



# BAKER COUNTY TRANSITIONAL TIMBERLAND

NOAH RAULERSON RD  
SANDERSON, FL 32087

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# Property Overview



**Sale Price**

**\$13,800,000**

## OFFERING SUMMARY

<b>Acreage:</b>	<b>1,150 Acres</b>
Price / Acre:	\$12,000
City:	Sanderson
County:	Baker
Property Type:	Timber/Recreation, Transitional
Video:	<a href="#">View Here</a>

## PROPERTY OVERVIEW

Baker County Transitional Timberland is a large acreage parcel located on the east side of the Osceola National Forest and the Osceola Wildlife Management Area. The parcel is located approximately 45 miles west of Jacksonville, FL and features several miles of paved road frontage on multiple county roads and highways. The area has been trending towards single family development; however, this parcel can serve as an excellent recreational investment for the outdoor enthusiast looking for a large acreage parcel that is contiguous to conserved lands.

The shared boundary with a national forest and a WMA lends this property to serve as an excellent prospect for a conservation easement. By choosing this route, an investor could potentially recover a significant percentage of their acquisition cost. This parcel can also be taken another direction to serve as an excellent land banking opportunity in an expanding Northeast Florida development market. Nearly all of the merchantable pine timber has been harvested, therefore, significant reforestation will be required if a buyer wants to utilize this property for softwood production.

# Specifications & Features



## SPECIFICATIONS & FEATURES

### Land Types:

- Hunting & Recreation Properties
- Residential Development
- Timberland

### Uplands / Wetlands:

962 ± Upland Acres [83%] / 202 ± Wetland Acres [17%]

### Soil Types:

Pelham Fine Sand; Sapelo Fine Sand; Mascotte Fine Sand

### Zoning / FLU:

AG-10

### Road Frontage:

1.65 miles along Noah Raulerson Rd.  
3150 FT along CR127. 2700 FT along CR125.

### Nearest Point of Interest:

13 ± miles from Macclenny, FL  
34 ± miles from Lake City, FL  
43 ± miles from Jacksonville, FL

### Current Use:

Timberland & Recreation

### Potential Recreational / Alt Uses:

Hunting Lease  
Conservation Easement

### Land Cover:

Coniferous Plantations [858 ± Acres];  
Pine Flatwoods [19 ± Acres]; Hydric Pine  
Flatwoods [21 ± Acres]; Shrub and  
Brushland [32 ± Acres]; Mixed Wetland  
Forest [151 ± Acres]; Mixed Scrub/Shrub  
Wetland [68 ± Acres]



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple [5] in Baker County
GPS:	30.4049751, -82.2395131
Driving Directions:	<ul style="list-style-type: none"><li>From Jacksonville take I-10 West</li><li>Take CR 125 North</li><li>Property is approximately 10 miles down CR 125 on the right</li></ul>
Showing Instructions:	Contact Listing Agents





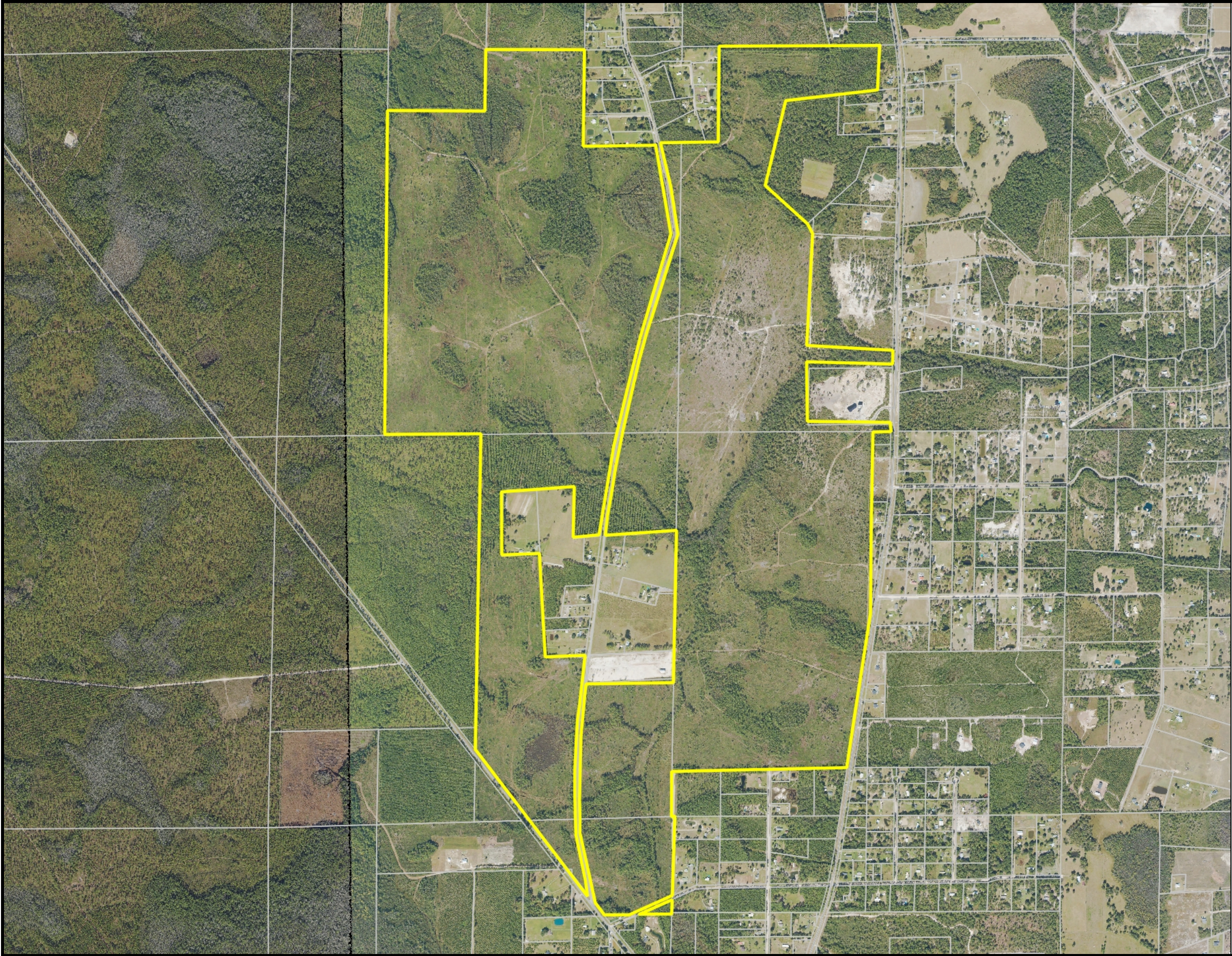




# Photos

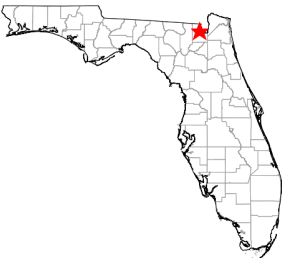






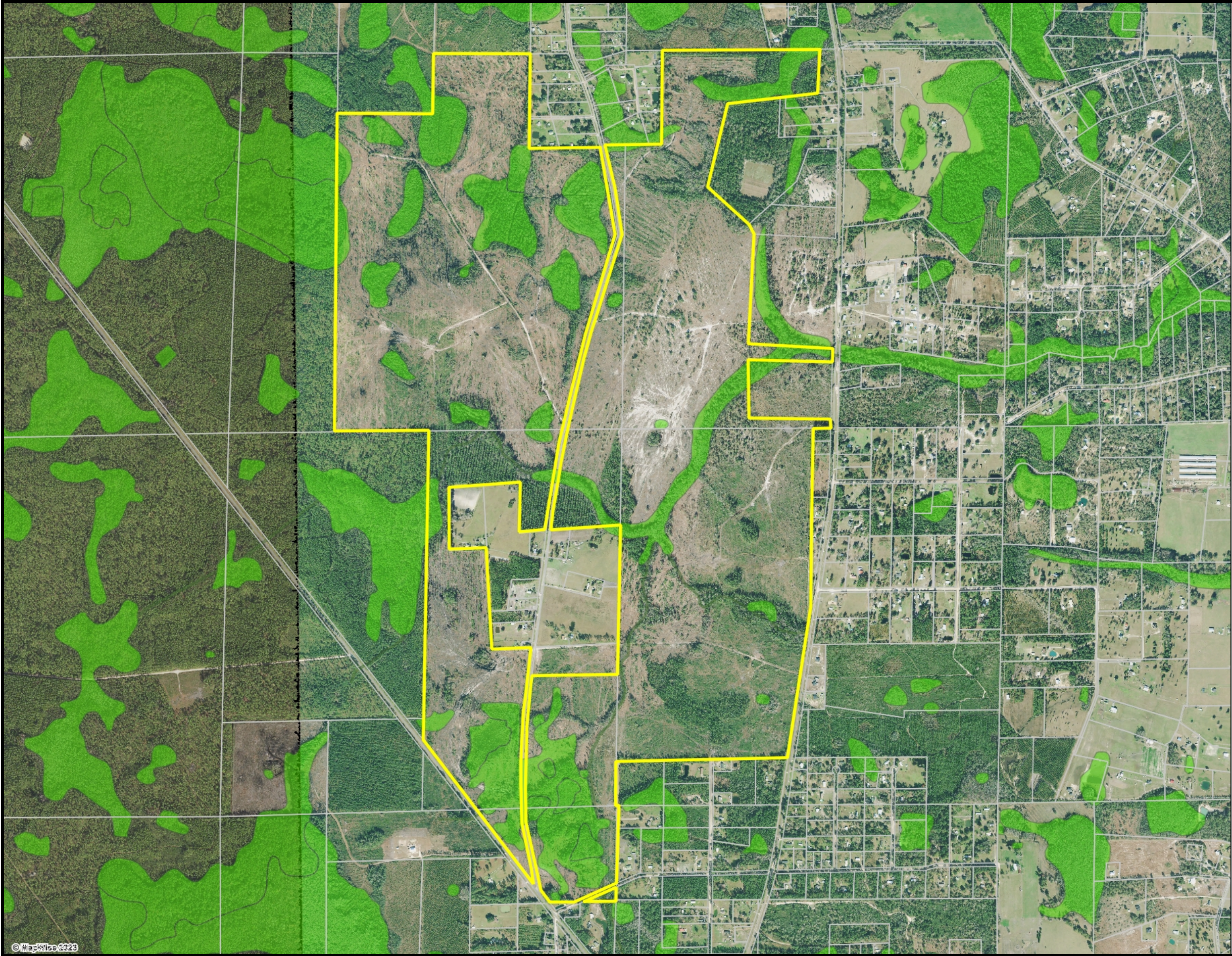
Baker Aerial Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines



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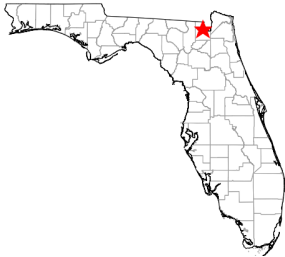


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# Baker County NWI

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	56.8
PEM1/SS3C	Freshwater Emergent Wetland	51.8
PFO6C	Freshwater Forested/Shrub Wetland	29.8
PFO6/3C	Freshwater Forested/Shrub Wetland	20.4
PFO6/4C	Freshwater Forested/Shrub Wetland	16.4
PFO2/4C	Freshwater Forested/Shrub Wetland	9.8
PEM1F	Freshwater Emergent Wetland	6.5
R5UBH	Riverine	5.4
PFO4/3B	Freshwater Forested/Shrub Wetland	3.5
R4SBC	Riverine	.1
TOTAL WETLANDS		200.6
TOTAL UPLANDS		948.5
TOTAL ACRES		1,149.1



0 0.2 0.4 0.6 mi

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**BRYANT PEACE, ALC**

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## PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

**SVN | Saunders Ralston Dantzler**  
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Thomasville, GA 31792



# Advisor Biography



**MIKE LANSDELL, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Mike Lansdell, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

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