



KNIGHT TAYLOR RANCH - MIDDLE TRACT

4,784 ± ACRES | TAYLOR COUNTY, FLORIDA | TIMBER INVESTMENT & RECREATION TRACT

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SALE PRICE

\$12,438,400

OFFERING SUMMARY

ACREAGE:	4,784 Acres
PRICE / ACRE:	\$2,600
CITY:	Tennille
COUNTY:	Taylor
PROPERTY TYPE:	Ranch & Recreation, Timberland

PROPERTY OVERVIEW

The Knight Taylor Ranch - Middle Tract is 4,784 total acres and is one of three parts of a larger 12,006-acre listing named Knight Taylor Ranch. The Middle Tract consists of pastures, irrigated cropland, bottomland hardwoods, and is a mixture of wetlands. The cleared areas can be for potential conversion to pasture or reforestation.

This ranch is an idyllic retreat that truly caters to the authentic Florida lifestyle. The east, south, and west perimeter of the property is high fenced and are currently utilized for cattle grazing, timber production, and hunting. Knight Taylor Ranch has excellent populations of deer, turkey, and feral hogs.

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 that provide avenues for ATV/UTV riding and hiking. The property is located within 1.5 hour drive to both Gainesville and Tallahassee, FL. Contact a listing agent to learn more and schedule a showing.



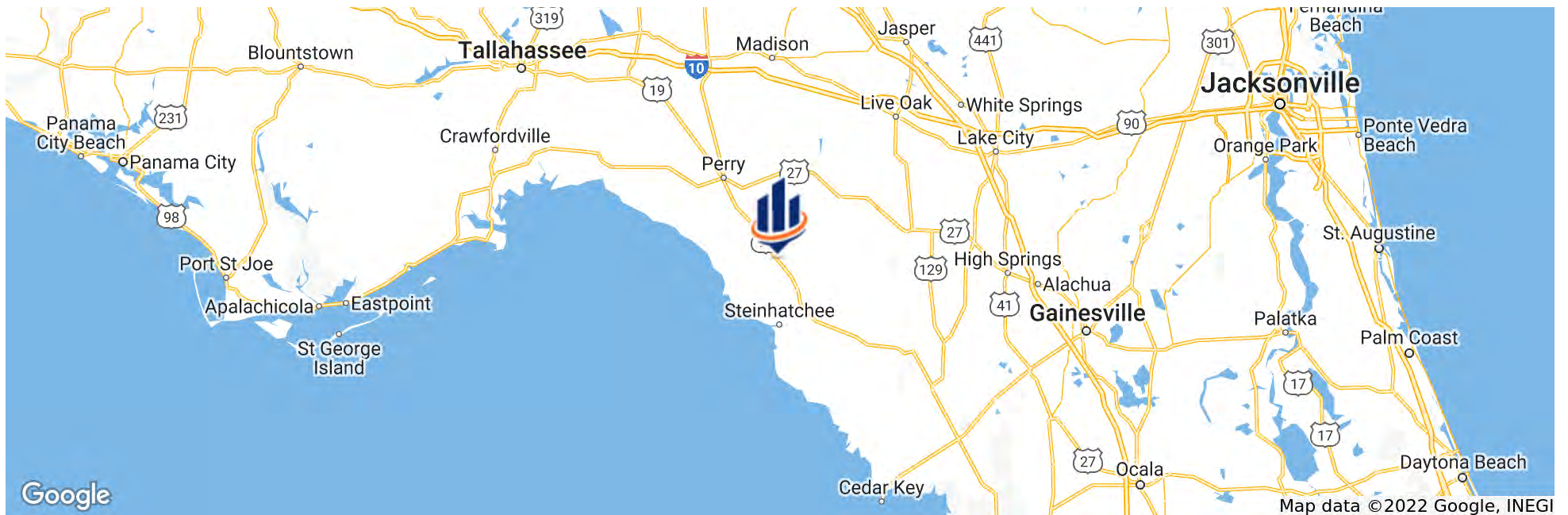
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Ranch • Timberland
UPLANDS / WETLANDS:	48% Uplands / 52% Wetlands
SOIL TYPES:	Predominantly Chaires and Meadowbrook Fine Sands in the uplands. Tooles-Meadowbrook Complex in the wetlands
TAXES & TAX YEAR:	\$11,411.32 [\$2.39/acre], 2021
ZONING / FLU:	Zoning: AG / FLU: Agriculture 2
ROAD FRONTAGE:	2.5 miles on US-19
NEAREST POINT OF INTEREST:	Within 20 minutes to Steinhatchee and the Gulf of Mexico.
FENCING:	East, South 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:	1,344 ± AC - Mixture of pasture 1,333 ± AC - Cleared potential pasture or reforestation areas 1,896 ± AC - Natural hardwood bottoms
STRUCTURES & YEAR BUILT:	Cattle Working Pens
GAME POPULATION INFORMATION:	Property is high-fenced on three sides with good populations of deer, turkey, and feral hogs.



LOCATION & DRIVING DIRECTIONS

PARCEL:	Multiple in Taylor County
GPS:	29.8225763, -83.3540962
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From the North: Intersection of US-19 and US-98 in Perry, FL drive south on US-19 for 24 miles, Entrance will be right • From the South: Intersection of US-19 and CR-351 in downtown Cross City, FL drive north on US-19 for 23 miles; Property entrance will be left.

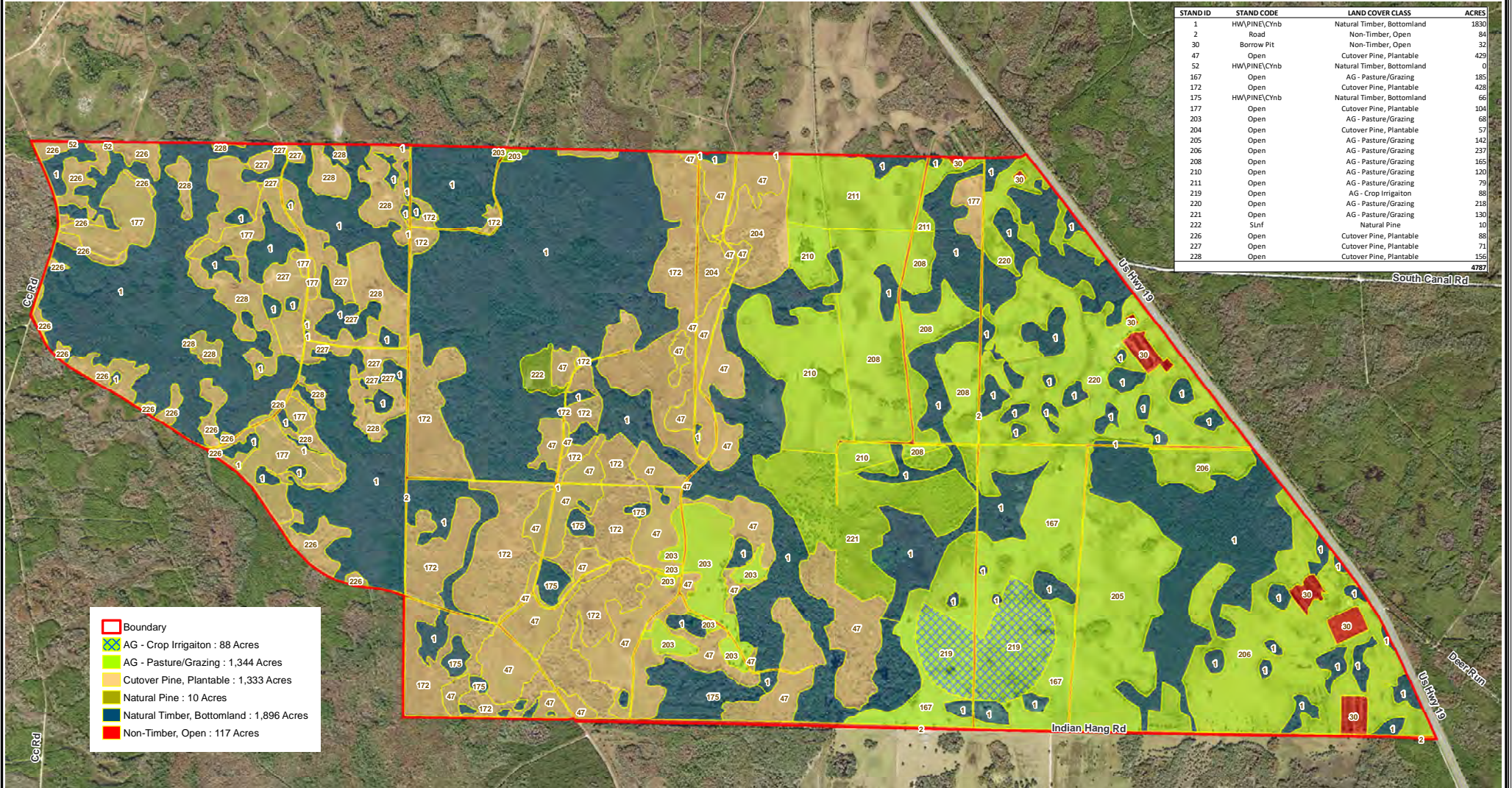


Knight Taylor - Middle Tract

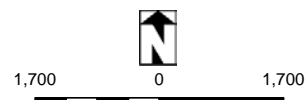
Taylor County, FL

Timber Stand Map - 2022

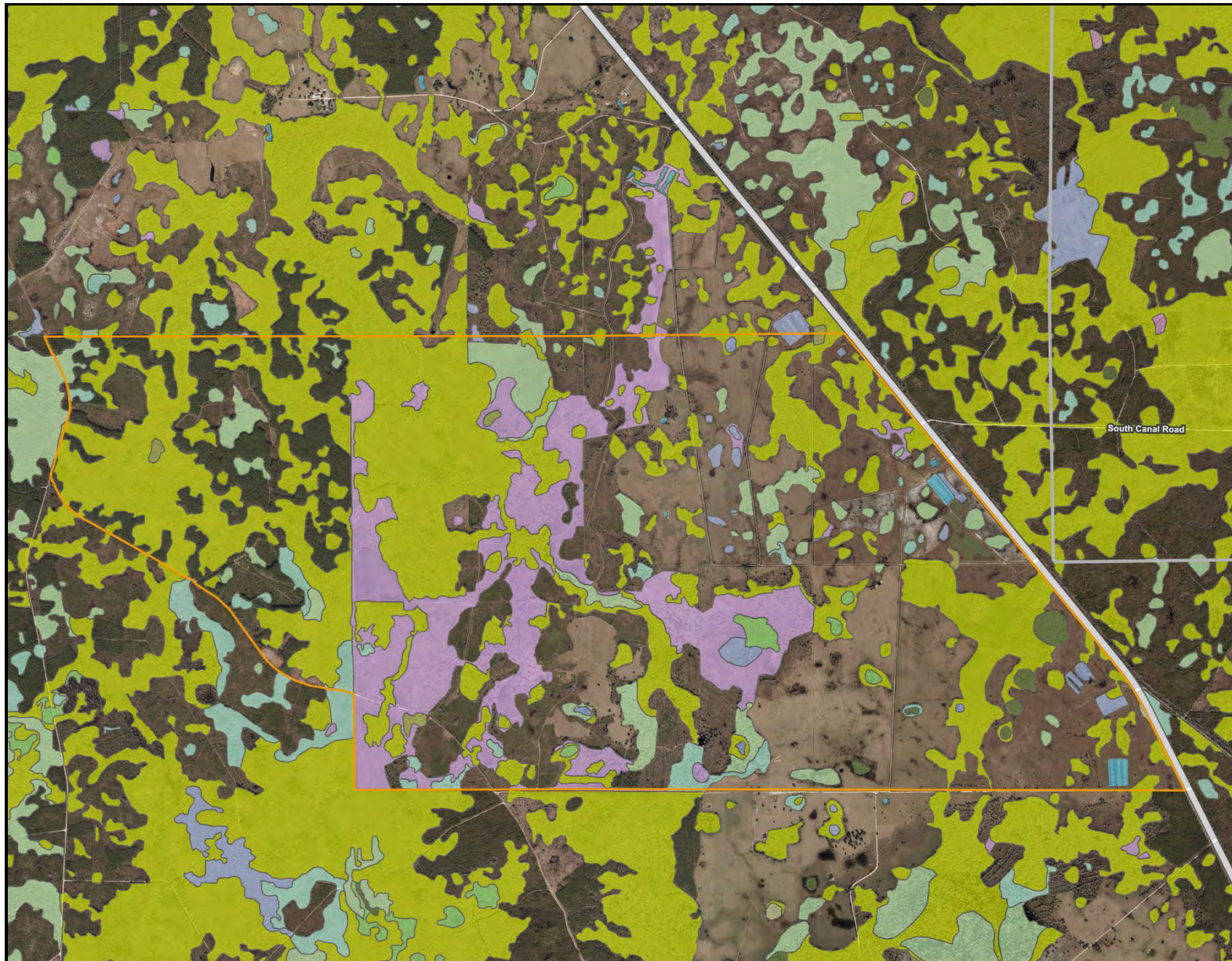
2021 NAIP Aerial Photo



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



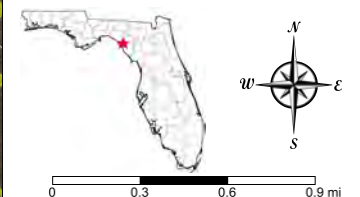
Map created For Saunders Real Estate by: Natural Resource Planning Services, Inc.
NATURAL RESOURCE PLANNING SERVICES INC.
 CONSULTING FORESTERS
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 Lake City, FL 32055



Knight Taylor Ranch - Middle Tract

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
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- 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	1,477.6
6430:	Wet Prairies	613.3
6460:	Mixed Scrub-Shrub Wetland	201.2
6300:	Wetland Forested Mixed	73.5
6410:	Freshwater Marshes	42.4
6210:	Cypress	23.1
6130:	Gum Swamps	20.5
6110:	Bay Swamps	19.6
5300:	Reservoirs	13.9
6250:	Hydric Pine Flatwoods	12.5
TOTAL WETLANDS		2,497.5
TOTAL UPLANDS		2,286.5
TOTAL ACRES		4,784.0



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