BLUFFS OF ST TERESA

ST. TERESA, FL | FRANKLIN COUNTY

17,000 ± ACRES TOTAL

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Situated among rolling hills along the scenic shore of the Gulf of Mexico, the Bluffs of Saint Teresa is over 17,000 acres of magnificent land with characteristics that are truly unique. There is nothing like it in Florida or on the northern Gulf coast today.

The Bluffs of St. Teresa represents what early Florida visitors called paradise, and for a savvy land buyer, offers a rare opportunity to invest in it. Florida’s allure, from its early days to the present, begins with three fundamental traits that set it apart from every other state - our abundant sunshine, year-round beautiful weather, and easy access to water. While these qualities are in ample supply at the Bluffs of St. Teresa, they are just the beginning of its story.

This property is secluded, yet accessible to the Big Bend area of Florida’s eastern panhandle and shares a contiguous border with Bald Point State Park on the Gulf of Mexico. US 98 fronts the acreage for a total of 9 miles and the capitol city of Tallahassee is a short 45 minute drive away. The beaches of Alligator Point, communities of Panacea, and St. Teresa are all just minutes from this property.

There is an astounding 17 miles of frontage on some of Florida’s most beautiful waterways, including 2 miles on the Gulf of...
Mexico, over 6 miles on Ochlockonee Bay and 8.5 miles on the lazy winding Ochlockonee River. No large, single property available in the state of Florida today can lay claim to this same feature.

The majority of the acreage is uplands - high and dry - with sandy soils and picturesque bluffs that quickly rise to 20 feet in some areas. The soils are well drained, ensuring opportunity for residential and commercial development.

The Bluffs of St. Teresa is currently managed for timber production with most of the uplands planted to pine. Continuation of the forestry program can produce an uninterrupted revenue stream until the property is developed. However, the fundamental attraction of this land is its sheer beauty, uniqueness, and future potential.

An investor with vision will also see this property's long-term appreciation and wealth preservation as solid reasons to invest in its future. The Bluffs of St. Teresa, located in paradise and accessible, with uncommon attributes and future potential make it difficult to imagine a piece of land with more appeal.
Close to the Coastal Communities of Panacea, Alligator Point, and St. Teresa

Only a 45 Minute Drive to Tallahassee and I-10!
60 ± Miles to the Florida Georgia State Line

Outstanding Waterfront Frontage!
• 2 ± Miles on the Gulf of Mexico
• 6.2 ± Miles on Ochlockonee Bay
• 8.5 ± Miles on the Ochlockonee River
**SPECIFICATIONS & FEATURES**

**Total Acreage:** 17,080 ± acres  
**Sale Price:** $50,000,000  
**Price Per Acre:** $2,927.40  
**Property Address:** Franklin County, Florida 32346  
**County:** Franklin  
**Soil Types:** Sandy soils, predominately Kershaw Sand  
**Uplands/Wetlands:**  
- 12,930.1 ± acres uplands (76%)  
- 4,149.9 ± acres wetlands (24%)  
**Future Land Use:** Timberland  
1 dwelling unit per 40 acres  
**Potential Uses:** Timberland, irrigated agriculture, recreational, coastal development  

**Road Frontage:**  
- Over 9 miles along US 98  
- US 98 cuts through the east portion of the property  
- Over 4.25 miles along US 319  
**Current Use:** Currently managed for timber production  
**Income:** Timber production, with most of the uplands planted to pine  
**Shown by Appointment Only.**
## Timber Stand Table

*(Entire table available upon request)*

<table>
<thead>
<tr>
<th>Strata</th>
<th>Comment</th>
<th>Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plantation Age 1 -5</td>
<td>2009-2013</td>
<td>908</td>
</tr>
<tr>
<td>Plantation Age 6 -10</td>
<td>2004-2008</td>
<td>0</td>
</tr>
<tr>
<td>Plantation Age 11 -14</td>
<td>2000-2003</td>
<td>0</td>
</tr>
<tr>
<td>Plantation Age 15 -19</td>
<td>1995-1999</td>
<td>1,560</td>
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<tr>
<td>Plantation Age 20 -24</td>
<td>1990-1994</td>
<td>2,328</td>
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<tr>
<td>Plantation Age 25 -29</td>
<td>1985-1989</td>
<td>1,540</td>
</tr>
<tr>
<td>Plantation Age 30 +</td>
<td>&lt;= 1984</td>
<td>3,106</td>
</tr>
<tr>
<td>Natural Timber</td>
<td>Mixed Age</td>
<td>286</td>
</tr>
<tr>
<td>Natural Regeneration 20 +</td>
<td>&lt;= 1994</td>
<td>114</td>
</tr>
<tr>
<td>Clearcut</td>
<td>Existing Clearcut</td>
<td>1,158</td>
</tr>
<tr>
<td>Budgeted or Active Clearcuts</td>
<td>Exclusive of Above</td>
<td>435</td>
</tr>
<tr>
<td>Budgeted or Active Thins</td>
<td>Exclusive of Above, Residual Volumes</td>
<td>703</td>
</tr>
<tr>
<td>Non-Plantable Pine</td>
<td></td>
<td>190</td>
</tr>
<tr>
<td>Non-Plantable Cypress</td>
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<td>262</td>
</tr>
<tr>
<td>Non-Plantable Hardwood</td>
<td></td>
<td>473</td>
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<tr>
<td>Non-Plantable Low Value</td>
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<td>1,648</td>
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<tr>
<td>Marsh</td>
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<td>1,507</td>
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<td>Open Water</td>
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<td>408</td>
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<td>Roads</td>
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<td>360</td>
</tr>
<tr>
<td>Other</td>
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<td>95</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td></td>
<td><strong>17,080 ±</strong></td>
</tr>
</tbody>
</table>

A continuation of the forestry program brings an uninterrupted cash flow, typical of a timber investment in North Florida.
This 17,080 ± acre tract is currently managed for timber production with most of the uplands planted to pine.
Excellent for Upscale Residential Development Opportunities!
Close to the Coastal Communities of Panacea, Alligator Point, and St. Teresa
Access to Beautiful Beaches
17 Miles Total of Water Frontage on the Gulf of Mexico, Ochlockonee River, and Ochlockonee Bay
Visit SVNsaunders.com and search for: Bluffs of St Teresa

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