



KNIGHT TAYLOR RANCH - NORTH TRACT

3,516 ± ACRES | TAYLOR COUNTY, FLORIDA | TIMBER INVESTMENT & RECREATION TRACT

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SALE PRICE

\$8,614,200

OFFERING SUMMARY

ACREAGE:	3,516 Acres
PRICE / ACRE:	\$2,450
CITY:	Tennille
COUNTY:	Taylor
PROPERTY TYPE:	Ranch & Recreation, Timberland

PROPERTY OVERVIEW

The Knight Taylor Ranch - North Tract is 3,516 acres and is one of three tracts totaling 12,006-acres called Knight Taylor Ranch. The ranch has 627 acres of pasture, 1,313 acres cleared for conversion to pasture or reforestation, and 68 acres of merchantable planted pine.

Knight Taylor Ranch North Tract is an idyllic retreat that caters to the authentic Florida lifestyle. The property's east, north, and west perimeter is high fenced and is currently utilized for cattle grazing, timber production, and hunting deer, turkey, and feral hogs. Knight Taylor Ranch - North Tract includes two homes. One home is a 1,600 SF, two-bedroom, one-bath log home built in 2005 and a 2,612 SF, four-bedroom, three-bath brick primary residence with all the modern conveniences constructed in 1972. An equestrian operation is possible with the 4,000 SF horse barn along with cattle working pens.

Perfect for both the savvy investor and recreational enthusiast, the property has exceptional internal access that consists of a network of improved graded roads and unimproved woods routes for ATV/UTV riding and hiking. Located 20 minutes from Steinhatchee and the Gulf of Mexico in Taylor County, Florida, this recreational retreat and timber investment won't last long. Contact the listing advisors for more information.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Ranch • Timberland
UPLANDS / WETLANDS:	57% Uplands / 43% Wetlands
SOIL TYPES:	Predominantly Chaires Fine Sand and Tooles-Meadowbrook Complex
TAXES & TAX YEAR:	\$11,417.06 [\$3.25/acre], 2021
ZONING / FLU:	Zoning: AG / FLU: Agriculture 2
ROAD FRONTAGE:	Approximately 2.6 miles on US-19
NEAREST POINT OF INTEREST:	Within 20 minutes to Steinhatchee and the Gulf of Mexico.
FENCING:	East, North and West perimeter of property is 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 (627 ac), planted pine (68 ac), cleared potential pasture or reforestation areas (1,313 ac) and natural hardwood bottoms (1,434 ac).
STRUCTURES & YEAR BUILT:	<ul style="list-style-type: none"> • 1600 SF - 2 BR 1 BA log home built in 2005 • 2612 SF - 4 BR 3 BA brick home built in 1972 • 4000 SF horse barn • cattle working pens



SURVEY OR SITE TESTING REPORTS:

2012 Survey Available

GAME POPULATION INFORMATION:

Property is high-fenced on three sides 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:

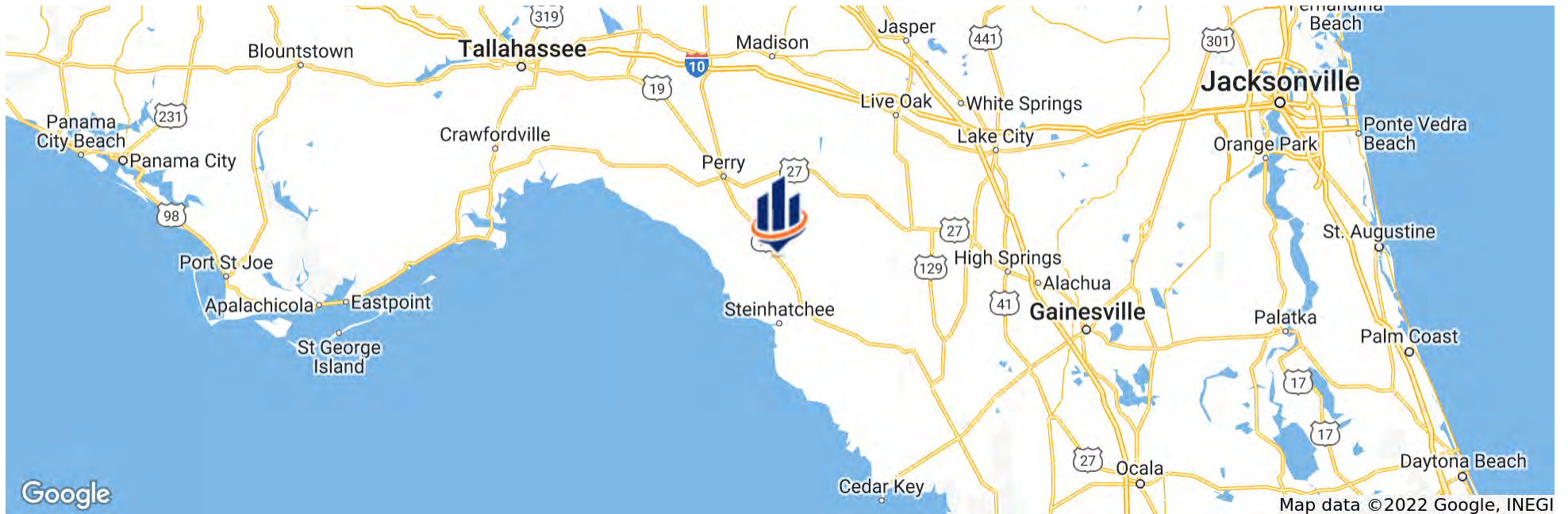
68 acres of merchantable planted pine stands





LOCATION & DRIVING DIRECTIONS

PARCEL:	Multiple in Taylor County
GPS:	29.8577917, -83.387656
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • 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. Property will

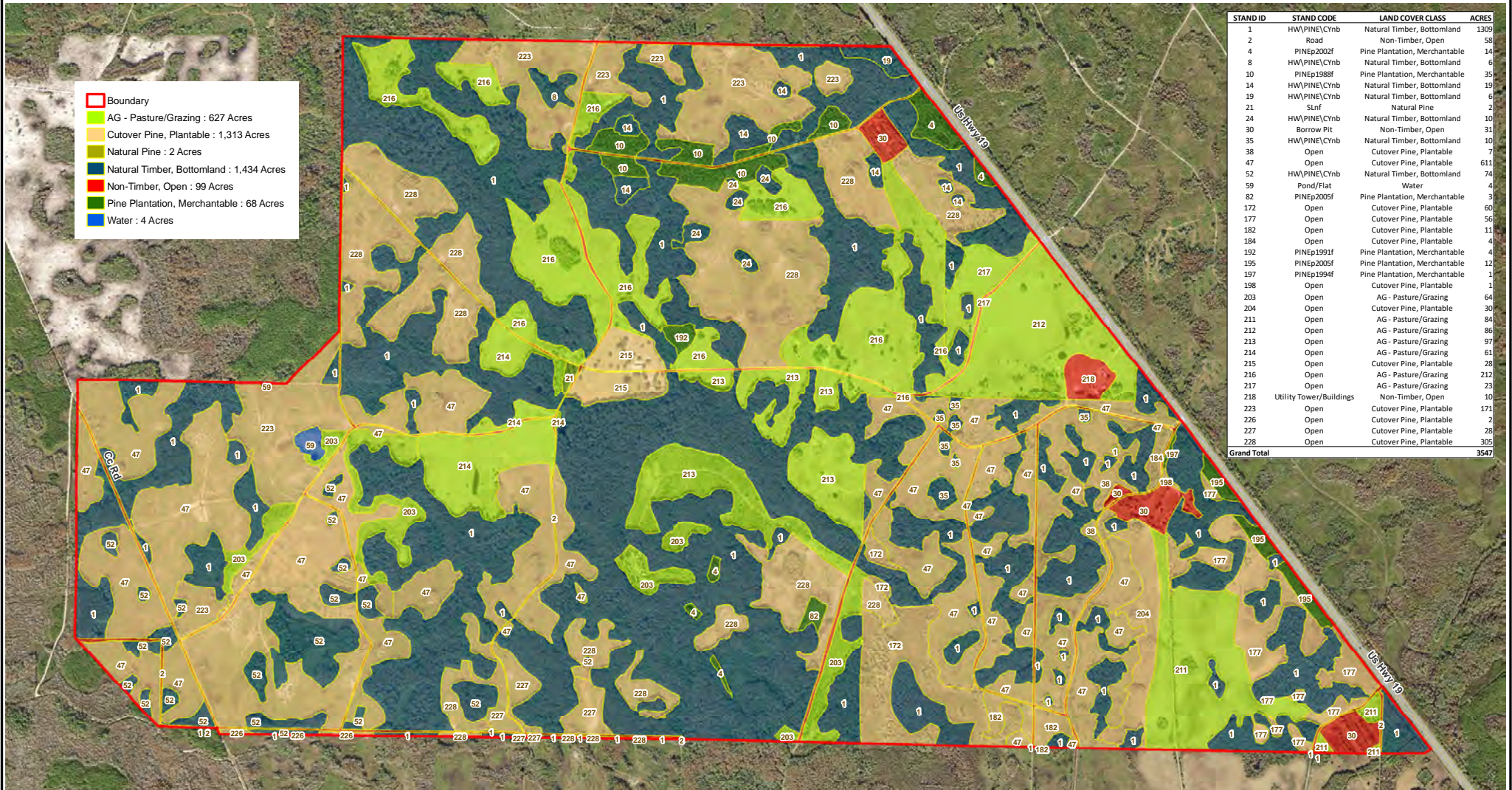


Knight Taylor - North Tract

Taylor County, FL

Timber Stand Map - 2022

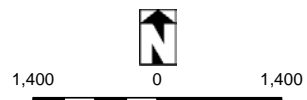
2021 NAIP Aerial Photo



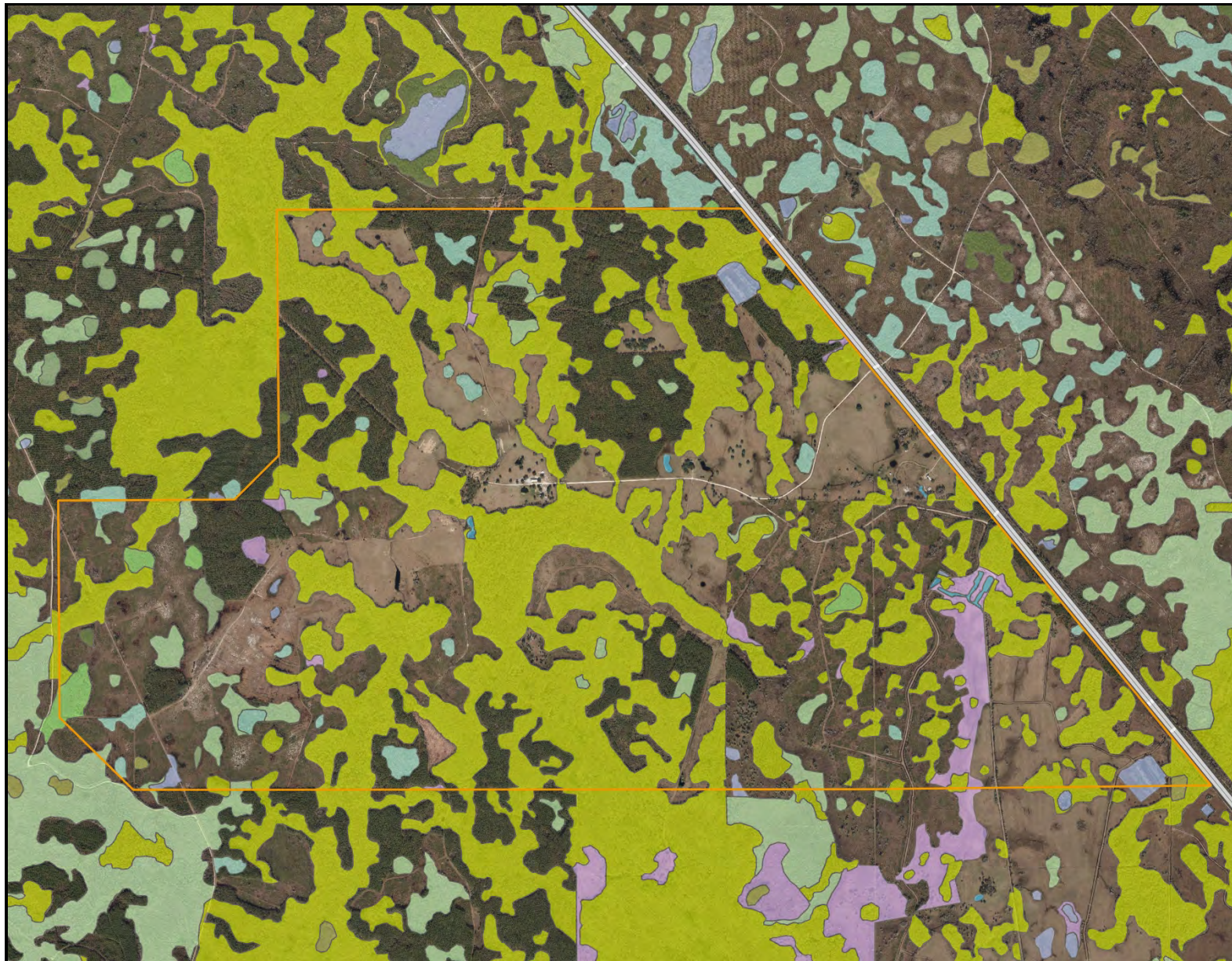
- Boundary
- AG - Pasture/Grazing : 627 Acres
- Cutover Pine, Plantable : 1,313 Acres
- Natural Pine : 2 Acres
- Natural Timber, Bottomland : 1,434 Acres
- Non-Timber, Open : 99 Acres
- Pine Plantation, Merchantable : 68 Acres
- Water : 4 Acres

STAND ID	STAND CODE	LAND COVER CLASS	ACRES
1	HW/PINE/CyNb	Natural Timber, Bottomland	1309
2	Road	Non-Timber, Open	58
4	PINEp2002f	Pine Plantation, Merchantable	14
8	HW/PINE/CyNb	Natural Timber, Bottomland	6
10	PINEp1988f	Pine Plantation, Merchantable	35
14	HW/PINE/CyNb	Natural Timber, Bottomland	19
19	HW/PINE/CyNb	Natural Timber, Bottomland	6
21	Slrf	Natural Pine	2
24	HW/PINE/CyNb	Natural Timber, Bottomland	10
30	Borrow Pit	Non-Timber, Open	31
35	HW/PINE/CyNb	Natural Timber, Bottomland	10
38	Open	Cutover Pine, Plantable	7
47	Open	Cutover Pine, Plantable	611
52	HW/PINE/CyNb	Natural Timber, Bottomland	74
59	Pond/Flat	Water	4
82	PINEp2005f	Pine Plantation, Merchantable	3
172	Open	Cutover Pine, Plantable	60
177	Open	Cutover Pine, Plantable	56
182	Open	Cutover Pine, Plantable	11
184	Open	Cutover Pine, Plantable	4
192	PINEp1991f	Pine Plantation, Merchantable	4
195	PINEp2005f	Pine Plantation, Merchantable	12
197	PINEp1994f	Pine Plantation, Merchantable	1
198	Open	Cutover Pine, Plantable	1
203	Open	AG - Pasture/Grazing	64
204	Open	Cutover Pine, Plantable	30
211	Open	AG - Pasture/Grazing	84
212	Open	AG - Pasture/Grazing	86
213	Open	AG - Pasture/Grazing	97
214	Open	AG - Pasture/Grazing	61
215	Open	Cutover Pine, Plantable	28
216	Open	AG - Pasture/Grazing	212
217	Open	AG - Pasture/Grazing	23
218	Utility Tower/Buildings	Non-Timber, Open	10
223	Open	Cutover Pine, Plantable	171
226	Open	Cutover Pine, Plantable	2
227	Open	Cutover Pine, Plantable	28
228	Open	Cutover Pine, Plantable	305
Grand Total			3547

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



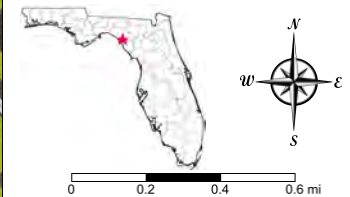
Map created For Saunders Real Estate by : Natural Resource Planning Services, Inc.
NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
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 Lake City, FL 32055



Knight Taylor Ranch - North Tract

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- 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	1,279.4
6460:	Mixed Scrub-Shrub Wetland	69.7
6430:	Wet Prairies	58.2
6300:	Wetland Forested Mixed	42.3
6410:	Freshwater Marshes	23.8
6130:	Gum Swamps	21.8
6140:	Titi Swamps	6.5
5300:	Reservoirs	5.0
6210:	Cypress	2.3
6250:	Hydric Pine Flatwoods	2.2
5200:	Lakes	1.0
TOTAL WETLANDS		1,512.3
TOTAL UPLANDS		2,003.2
TOTAL ACRES		3,515.5



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