

LAND FOR SALE

# KNIGHT TAYLOR RANCH

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**US 19 SOUTH**

Tennille, FL 32356

**LISTED BY:**

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<b>SALE PRICE</b>	<b>\$32,812,500</b>
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**OFFERING SUMMARY**

<b>ACREAGE:</b>	12,006 Acres
<b>PRICE / ACRE:</b>	\$2,733
<b>CITY:</b>	Tennille
<b>COUNTY:</b>	Taylor
<b>PROPERTY TYPE:</b>	Ranch & Recreation, Timberland
<b>VIDEO:</b>	<a href="#">View Here</a>

**PROPERTY OVERVIEW**

The 12,006 ± acre Knight Taylor Ranch is located within 15 minutes of Steinhatchee and the Gulf of Mexico in Taylor County, Florida. The property features a mixture of pasture, irrigated cropland, cleared potential pasture areas, planted Pine, bottomland hardwoods, and a mixture of wetlands. Nearly half of the ranch is active pasture [3,041 acres] or cleared for conversion to pasture or reforestation [3,212 acres] with pivot irrigation covering 419 acres.

This ranch is an idyllic retreat that truly caters to the authentic Florida lifestyle. The entire perimeter of the property is high fenced and is currently being utilized for cattle grazing, timber production, and hunting with excellent populations of deer, turkey, and feral hogs. Knight Taylor Ranch boasts two homes - a 1,600 SF, 2 bedroom / 1 bath log home built in 2005 and a 2,612 SF, 4 bedroom / 3 bath brick main residence with all the modern conveniences constructed in 1972. An equestrian operation is possible with the 4,000 SF horse barn featuring 3 cattle working pens.

Perfect for both the savvy investor and recreational enthusiast - the property features 643 acres of merchantable planted pine stands, exceptional internal access that consists of a network of improved graded roads, and unimproved woods roads for ATV/UTV riding and hiking.





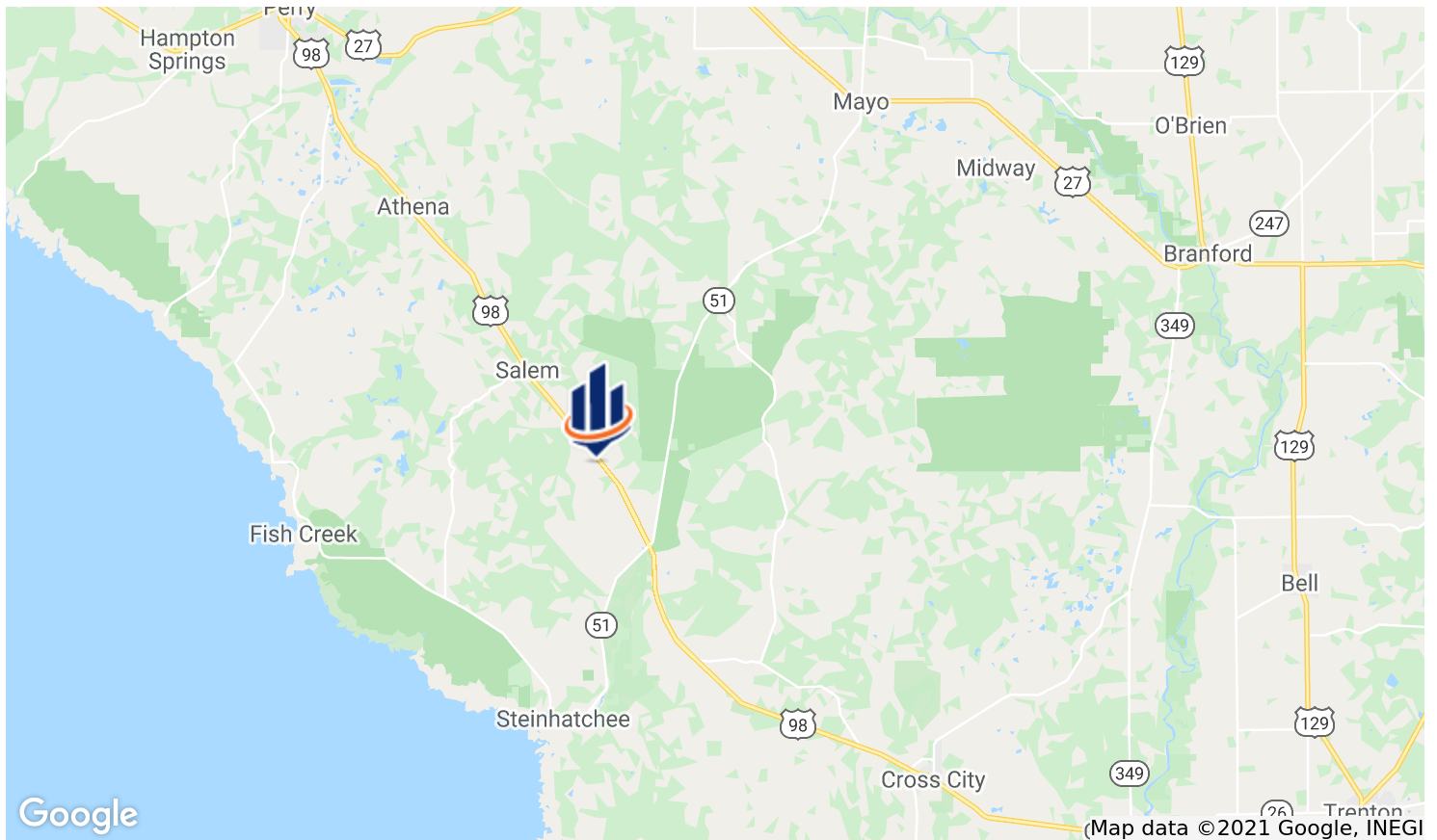
## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Ranch</li> <li>• Timberland</li> </ul>	<b>AGE OF STAGES OF TIMBER:</b>	643 acres of merchantable planted pine stands
<b>UPLANDS / WETLANDS:</b>	57% Uplands / 43% Wetlands		
<b>SOIL TYPES:</b>	Predominantly Chaires Fine Sand and Tooles-Meadowbrook Complex		
<b>TAXES &amp; TAX YEAR:</b>	\$32,866.11 [\$2.74/acre], 2001		
<b>ZONING / FLU:</b>	Zoning: AG / FLU: Agriculture 2		
<b>ROAD FRONTAGE:</b>	Approximately 6.8 miles on US-19		
<b>NEAREST POINT OF INTEREST:</b>	Within 15 minutes to Steinhatchee and the Gulf of Mexico.		
<b>FENCING:</b>	Perimeter of property is completely High Fenced.		
<b>CURRENT USE:</b>	Cattle grazing, timber production, hunting		
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Hunting, Equestrian, ATV/UTV Riding, Hiking		
<b>LAND COVER:</b>	Mixture of pasture, irrigated cropland, cleared potential pasture areas, planted pine timber and bottomland hardwoods.		
<b>STRUCTURES &amp; YEAR BUILT:</b>	<ul style="list-style-type: none"> <li>• 1600 SF - 2 BR 1 BA log home built in 2005</li> <li>• 2612 SF - 4 BR 3 BA brick home built in 1972</li> <li>• 4000 SF horse barn</li> <li>• 3 cattle working pens</li> </ul>		
<b>SURVEY OR SITE TESTING REPORTS:</b>	2012 Survey Available		
<b>GAME POPULATION INFORMATION:</b>	Property is high-fenced with good populations of deer, turkey, and feral hogs.		
<b>ON SITE ROAD ACCESS:</b>	Internal access is good and is comprised of a network of improved graded roads and unimproved woods roads.		



## LOCATION & DRIVING DIRECTIONS

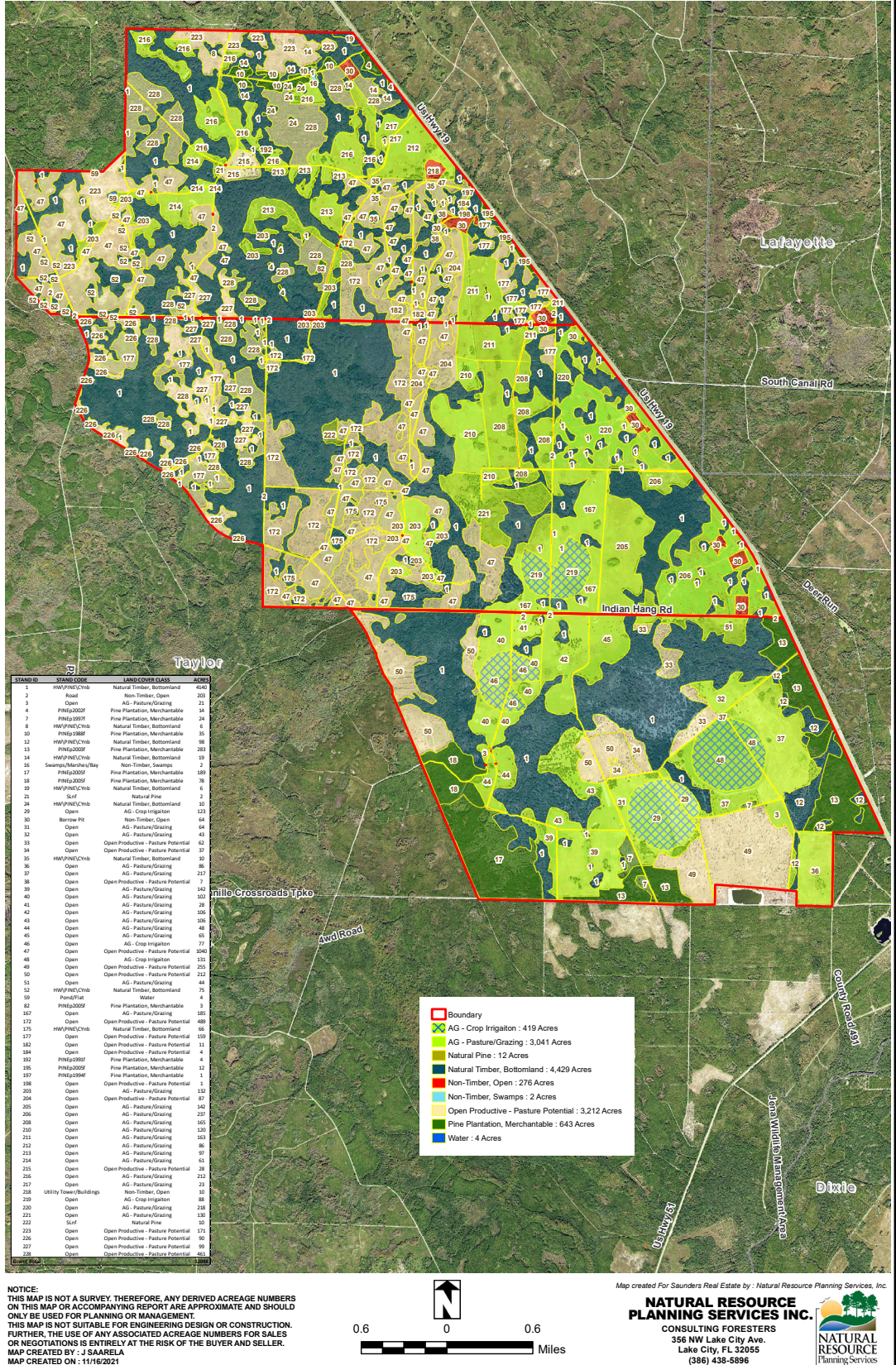
<b>PARCEL:</b>	Multiple in Taylor County
<b>GPS:</b>	29.8278632, -83.3617351
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"> <li>• From the North: Intersection of US-19 and US-98 in Perry, FL drive south on US-19 for 25 miles, Entrance will be on the right [look for sign]</li> <li>• From the South: Intersection of US-19 and CR-351 in downtown Cross City, FL drive north on US-19 for 24 miles; Property entrance will be on the left [look for sign]</li> </ul>
<b>SHOWING INSTRUCTIONS:</b>	Contract listing agents to arrange a showing.



# TIMBER STAND MAP

## Knight Taylor Tract Taylor County, FL







## Timber Stand Map 2019 Aerial Photo



# SOILS MAP

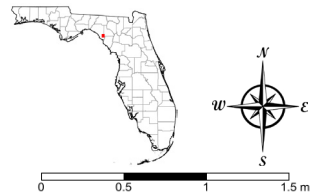


## Knight Taylor Ranch - Soils Map

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Soils Boundaries

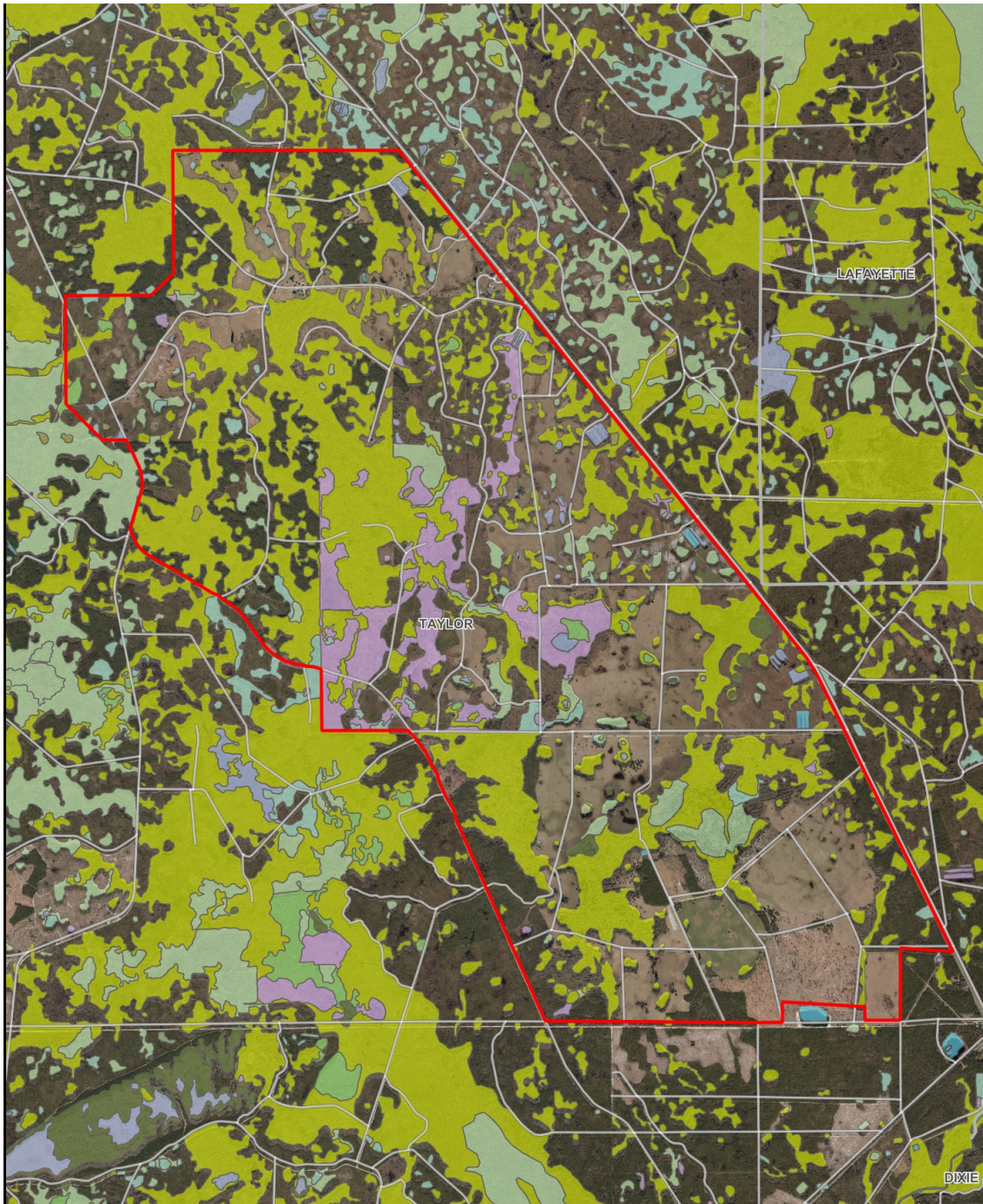


CODE	DESC	ACRES
5	Chaires Fine Sand	1,856
35	Tooles, Meadowbrook, And Wekiva Soils, Frequently Flooded	1,849
41	Tooles-Meadowbrook Complex	1,818
37	Tooles And Meadowbrook Soils, Depressional	1,730
45	Chaires Fine Sand, Limestone Substratum	1,452
8	Meadowbrook Fine Sand	808
23	Melvina-Moriah-Lutterloh Complex	581
6	Leon Fine Sand	564
49	Seaboard-Bushnell-Matmon Complex, 0 To 3 Percent Slopes	528
38	Clara And Meadowbrook Soils, Depressional	345
30	Dorovan And Pamlico Soils, Depressional	251
3	Clara And Osier Fine Sands	85
15	Water	64
16	Ridgewood Fine Sand, 0 To 3 Percent Slopes	34
16	Lutterloh-Ridgewood Complex, 0 To 3 Percent Slopes	29
40	Lutterloh Fine Sand, Limestone Substratum	6
<b>TOTAL = 12000.2541972438 acres</b>		



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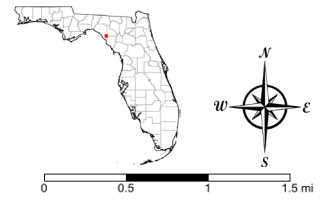
# WETLANDS MAP



## Knight Taylor Ranch

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- 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

CODEDESC	ACRES
6170: Mixed	3,686.3
Wetland Hardwoods	
6430: Wet Prairies	685.0
6460: Mixed Scrub-Shrub Wetland	392.6
6300: Wetland Forested Mixed	136.9
6410: Freshwater Marshes	67.8
6130: Gum Swamps	42.4
6210: Cypress	39.4
5300: Reservoirs	20.6
6110: Bay Swamps	19.6
6250: Hydric Pine Flatwoods	14.7
6140: Titi Swamps	6.5
6530: Intermittent Ponds	2.6
5200: Lakes	1.0
<b>TOTAL WETLANDS</b>	<b>5,115.4</b>
<b>TOTAL UPLANDS</b>	<b>6,884.8</b>
<b>TOTAL ACRES</b>	<b>12,000.2</b>



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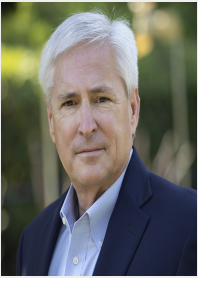












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