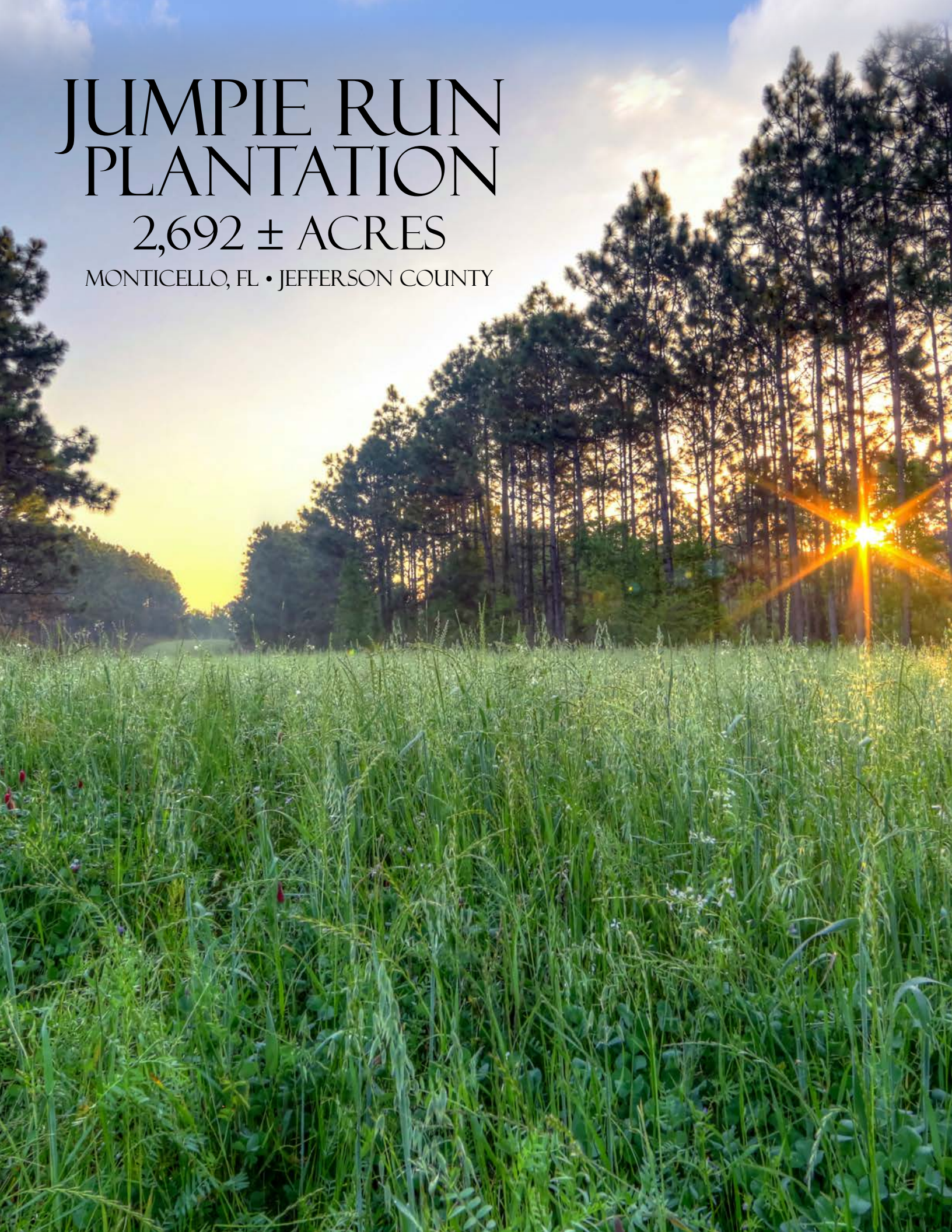


JUMPIE RUN PLANTATION

2,692 ± ACRES

MONTICELLO, FL • JEFFERSON COUNTY





*Central Location
Red Hills of North Florida*

*Minutes to Tallahassee, Thomasville, GA
I-10, and Monticello*

*Notable hunting property
with excellent deer and turkey populations!*

Quail, Wood Ducks, Dove, Deer, Turkey



JUMPIE RUN PLANTATION TIMBER PRODUCTION & HUNTING

Jumpie Run Plantation is a beautiful legacy property owned by the same family for the 3rd generation. The 2,692 ± acre timber plantation is located in the plantation belt of the Red Hills area of North Florida in Jefferson County.

Its mixed use combines planted pines with a commitment to the preservation of the natural beauty for recreation and enjoyment of nature.

The property has unique features of topography, flora, and fauna. Wildlife abounds in natural habitats, making it a notable hunting property with excellent turkey and deer populations.

Quail shows good native bird numbers along with habitat for development as an excellent quail hunting property.

The natural ponds provide opportunities for duck hunting, primarily Wood Ducks, and there is a planted field for dove hunting, as well as other sites that could be developed for dove.

The plantation offers beautiful views of the rolling countryside of the Red Hills and the lower lands with pine flats and hardwood hammocks.

The property consists of pine plantation and hardwood forests with a number of natural ponds. Jumpie Run Creek flows across the north end before flowing into Wolf Creek to the east.

In 1986, the family entered the property into the Conservation Reserve Program with the USDA. Presently, about 600 acres remain enrolled in CRP under a contract expiring in 2017. There are 1,100 acres of planted pine on the property, excluding the strips in the CRP plantings.

The property's excellent location is central to city amenities with shopping only minutes away. With only 30 minutes to Tallahassee and 30 minutes to Thomasville, GA, social and shopping amenities are easily available! Five minutes to Monticello and seven minutes to I-10 make this location a great weekend get-a-way or a permanent or vacation home! Jumpie Run Plantation is a rare find on the market today. Providing income, nature, and personal enjoyment, it is a great investment for today and into the future.



JUMPIE RUN PLANTATION

TIMBER PRODUCTION & HUNTING

Tract 1: 1,762 ± acres - \$3,289 per acre - \$5,795,400

Tract 2: 931 ± acres - \$859 per acre - \$800,000

Total Property: 2,692 ± acres - \$2,450 per acre - \$6,595,400

Property Address: 711 Martin Road, Monticello, FL 32344 - Jefferson County

Nearest Intersection: US 90 and US 19

Soil Types: Predominantly Plummer, Surrency, Dothan Loamy, and Lucy Loamy Fine Sands; and Albany Sand

Land Cover: Pine plantation, hardwood forest

Uplands/Wetlands: 57% uplands, 43% wetlands

Water on Site: Several natural ponds, plus Jumpie Run Creek that flows to the north end before flowing into Wolf Creek to the east

Structures on site:

- Equipment Barn with water and electricity
- Storage Building
- Mobile home with water, electricity and septic system

Wells: 4 wells on the property

- (1) 12" well
- (2) 10" wells
- (1) 6" well that supplies water for barn and mobile home

Timber:

- Pine plantation with Long Leaf, Loblolly, and Slash pine
- Recent Timber Cruise - over \$1.2M

Timber Production & Notable Hunting Property

Scattered Hunting Food Plots

Over \$1.2M in Timber!

****Timber Cruise Available on Website****

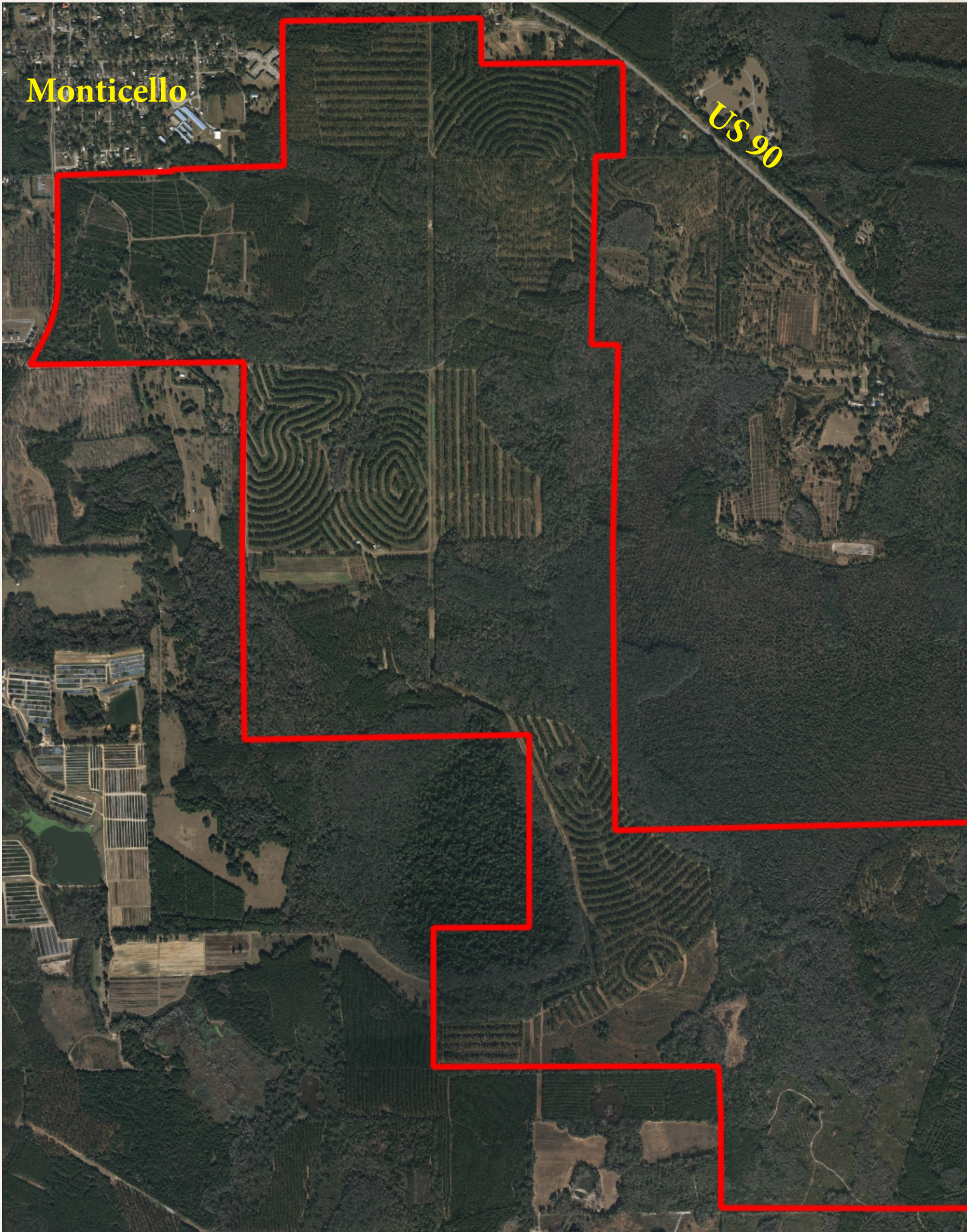
For timber cruise, video, additional details, and maps, go to:

SREland.com/JumpieRun



Monticello

US 90

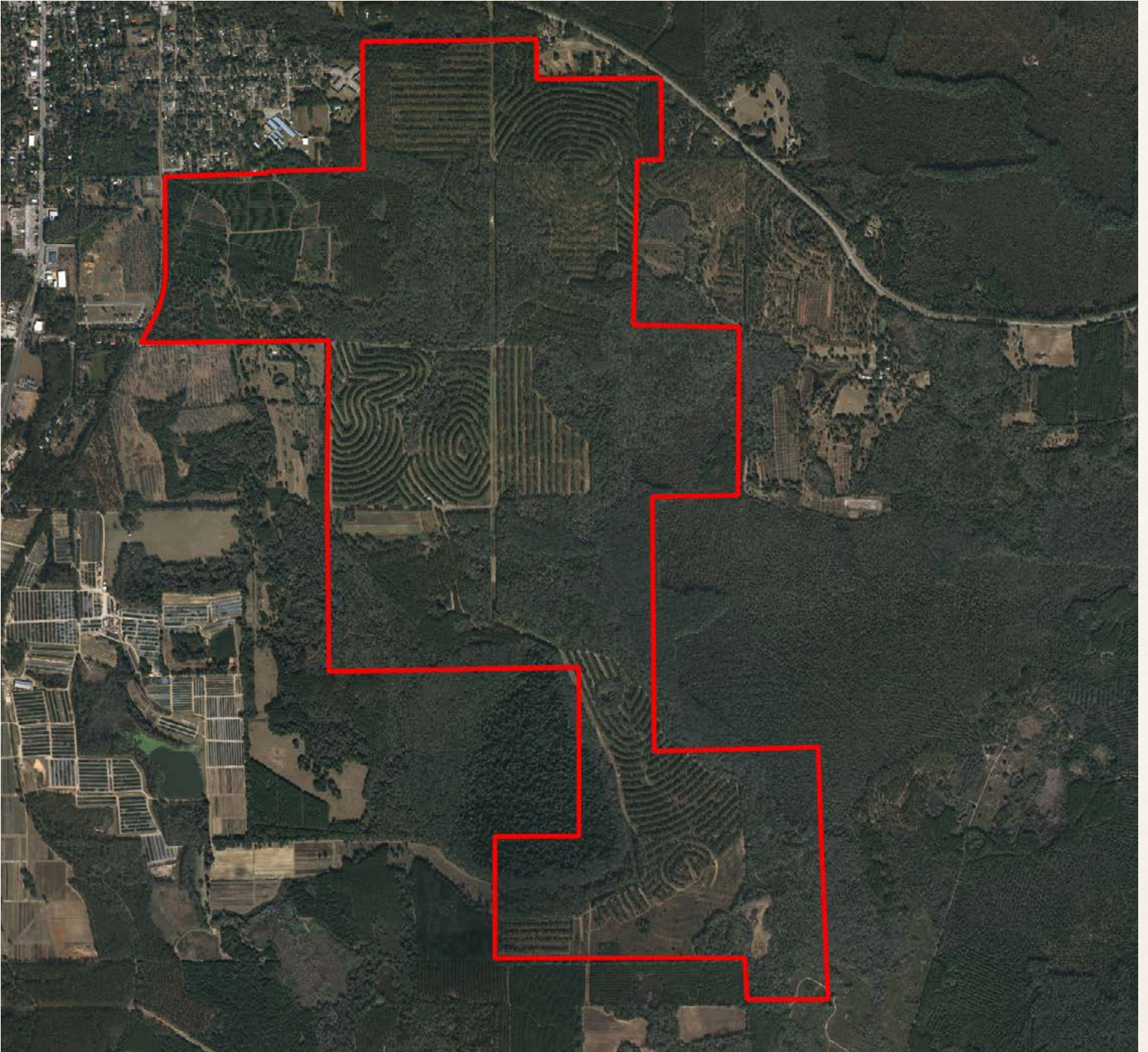




Jumpie Run Plantation

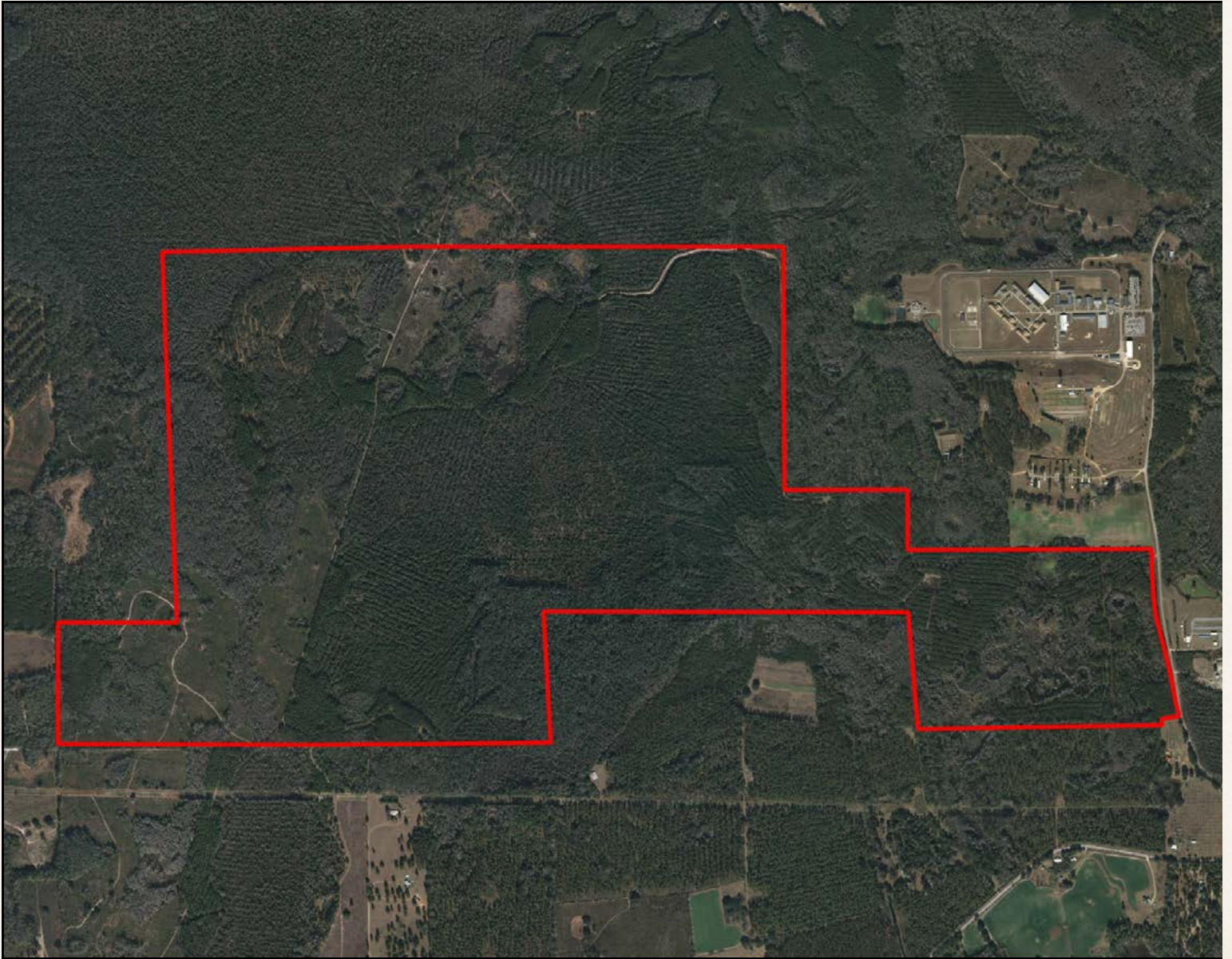
Total Property:
2,692 ± acres

Tract 1
1,762 ± Acres



For timber cruise, video, additional details, and maps, go to:
SREland.com/JumpieRun

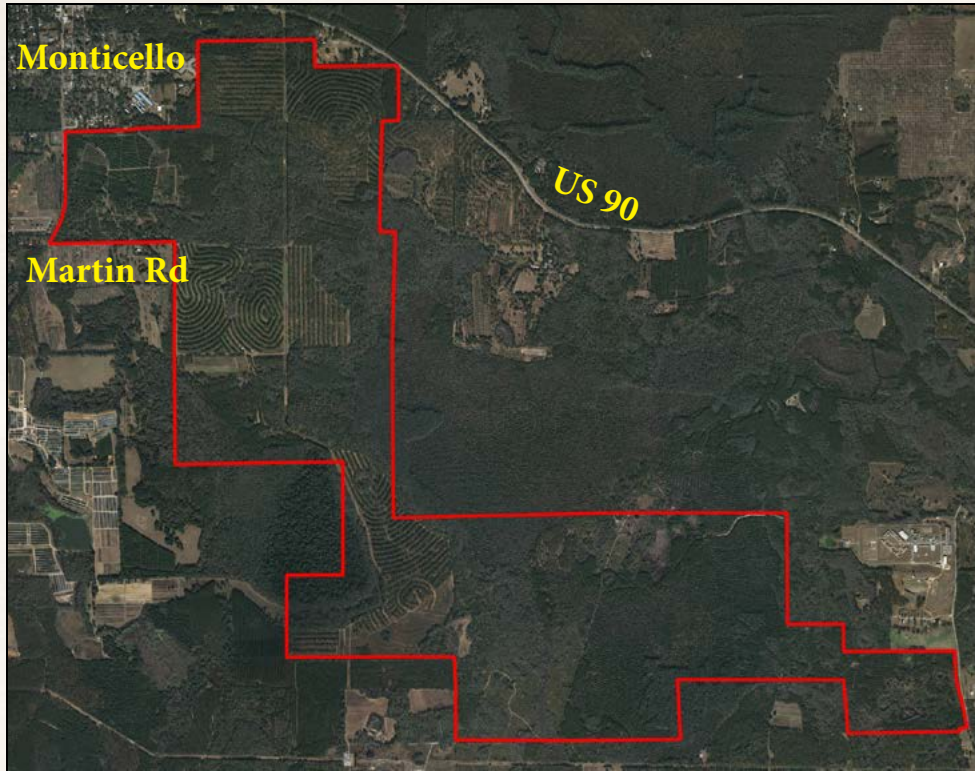
Tract 2
931 ± Acres





JUMPIE RUN PLANTATION

TIMBER PRODUCTION & HUNTING



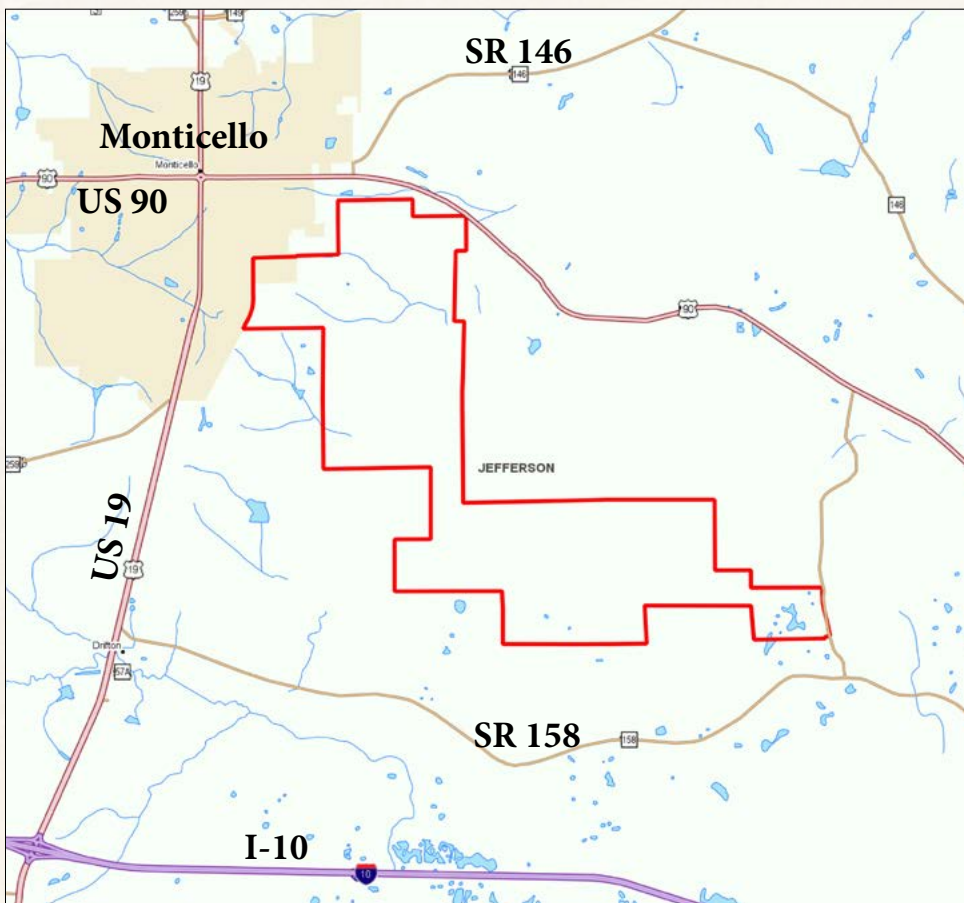
Driving Directions:

- Take I-10 and go north on US 19 for 3.8 ± Miles
- Turn east onto Martin Road and travel to the end
- Property will be at the end

Parcel IDs (Jefferson County):

- 29-2N-5E-0000-0560-0000
- 31-2N-5E-0000-0010-0000
- 31-2N-5E-0000-0020-0000
- 32-2N-5E-0000-0010-0000
- 03-1N-5E-0000-0030-0000
- 04-1N-5E-0000-0030-0000
- 04-1N-5E-0000-0040-0000
- 05-1N-5E-0000-0010-0000
- 08-1N-5E-0000-0020-0000
- 09-1N-5E-0000-0010-0000
- 09-1N-5E-0000-0020-0000
- 10-1N-5E-0000-0020-0000
- 11-1N-5E-0000-0030-0000

Central, Convenient Location in the Red Hills Plantation Belt
30 Minutes to Tallahassee • 30 Minutes to Thomasville GA!
5 Minutes to Monticello • 7 Minutes to I-10



Mixed-Use Timber Production, Recreation, and Hunting

- In 1986, the family entered the property into the Conservation Reserve Program (CRP) with the USDA
- Presently, about 600 acres remain enrolled in CRP under a contract expiring in 2017
- There are 1,100 acres of planted pine on the property, excluding the strips in the CRP plantings
- The bulk of the original 1,800 acres are typically in the Red Hills region of North Florida Plantation Country
- The highest elevations are over 200 feet, and the lowest points on the property are around 100 feet in elevation
- Central location for social and shopping amenities in Tallahassee and Thomasville, GA



Saunders

REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

For timber cruise, video, additional details, and maps, go to:
SREland.com/JumpieRun

Mixed-use, Timber Production, Hunting
Quail, Wood Ducks, Dove, Deer, Turkey
30 Minutes to Tallahassee and Thomasville, GA

JUMPIE RUN PLANTATION
TIMBER PRODUCTION & HUNTING
MONTICELLO, FL • JEFFERSON COUNTY
2,644 ± ACRES



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