LaBeuna Farms
Palatka, FL • Putnam County
4,568 +/- Acres

Highly Productive Pine Tree Growing Operation
Excellent Hunting!

Existing Long-Term Hunting Lease, Assignable or Cancellable
Abundant Turkey, Deer, Quail, And Other Game
Ongoing Game Management Program
LaBeuna Farms is one of the last privately-owned and working pine plantations in Northeast Florida. Highly productive pine tree growing operation, located in the scenic timberland country of northeast Florida. This area of Northeast Florida offers a unique hub for growing timber because there is direct access to pulp and paper mills, and sawmills, located within a 50-mile radius. The Georgia-Pacific Paper Mill is located just 10 miles south of the property.

**Total Acreage:** 4,568 +/- acres  
**Sale Price:** $9,389,250  
**Price Per Acre:** $1,950  
**Property Address:** US 17, Palatka, FL 32177, Putnam County  
**Nearest Intersection:** US 17 and Sun Garden Road  
**Uplands/Wetlands:**  
- 3,132 +/- acres uplands (69%)  
- 1,436 +/- acres wetlands (31%)  
**Water on Site:** 17-acre lake  
**Roads and Frontage:**  
- 5,000 +/- ft road frontage on Sun Garden Road  
- 1,600 +/- ft frontage and direct access to US 17  
- Superior internal road systems  
**Fencing:** Property boundaries are fenced  
**Future Land Use:** AG  
**Taxes & Tax Year:** 2013 - $11,337.47  
**Surrounding Area:** Predominantly silviculture with other agriculture and rural homesites.  
**Timber Production:**  
- 2,954 +/- acres of multiple stages planted pine stands:  
  - 2,595 +/- acres of merchantable planted slash pine  
  - 275 +/- acres of pre-merchantable planted slash pine  
  - 84 +/- acres of plantable cutover  
  - 850 +/- acres of merchantable natural hardwood, pine, cypress timber  
- Timber cruise report and timber type map available upon request  
**Mining:**  
- Portions of property previously mined and now fully reclaimed:  
  - 1,252 +/- acres of reclaimed uplands planted in pines  
  - 390 a +/- acres of reclaimed natural areas  
  - 17-acre lake  
**Excellent Hunting:**  
- Existing long-term hunting lease, assignable or cancellable at closing  
- Abundant turkey, deer, quail, and other game  
- Ongoing game management program
LaBeuna Farms
Palatka, FL • Putnam County

Driving Directions:
- From Palatka, go north on US 17 approximately 10 miles
- Property and entrance gate are located on west US 17

Location Milestones:
- 10 +/- miles north of the City of Palatka
- 35 +/- miles south of Jacksonville
- Less than 20 miles to Florida’s major north-south corridor, I-95

LaBeuna Farms lies on the eastern boundary of Etoniah Creek drainage basin and the western St. Johns River basin and has excellent drainage.

For additional details and maps, go to:
SaundersRealEstate.com/LaBeunaFarms
Highly Productive Pine Tree Growing Operation
Slash Pine, Loblolly, And Longleaf Areas of Growth - Great Hunting!

LaBeuna Farms
Palatka, FL • Putnam County
4,568 +/- Acres

Phil Leary, AICP
Phil@SaundersRealEstate.com • 386.937.7829

Dean Saunders, ALC, CCIM
Dean@SaundersRealEstate.com • 863.774.3522

114 N. Tennessee Ave., 3rd Floor
Lakeland, FL 33801
863.648.1528

SaundersRealEstate.com