



WACCASASSA FLATWOODS WEST TRACT

US 19

CHIEFLAND, FL 32626

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Property Overview



Sale Price **\$28,953,600**

OFFERING SUMMARY

Acreage: **11,136 Acres**
Price / Acre: \$2,600
City: Chiefland
County: Levy
Property Type: Land: Timberland

PROPERTY OVERVIEW

The Waccasassa Flatwoods West Tract, over 11 thousand acres of land in Levy County, is a premier timber investment opportunity. The property has been managed by several major timber companies over the past decades and features merchantable and pre-merchantable pine plantations, using seedlings from some of the South's premier tree nurseries and planted using state-of-the-art silvicultural methods on good site quality soils. Natural cypress and hardwood areas provide excellent wildlife habitat. A well-maintained road system provides access to all parts of the property for management and recreation, and connections to US 19/98, SR 24, and US 27Alt facilitate logging.



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"> • Hunting & Recreation Properties • Timberland
Uplands / Wetlands:	61% uplands <ul style="list-style-type: none"> • Uplands are primarily Smyrna Fine Sand • Myakka Sand • and Pomona Fine Sand.
Soil Types:	
Taxes & Tax Year:	\$31,891 for 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	Approximately 8 miles of paved road frontage along US 19/98 and SR 24.
Nearest Point of Interest:	Bordering both Devil's Hammock and the Upper Waccasassa Conservation Area along its eastern edge, the tract is also close to Cedar Key, Lower Suwannee National Wildlife Refuge, and the Goethe State Forest, while being less than an hour from Gainesville and Ocala.
Current Use:	The property has been in commercial timber production for decades and is also used for recreational hunting.
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.
Game Population Information:	Deer, Osceola wild turkey, and hogs
Age of Stages of Timber:	Various ages of planted slash and loblolly pine. See stand map for more information.

Location



LOCATION & DRIVING DIRECTIONS

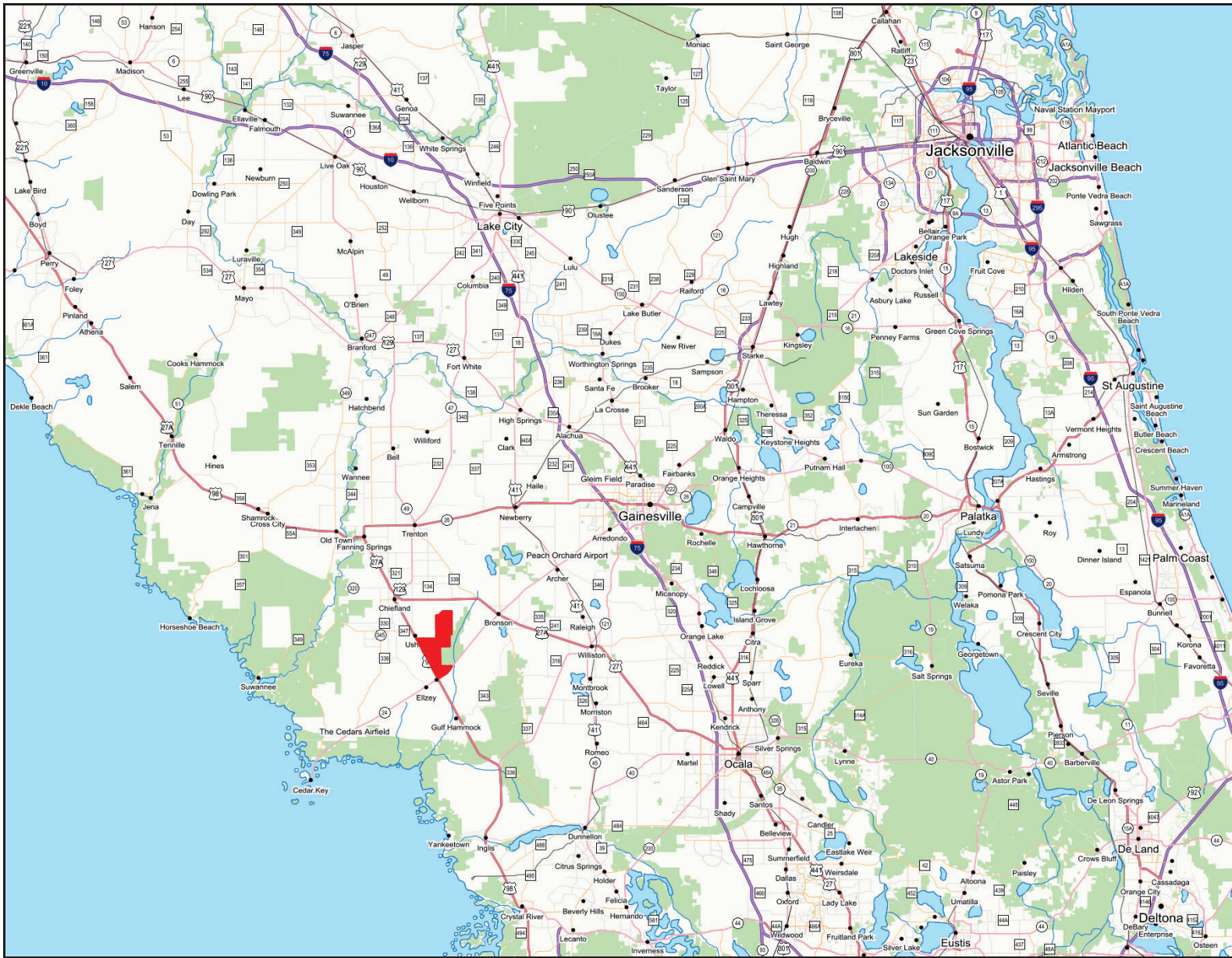
Parcel: various

GPS: 29.3677051, -82.7763307

Driving Directions: From US 19/98 and SR 24 intersection in Otter Creek, go north on US 19/98 for 1/2 mile to the first of 3 access points on 19/98 or go east on SR 24 for 1.3 miles to the first of 2 access points along SR 24.

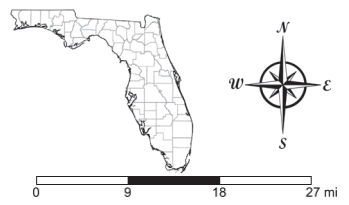
Showing Instructions: Call listing agents





Waccasasa Flatwoods West Tract

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



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Waccasassa Flatwoods West Tract

Levy County, Florida

Timber Stand Map

2023 NAIP Aerial Photo

- West Tract Boundary
- Site Preparation : 1,051 Acres
- Cutover Pine : 48 Acres
- Natural Timber, Bottomland, Merchantable : 4,507 Acres
- Natural Timber, Bottomland, Premerchantable : 225 Acres
- Open, Nonforested : 22 Acres
- Pine Plantation, Merchantable : 895 Acres
- Pine Plantation, Merchantable, Thinned : 693 Acres
- Pine Plantation, Premerchantable : 3,694 Acres
- Roads

STANTA ID	STANTA CODE	LAND COVER	ACRES
1	Sup1970h	Pine Plantation, Merchantable	18
3	Sup1975h1/2012	Pine Plantation, Merchantable, Thinned	95
4	Sup1982h	Pine Plantation, Merchantable	8
5	Sup1988h	Pine Plantation, Merchantable	50
10	Sup1996h	Pine Plantation, Merchantable	19
11	Sup1997h	Pine Plantation, Merchantable	21
15	Sup2000h	Pine Plantation, Merchantable	28
17	Sup2002h	Pine Plantation, Merchantable	134
19	Sup2004h	Pine Plantation, Merchantable, Thinned	43
20	Lp2004h	Pine Plantation, Merchantable	36
22	Sup2007h	Pine Plantation, Merchantable	242
23	Sup2008h1/2023	Pine Plantation, Merchantable, Thinned	41
24	Sup2008h	Pine Plantation, Merchantable	175
25	Sup2009h	Pine Plantation, Merchantable, Thinned	190
26	Sup2009h	Pine Plantation, Merchantable	164
27	Sup2009h1/2023	Pine Plantation, Merchantable, Thinned	324
29	Sup2013h	Pine Plantation, Premerchantable	50
31	Sup2017h	Pine Plantation, Premerchantable	197
32	Sup2018h	Pine Plantation, Premerchantable	188
33	Sup2019h	Pine Plantation, Premerchantable	296
34	Sup2022h	Pine Plantation, Premerchantable	950
35	Lp2022h	Pine Plantation, Premerchantable	603
36	Lp2022u	Pine Plantation, Premerchantable	1
37	Sup2023h	Pine Plantation, Premerchantable	193
38	Lp2023h	Pine Plantation, Premerchantable	290
39	Sup2024h	Pine Plantation, Premerchantable	772
40	Lp2024h	Pine Plantation, Premerchantable	168
41	Lp2024h	Pine Plantation, Premerchantable	6
101	HW/Dnb	Natural Timber, Bottomland, Merchantable	4,507
102	HW/DnCO	Natural Timber, Bottomland, Premerchantable	225
992	Hunting Camp	Open, Nonforested	14
994	ROW	Open, Nonforested	8
995	CO	Cutover Pine	39
996	COM-H-U	Cutover Pine	9
997	CO	Site Preparation	278
998	COM-H-U	Site Preparation	773
Grand Total			11,136

NOTICE: THIS MAP IS NOT A SURVEY. THEREFORE ANY DERIVED ACRES NUMBERS ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT PURPOSES. THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACRES NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER. MAP CREATED ON 06/07/2024

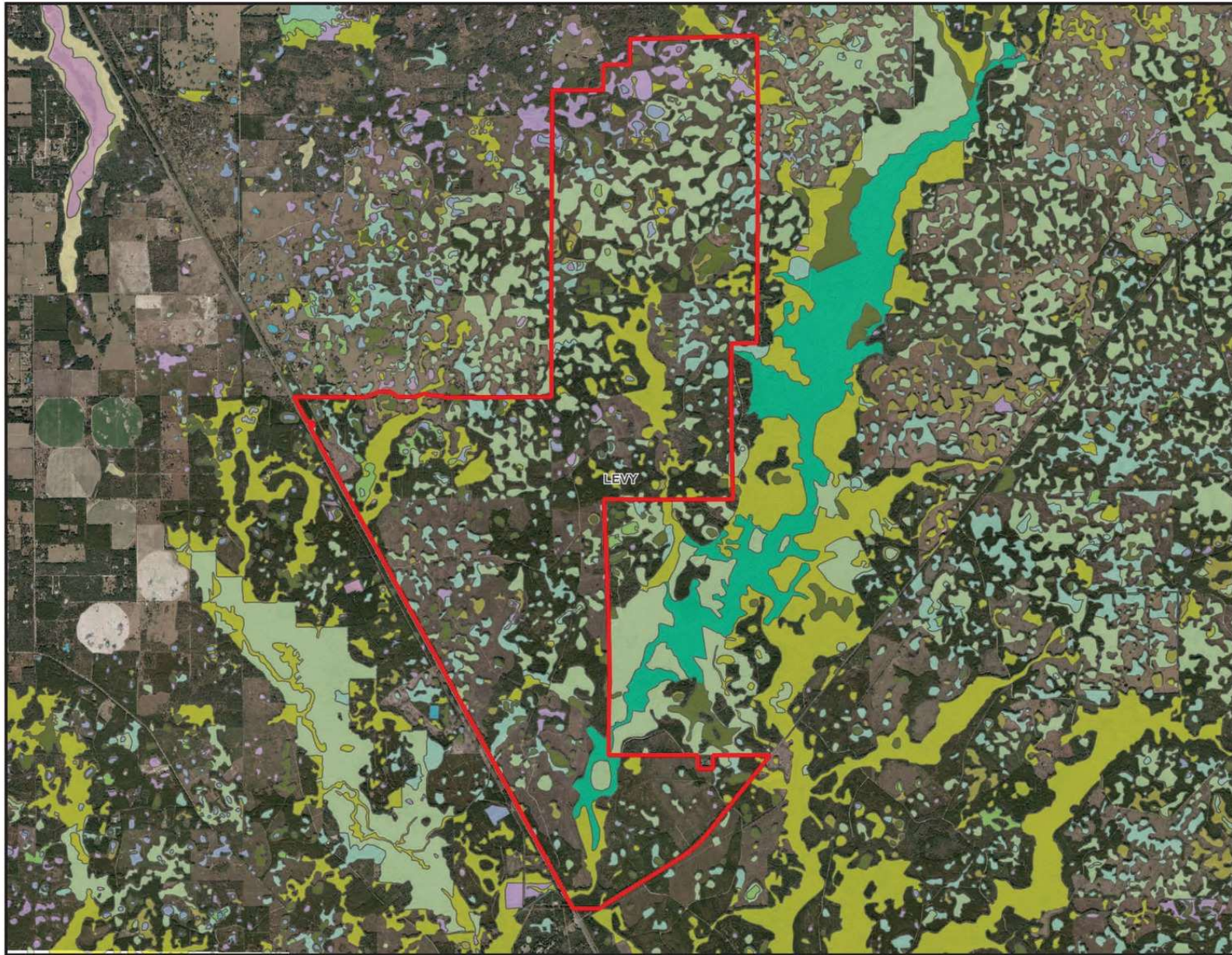
NATURAL RESOURCE
PLANNING SERVICES, INC.
 CONSULTING FORESTERS
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 Lake City, FL 32055
 (386) 438-5896



**Waccasassa Flatwoods West Tract
Land Cover Type and Stand Summary**

LAND COVER	ACRES
Cutover Pine	48
Natural Timber, Bottomland, Merchantable	4,507
Natural Timber, Bottomland, Premerchantable	225
Open, Nonforested	22
Pine Plantation, Merchantable	895
Pine Plantation, Merchantable, Thinned	693
Pine Plantation, Premerchantable	3,694
Site Preparation	1,051
Grand Total	11,136

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1	SLp1970h	Pine Plantation, Merchantable	18
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15	SLp2000h	Pine Plantation, Merchantable	28
17	SLp2002h	Pine Plantation, Merchantable	134
19	SLp2004hTH2016	Pine Plantation, Merchantable, Thinned	43
20	LBp2004h	Pine Plantation, Merchantable	36
22	SLp2007h	Pine Plantation, Merchantable	242
23	SLp2007hTH2023	Pine Plantation, Merchantable, Thinned	41
24	SLp2008h	Pine Plantation, Merchantable	175
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26	SLp2009h	Pine Plantation, Merchantable	164
27	SLp2009hTH2023	Pine Plantation, Merchantable, Thinned	324
29	SLp2011h	Pine Plantation, Premerchantable	50
31	SLp2017h	Pine Plantation, Premerchantable	197
32	SLp2018h	Pine Plantation, Premerchantable	188
33	SLp2019h	Pine Plantation, Premerchantable	296
34	SLp2022h	Pine Plantation, Premerchantable	930
35	LBp2022h	Pine Plantation, Premerchantable	603
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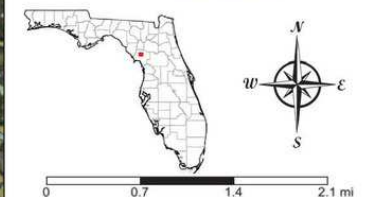


Waccasassa Flatwoods West

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
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6460:	Mixed Scrub-Shrub Wetland	1,542.7
6170:	Mixed Wetland Hardwoods	931.7
6300:	Wetland Forested Mixed	777.7
6210:	Cypress	354.7
6430:	Wet Prairies	272.1
6250:	Hydric Pine Flatwoods	186.6
6150:	Stream And Lake Swamps (Bottomland)	115.9
6410:	Freshwater Marshes	110.2
6130:	Gum Swamps	69.5
6110:	Bay Swamps	31.4
6440:	Emergent Aquatic Vegetation	2.2
TOTAL WETLANDS		4,394.7
TOTAL UPLANDS		6,742.4
TOTAL ACRES		11,137.1



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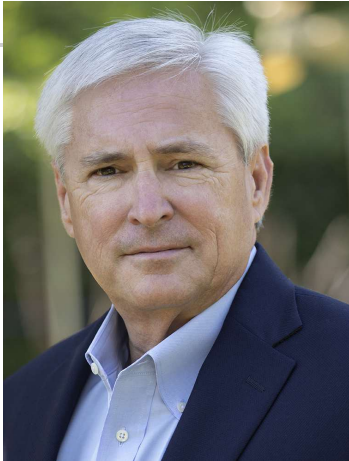
Additional Photos



Additional Photos



Meet The Team



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