
4	OAKnu	Natural Timber, Upland	133
5	SLp2022f	Pine Plantation, Premerchantable	85
6	SLp2008fTH	Pine Plantation, Merchantable	160
7	SLp2008fTH	Pine Plantation, Merchantable	27
8	SLp2005fTH	Pine Plantation, Merchantable	424
9	SLp2013f	Pine Plantation, Premerchantable	43
10	SLp2008fTH	Pine Plantation, Merchantable	69
11	SLp2017f	Pine Plantation, Premerchantable	42
12	PINE/HWnb	Natural Timber, Bottomland	48
13	HWD/PINEnb	Natural Timber, Bottomland	4
14	HWDnb	Natural Timber, Bottomland	113
16	HWDnu	Natural Timber, Upland	0.4
17	LLnu	Natural Pine	37
18	SLp2012f	Pine Plantation, Premerchantable	8
19	SLp2022f	Pine Plantation, Premerchantable	63
20	SLp2014f	Pine Plantation, Premerchantable	79
21	SPp2014r	Pine Plantation, Premerchantable	25
23	SLp2008f	Pine Plantation, Merchantable	63
24	SPp2011r	Pine Plantation, Premerchantable	19
25	SPnu	Natural Pine	69
26	SLp2014f	Pine Plantation, Premerchantable	19
27	SLp2014f	Pine Plantation, Premerchantable	16
28	SLp2016f	Pine Plantation, Premerchantable	154
29	SLnf	Natural Pine	10
30	SPp2011r	Pine Plantation, Premerchantable	22
31	SLp2009f	Pine Plantation, Premerchantable	2
32	OAKnu	Natural Timber, Upland	20
34	SLp2022f	Pine Plantation, Premerchantable	147
37	PINE/HWnb	Natural Timber, Bottomland	3
39	PINE/HWDnbCC	Natural Timber, Bottomland, Premerchantable	518
40	SLp2016f	Pine Plantation, Premerchantable	6
41	SLp2016f	Pine Plantation, Premerchantable	24
42	PINE/HWDnbCC	Natural Timber, Bottomland, Premerchantable	5
43	SLp2014f	Pine Plantation, Premerchantable	8
45	SLp2015f	Pine Plantation, Premerchantable	44
47	SLp1981f	Pine Plantation, Merchantable	1
991	Camp	Non-Timber, Open	4
997	FoodPlot	Non-Timber, Open	0.4
998	Roads	Non-Timber, Open	58
Grand Total			2657

Location Map





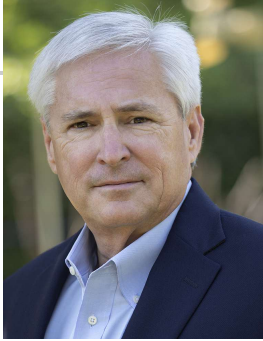


Additional Photos



Additional Photos





DEAN SAUNDERS, ALC, CCIM

Managing Director/ Senior Advisor

dean@svn.com

Direct: **877.518.5263 x306** | Cell: **863.287.8340**

PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



JOHN A. "TONY" WALLACE, CF

Senior Advisor

tony.wallace@svn.com

Direct: **877.518.5263 x336** | Cell: **352.538.7356**

PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

SVN | Saunders Ralston Dantzler
356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.SVNsaunders.com

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

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

©2024 Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, and residential development. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

