

LAND FOR SALE

BARDIN TREE FARM

1250 BARDIN ROAD

Palatka, FL 32177

LISTED BY:

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SALE PRICE

\$220,000

OFFERING SUMMARY

ACREAGE:	51.41 Acres
PRICE / ACRE:	\$4,279
CITY:	Palatka
COUNTY:	Putnam
PROPERTY TYPE:	Timberland

PROPERTY OVERVIEW

Investment opportunity! The Bardin Tree Farm is a 51.41 ± acre tree farm with 11-year-old well-stocked planted slash pine. The property is located in an excellent wood market and is only minutes away from a major paper mill in Palatka. The Bardin Tree Farm is also well situated as a hunting tract and potential rural residential homesite. With easy access and over 2,000 FT of frontage on Bardin Road, this property is an ideal investment opportunity!



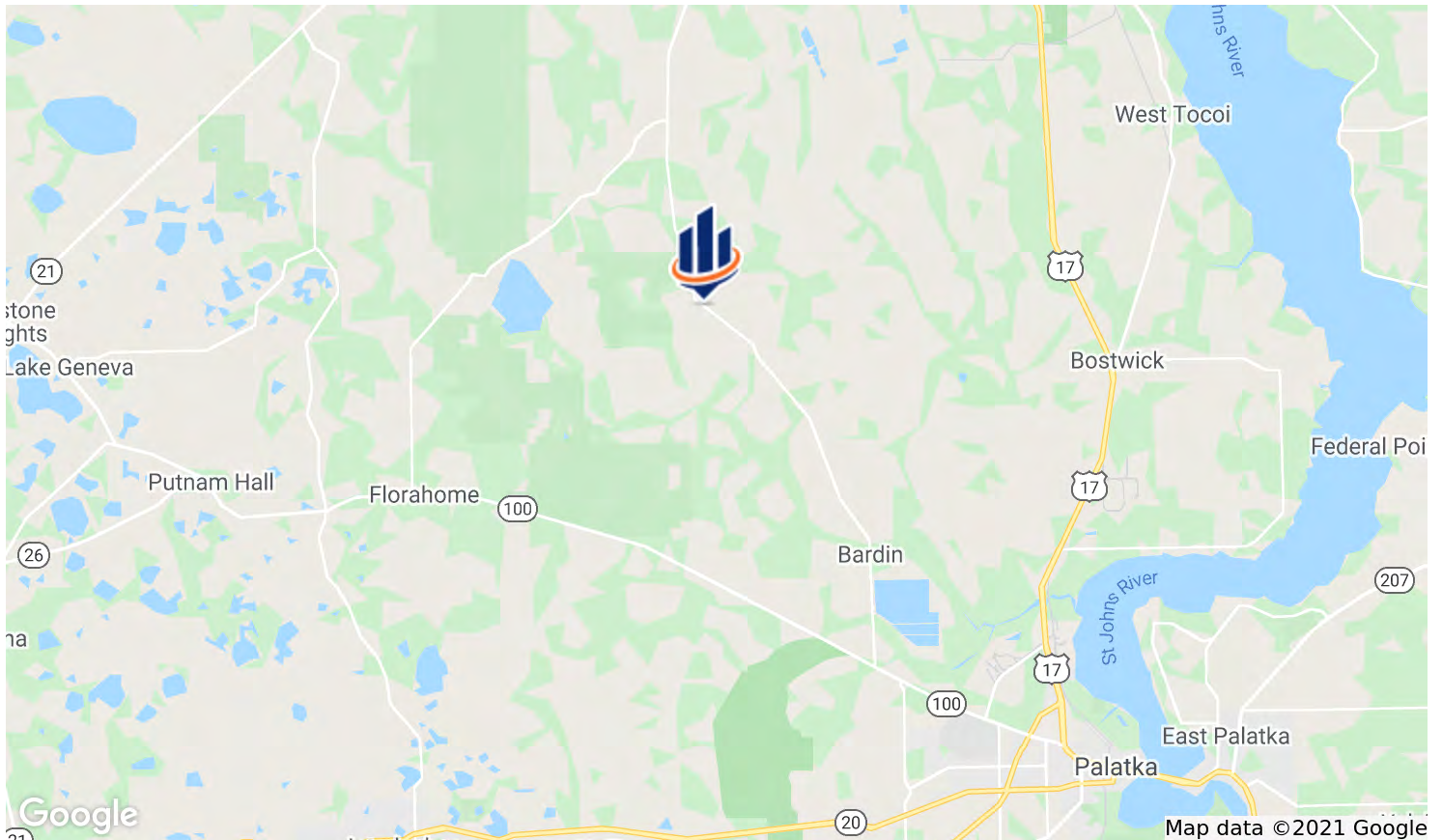
SPECIFICATIONS & FEATURES

LAND TYPES:	Timberland
UPLANDS / WETLANDS:	99% Uplands / 1% Wetlands
SOIL TYPES:	<ul style="list-style-type: none"> • Myakka Fine Sand 56% • Ona Fine Sand 44%
TAXES & TAX YEAR:	\$238.70 [\$4.84/ac] - 2020
ZONING / FLU:	AG / A2
ROAD FRONTAGE:	2,080 FT on Bardin Rd.
NEAREST POINT OF INTEREST:	Georgia Pacific Paper Mill - 10 miles
CURRENT USE:	Timber Production
POTENTIAL RECREATIONAL / ALT USES:	Hunting, Homesite
LAND COVER:	11 Year Old Planted Slash Pine
STRUCTURES & YEAR BUILT:	None
GAME POPULATION INFORMATION:	Plentiful deer and turkey
SPECIES:	Slash Pine
TIMBER CRUISE:	N/A
AGE OF STAGES OF TIMBER:	51 acres of planted slash pine, established in 2010



LOCATION & DRIVING DIRECTIONS

PARCEL:	22-08-25-0000-0010-0010
GPS:	29.7899885, -81.7829306
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Palatka travel west on SR-100 for approximately 4 miles to Bardin Rd • Turn right on Bardin Rd and travel 8.8 miles to the property on the right • Look for the sign.
SHOWING INSTRUCTIONS:	Property can be viewed from Bardin Rd. For access to interior of property contact Tony Wallace or Philip Leary.



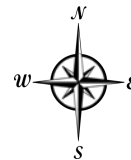


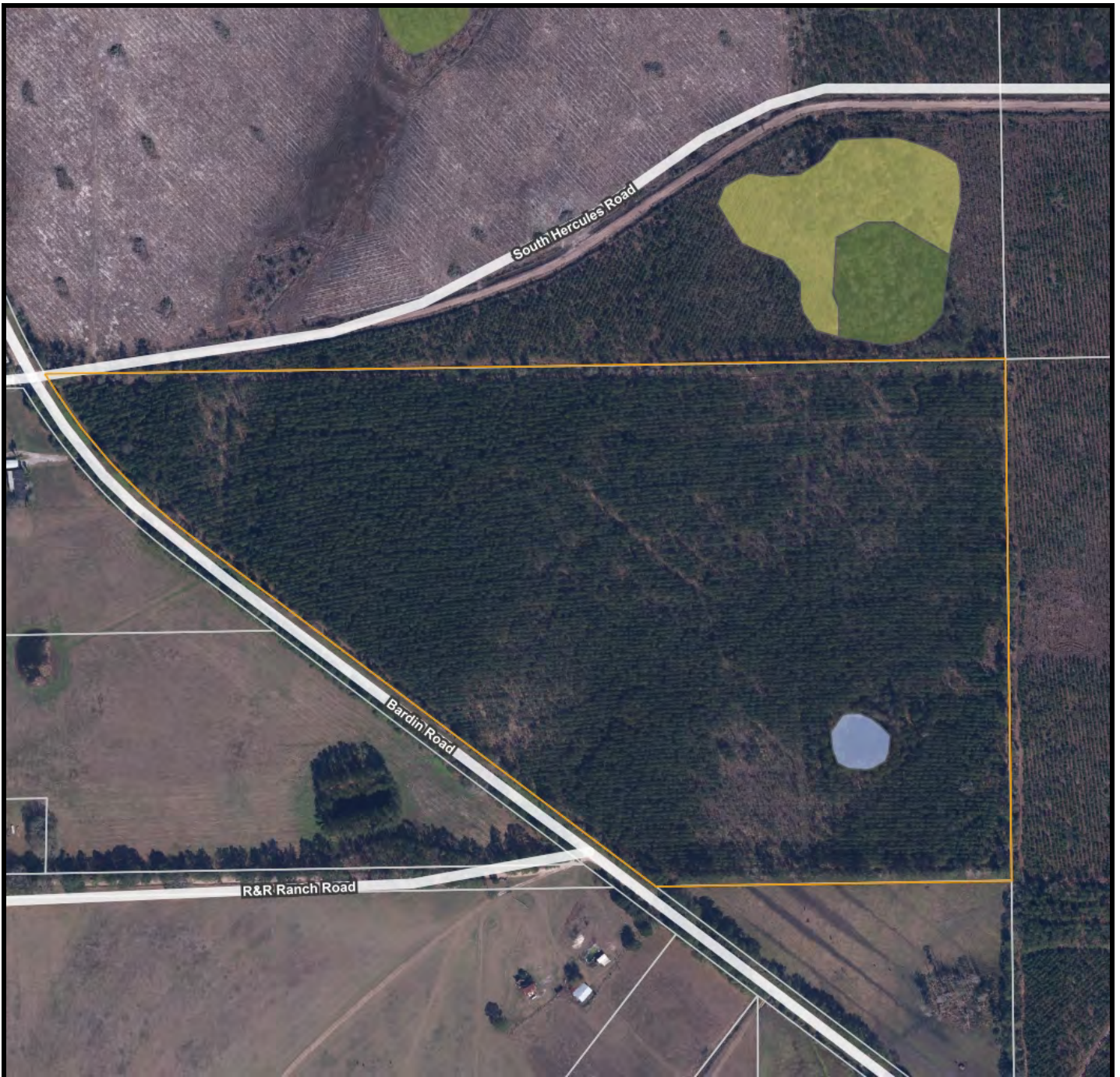
3 - Myakka Fine Sand
 37 - Ona Fine Sand

Bardin Tree Farm - Soils Map


















- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines
- Soils Boundaries

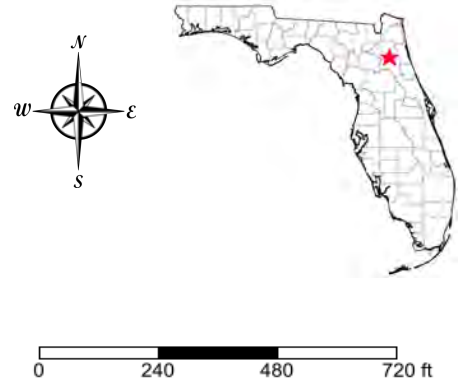




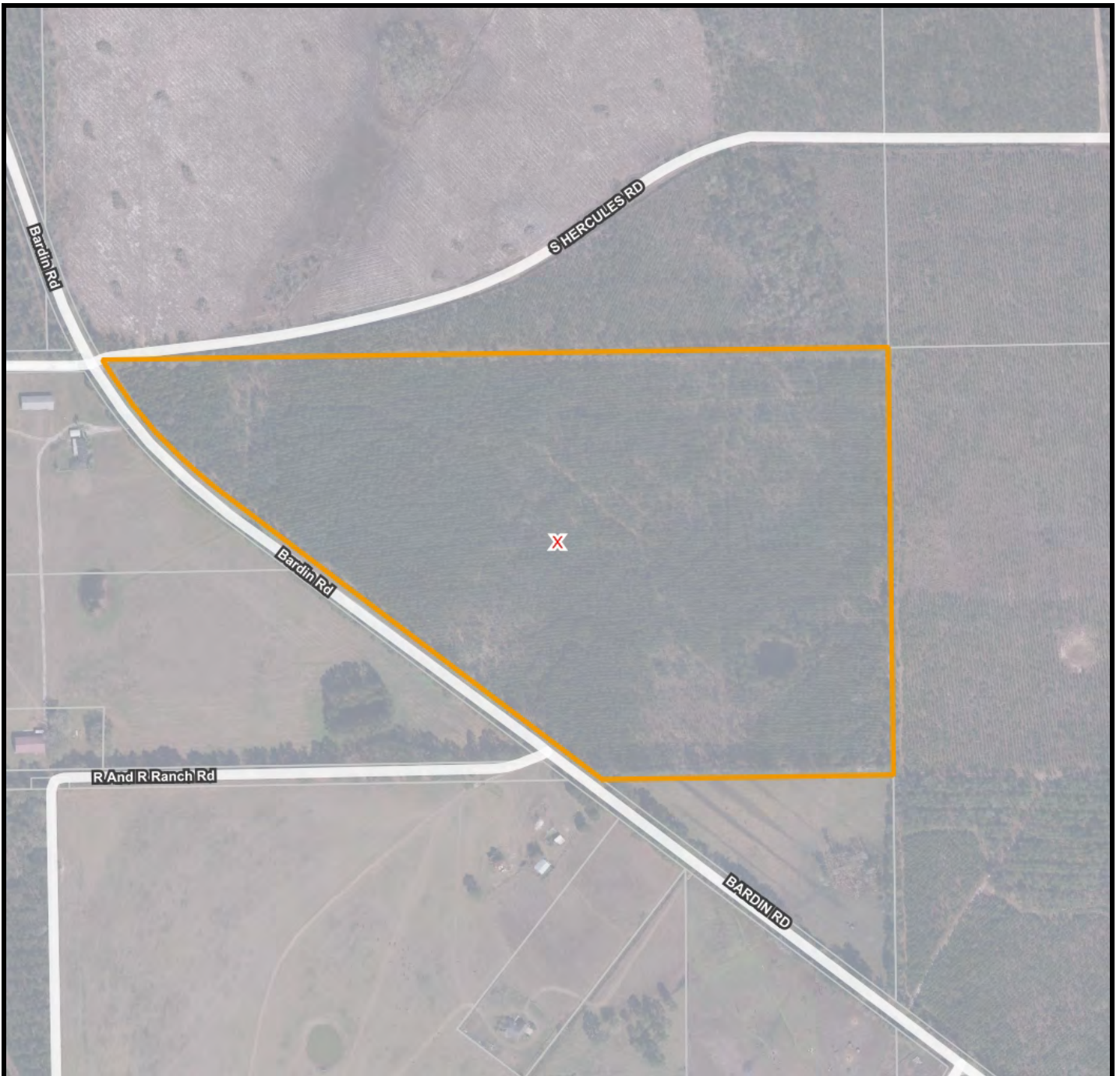
Bardin Tree Farm - Wetlands Map



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets OSM Hybrid
-  Streets OSM Hybrid
-  Parcel Outlines
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods


















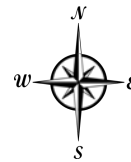
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Bardin Tree Farm - Flood Map



-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  V - 100-year, wave action, BFE no
-  VE - 100-year, wave action, BFE yes
-  A - 100-year, BFE no
-  AE - 100-year, BFE yes
-  AH - 100-year, ponding, BFE yes
-  AO - 100-year, sheet flow, BFE yes
-  X500 - 500-year
-  D - Undetermined, possible hazard



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