

The Lake Talquin Timberlands offer investors the opportunity to secure a well-managed, lower coastal plain timberland property. Located in Gulf, Jackson, Liberty, and Washington Counties in the Florida Panhandle, the Timberlands total ±11,340 acres across twelve distinct tracts. The property is being offered for sale as a single package, and individual units may not be further divided. Bids will be due May 06, 2026.

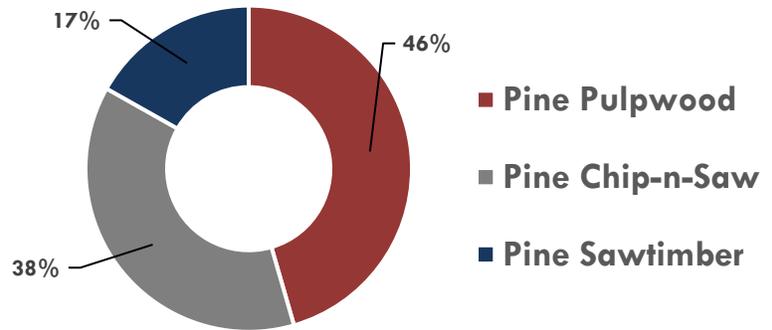
The Lake Talquin Timberlands represent a well-positioned investment opportunity with wood flow into the diverse outlets of northern Florida. An attractive component of merchantable volume is available for harvest and near-term cash flow while a strong permerchantable cohort of acreage provides cash yield opportunity in future years.

70% of the property acreage is in pine plantation with significant early-rotation investments made in the property to bolster long-term growth through the rotation. The weighted-average site index of the plantation component is 62 feet with the merchantable plantations carrying approximately 132,000 tons of pine products. The natural forests represent 28% of the land base and provide a mix of hardwood and pine pulp and sawlog volume for additional diversity of offtake.

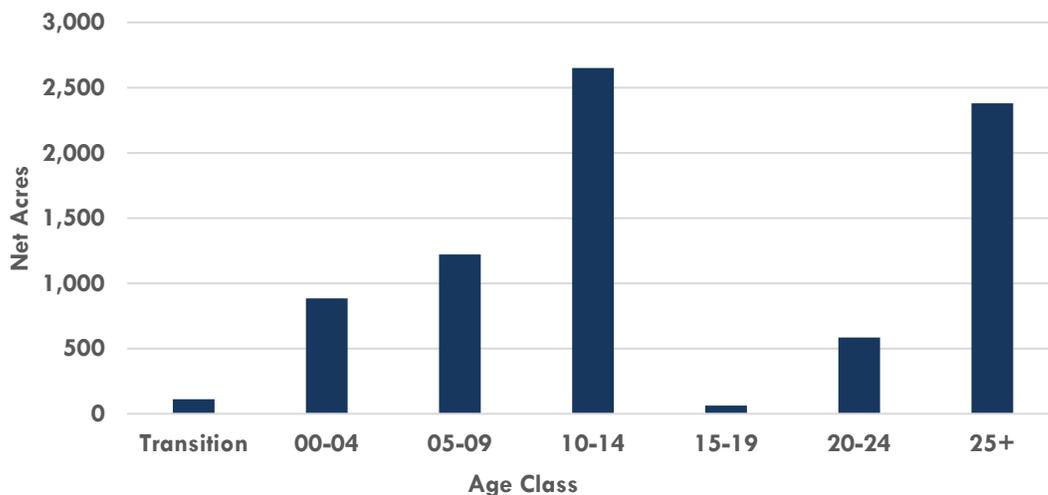
The Lake Talquin Timberlands benefit from public road frontage into much of the property allowing practical access for forest operations and recreation. The property provides over \$80,000 per year in value-added income from hunting and apiary leases.

With a diverse range of age classes, favorable timber markets, and steady value-added revenue sources, the Lake Talquin Timberlands offer investors diverse & sustained cash flow opportunities.

Merchantable Plantations - Pine Products



Pine Plantation Age Class Distribution



All information is assumed to be accurate and substantially correct but no assumption of liability is intended. Neither the seller nor the agent or representatives warrant the completeness or accuracy of the information. Seller does not guarantee timber volumes, values, acreages, tree ages or the condition and/or function of any improvements, including but not limited to all buildings, machinery, appliances, wells, equipment, livestock and ponds. No representatives or warranties are expressed or implied as to the property, its condition, boundaries or logging feasibility. Prospective buyers should satisfy themselves as to the accuracy of this information.