



SOUTHERN ROSIN TRACT

U.S. HIGHWAY 19
CHIEFLAND, FL 32626

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Property Overview



Sale Price **\$3,990,000**

OFFERING SUMMARY

Acreage: 1,425 Acres
Price / Acre: \$2,800
City: Chiefland
County: Levy
Property Type: Timberland, Recreation

PROPERTY OVERVIEW

The Southern Rosin Tract, 1,425 acres of highly productive forests located in Levy County, is an exceptional timberland and recreational investment opportunity. The property has been professionally managed by several major timber companies over the past decades and features merchantable and premerchantable pine plantations using seedlings from some of the South's premier tree and nurseries and using state-of-the-art silvicultural methods on very productive soils. Natural hardwoods and cypress provide excellent wildlife habitat and deer, Osceola wild turkey, hogs, and small game are plentiful. A well maintained road system and direct entry from US-19/98 provides excellent access for timber management and recreation.

- 664 acres of premerchantable planted pine
- 40 acres of merchantable planted pine
- 704 acres of natural timber

Additional timberland tracts available at this location.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	51% Uplands, 49% Wetlands
Soil Types:	Uplands are primarily Smyrna Fine Sand.
Taxes & Tax Year:	\$4,210.63 [\$2.95/acre], 2023
Zoning / FLU:	Forestry/Rural Residential
Road Frontage:	1.2 miles of frontage on US-19/98, a 4-lane divided highway
Nearest Point of Interest:	Located within 1/2 hour drive to Cedar Key and the Suwannee River and less than an hour drive to Gainesville and Ocala. Close to Lower Suwannee National Wildlife Refuge, Devil's Hammock and Upper Waccasassa Conservation Areas, and Goethe State Forest.
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 and is licensed to a hunting club at top market rate.
Game Population Information:	Plentiful deer, Osceola wild turkey, and wild hogs.
Timber Cruise:	GIS Shapefiles and associated geodatabase containing timber stand information are available to qualified buyers upon signing a Confidentiality Agreement.



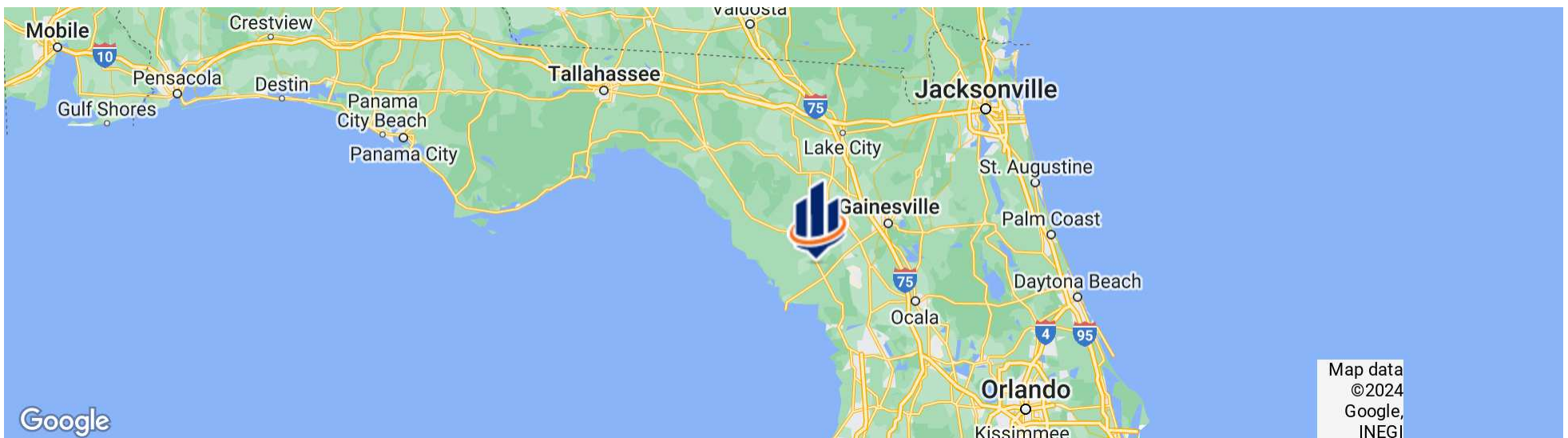
LOCATION & DRIVING DIRECTIONS

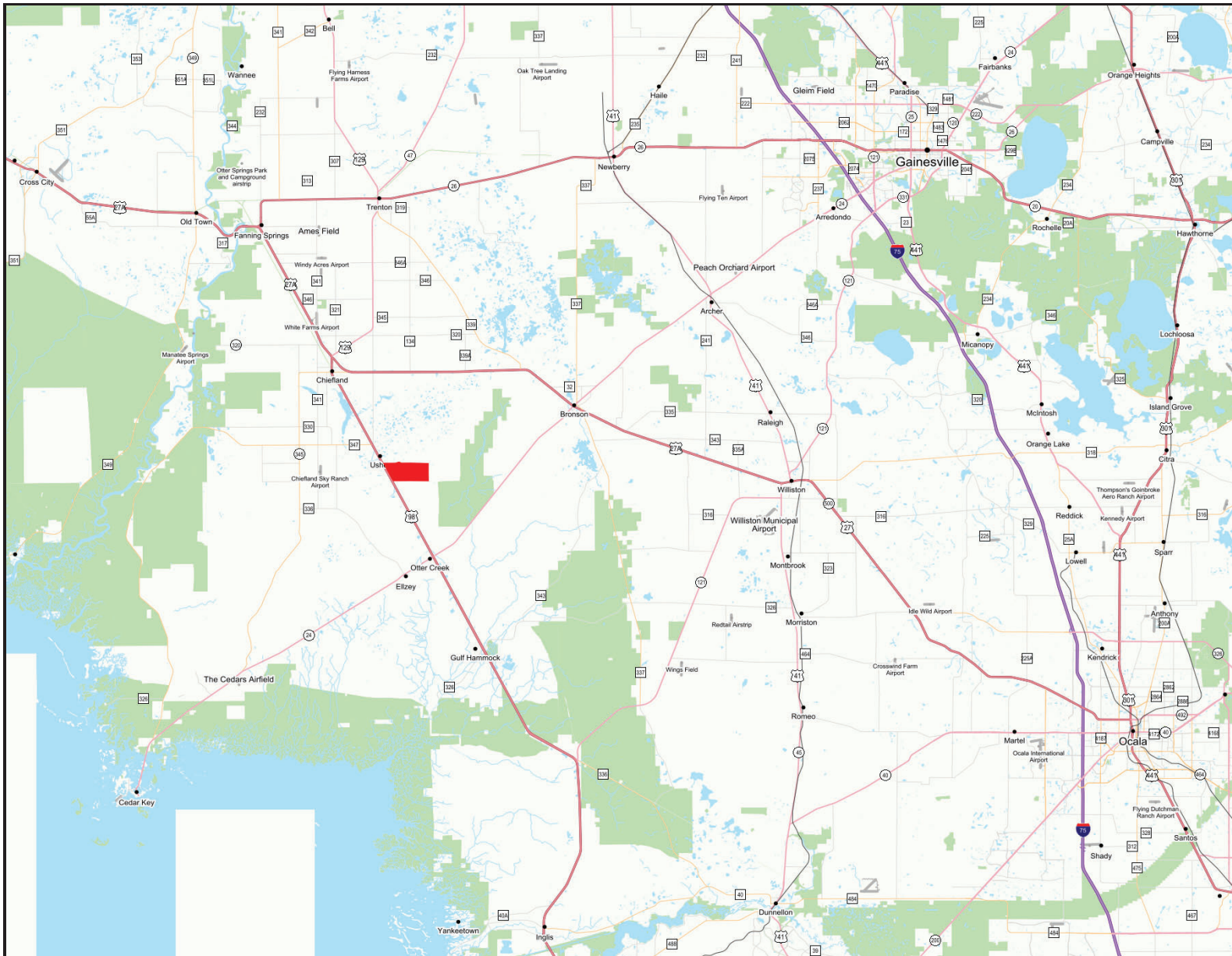
Parcel: 184200200 184300000
184400000 183300200

GPS: 29.3915383, -82.8074017

Driving Directions: From US-19/98 and SR-24 intersection in Otter Creek, go north five miles to entrance on the right.

Showing Instructions: Contact listing agents to arrange a showing.





Southern Rosin Tract - Location Map

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



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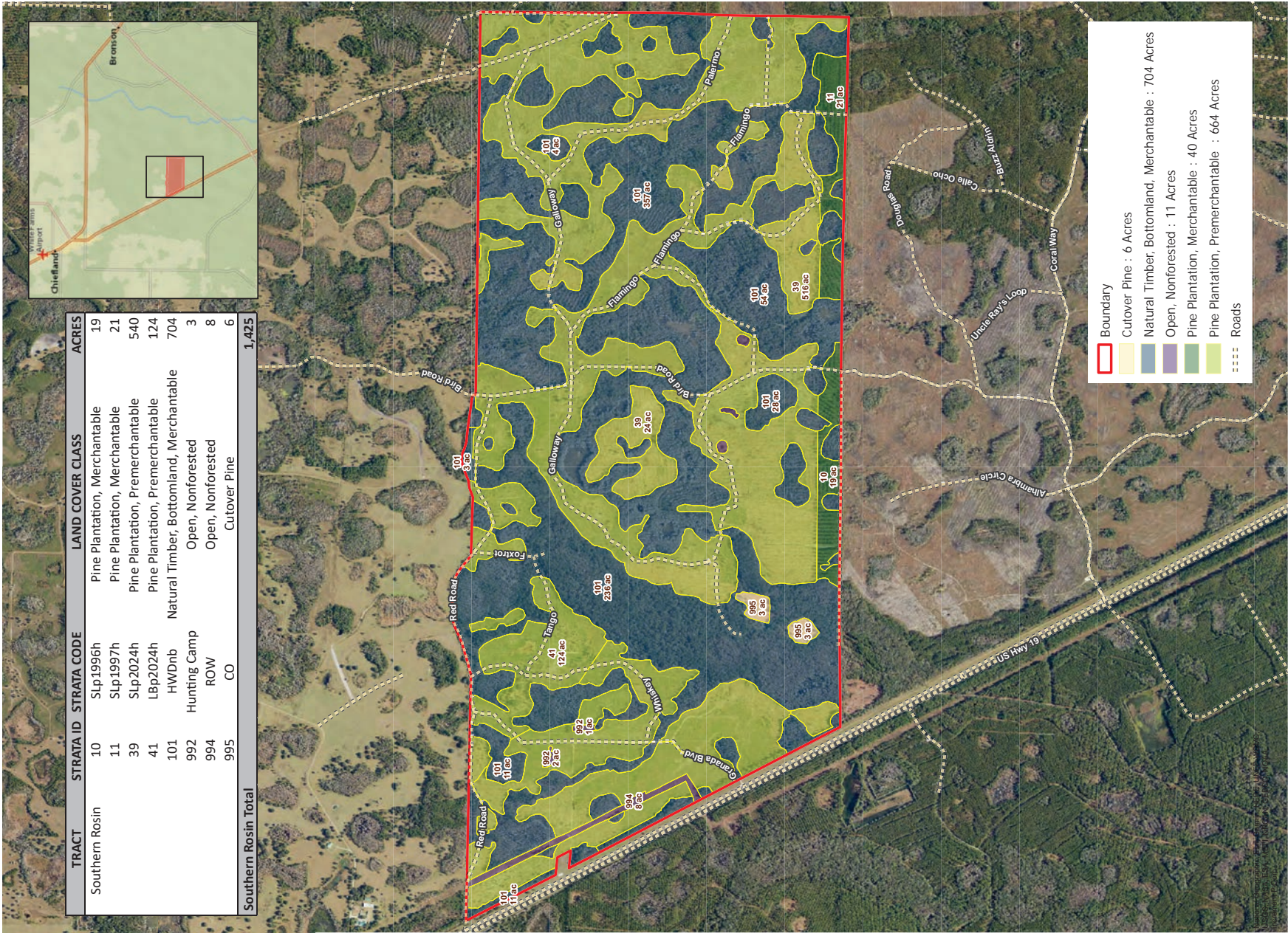
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Southern Rosin Timberland Tract

Levy County, Florida

Timber Stand Map

2023 NAIP Aerial Photo

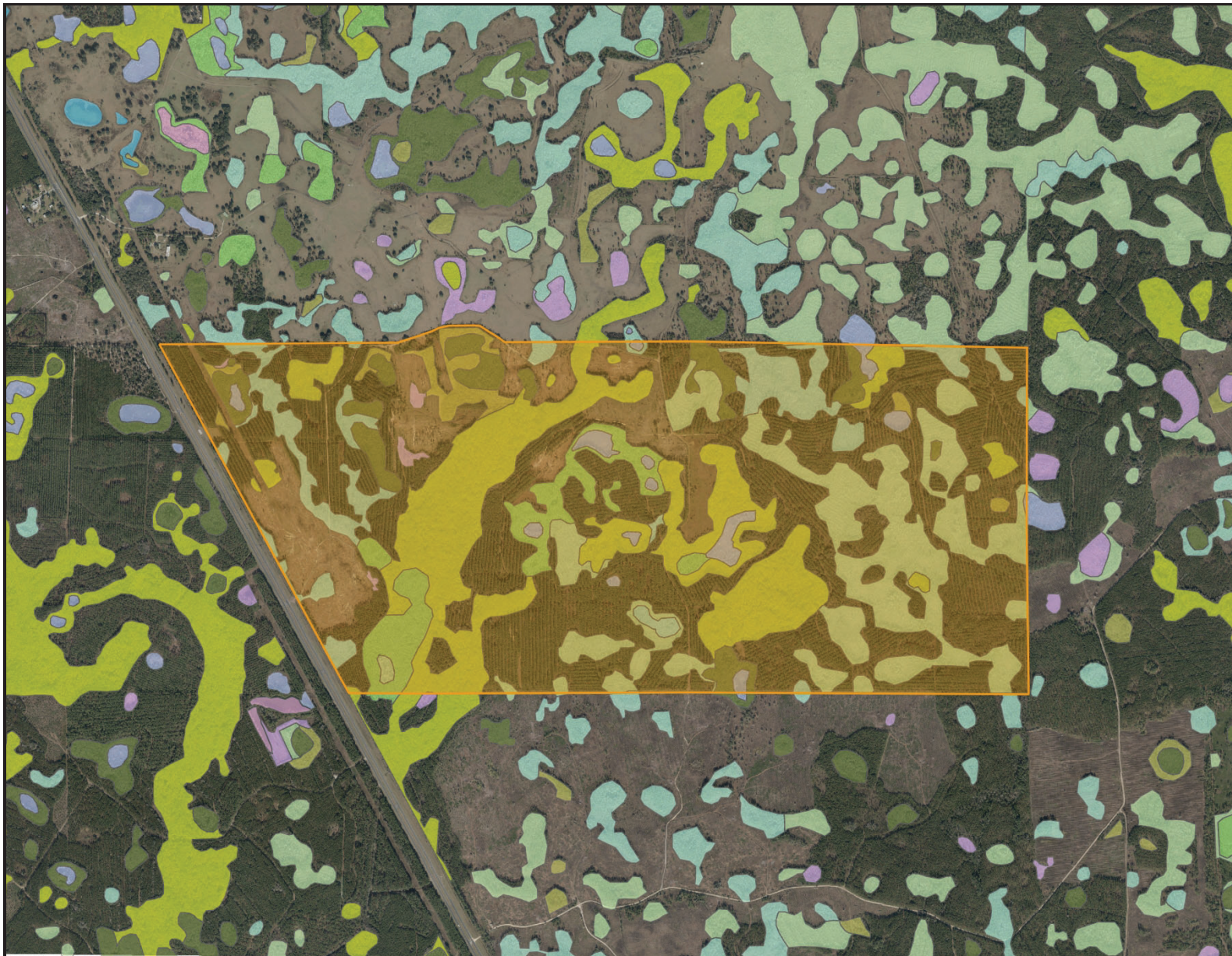


NOTICE: THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS SHOULD BE USED AS AN APPROXIMATE GUIDE ONLY. THIS MAP SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT PURPOSES. THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER. MAP CREATED BY: JSM/MLA MAP CREATED ON: 04/22/2024



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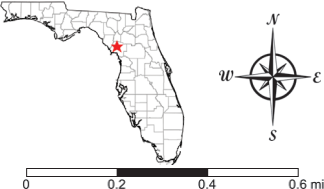




Southern Rosin Tract - Wetland Map

- 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
6170:	Mixed Wetland Hardwoods	244.2
6460:	Mixed Scrub-Shrub Wetland	198.6
6300:	Wetland Forested Mixed	88.3
6130:	Gum Swamps	62.3
6210:	Cypress	54.6
6250:	Hydric Pine Flatwoods	24.2
6410:	Freshwater Marshes	21.5
6430:	Wet Prairies	4.6
TOTAL WETLANDS		698.3
TOTAL UPLANDS		726.8
TOTAL ACRES		1,425.1

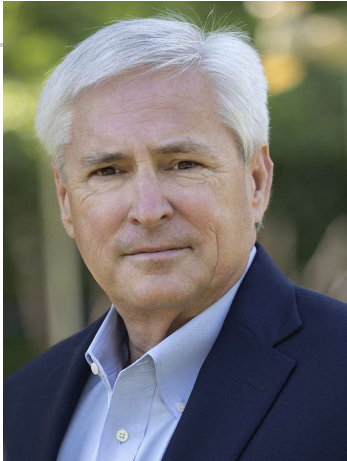


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Additional Photos



Meet The Team



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