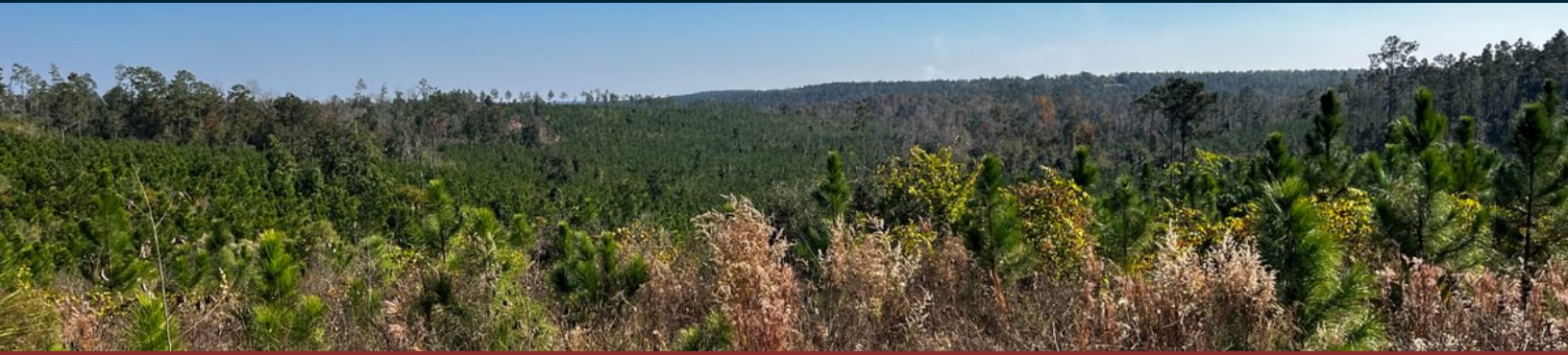




ACTIVE · SET PRICE

Pilcher

± 150 Acres | Jackson County | Florida | Near Altha

Recreational retreat, timber investment, or a future homesite, this property checks all the boxes!

PRICE	PRICE / ACRE	ACREAGE
\$524,265	\$3,500	± 150

PROPERTY OVERVIEW

Discover a unique opportunity to own ±149.79 acres of prime land, perfectly located just minutes from downtown Marianna, Florida. This versatile property offers a blend of natural beauty and investment potential, ideal for timber investment and recreation. Property Highlights: • ±119 Acres of Loblolly Pines: Established in 2020, this professionally planted loblolly pine plantation promises a strong future timber investment. • ±28 Acres of Hardwood Forests: Enjoy the serene beauty and biodiversity of native hardwoods, perfect for hunting, hiking, or nature exploration. • Road Frontage: Convenient access from Pittman Hill Road ensures easy entry and future utility. • Prime Location: Located just a short drive from downtown Marianna, offering the perfect balance of rural tranquility and urban convenience. Whether you're looking for a recreational retreat, a timber investment, or a future homesite, this property checks all the boxes. Explor...

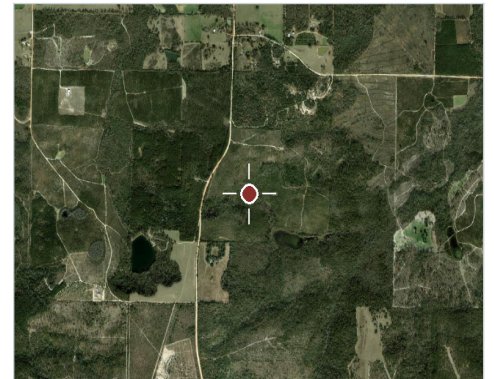
PROPERTY DETAILS

TYPE	ACCESS
Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Bottomland Hardwood)	Dirt Road · Legal Access
UTILITIES	COUNTY TAX PARCEL IDS
Electric	21-3N-10-0000-0050-0000; 20-3N-10-0000-0020-0000

DOCUMENTS INCLUDED

Flyer · Location · Aerial · Topography · Stand Map

LOCATION



Jackson County, Florida



David Williamson

Real Estate Salesperson, AL, FL, GA
O: 850.545.8635 C: 850.545.8635
david.williamson@afmforest.com
Principal Broker: Chuck Mathis (Florida)

SCAN TO VIEW



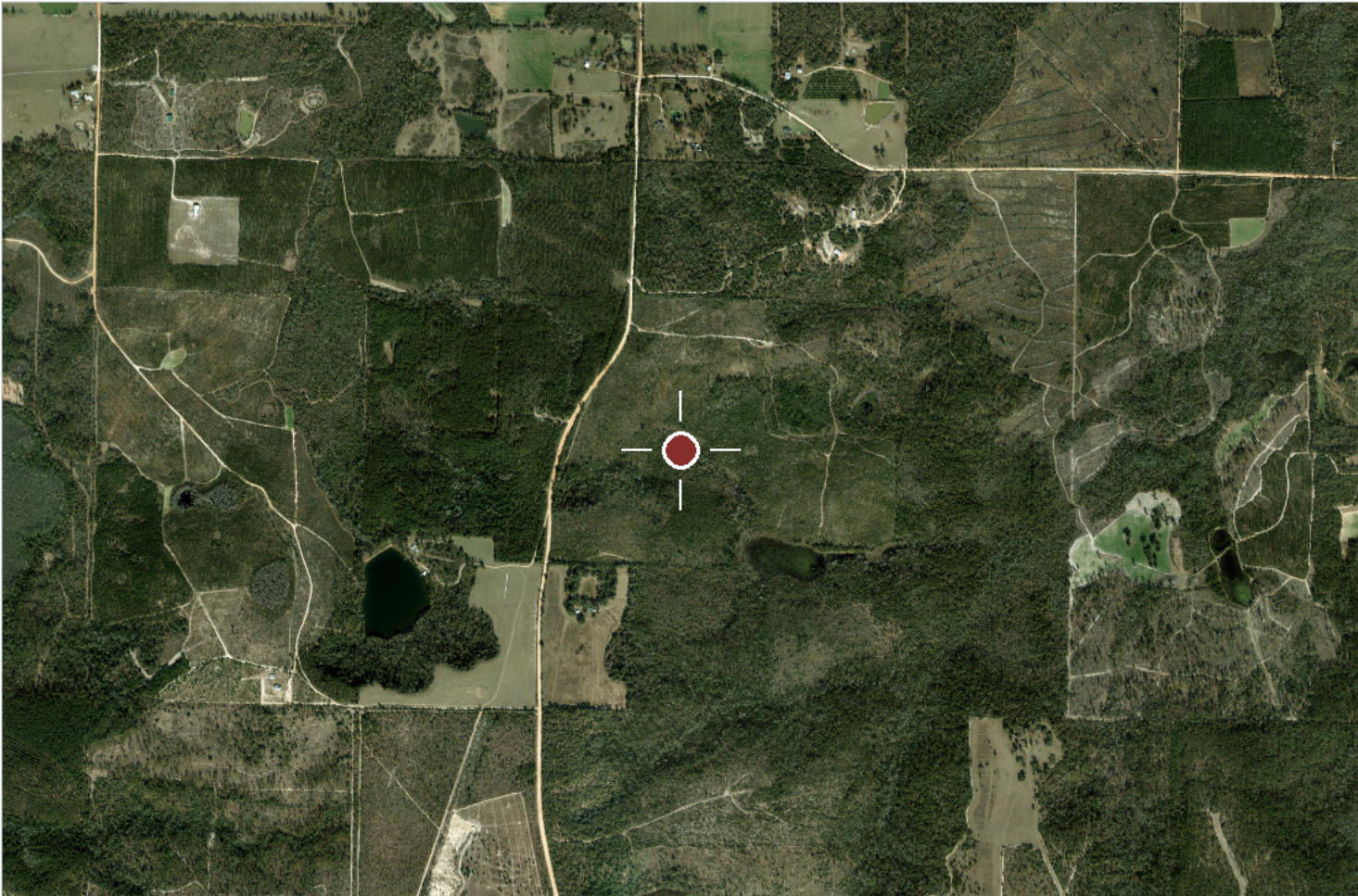
Property Photos

Pilcher · Jackson County · Florida · Near Altha



Location & Access

Pilcher · Jackson County · Florida · Near Altha



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.

COUNTY & STATE
Jackson County, Florida

NEAREST CITY
Altha

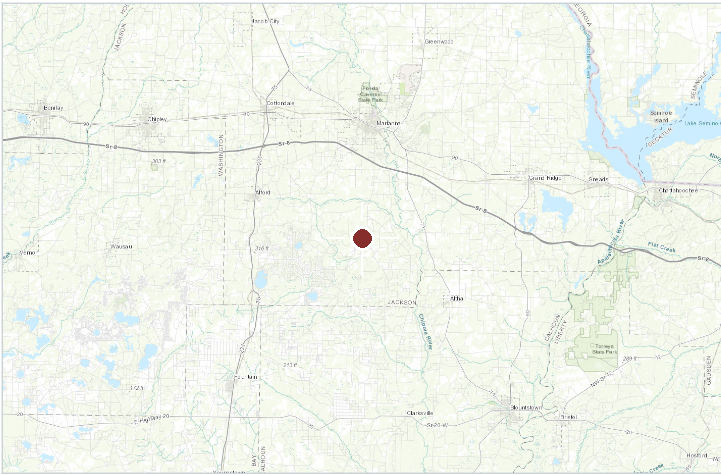
APPROXIMATE CENTRE
30.64529, -85.24683

COUNTY TAX PARCEL IDS
21-3N-10-0000-0050-0000; 20-3N-10-0000-0020-0000

INTERACTIVE MAP



<https://www.id.land/maps/5b13a310ec73deac025849648a104a92/share>



Regional locator



**AFM
REAL ESTATE**

FOR SALE

Pilcher

149.79 Acres - \$524,265
Jackson County, Florida

AFM Real Estate is pleased to announce the exclusive offering of The Pilcher tract. Located near Altha, Florida.

Discover a unique opportunity to own 149.79+/- acres of prime land, perfectly located just minutes from downtown Marianna, Florida. This versatile property offers a blend of natural beauty and investment potential, ideal for timber investment and recreation.

Property Highlights:

- 119+/- Acres of Loblolly Pines: Established in 2020, this professionally planted loblolly pine plantation promises a strong future timber investment.
- 28+/- Acres of Hardwood Forests: Enjoy the serene beauty and biodiversity of native hardwoods, perfect for hunting, hiking, or nature exploration.
- Road Frontage: Convenient access from Pittman Hill Road ensures easy entry and future utility.
- Prime Location: Located just a short drive from downtown Marianna, offering the perfect balance of rural tranquility and urban convenience.

Whether you're looking for a recreational retreat, a timber investment, or a future homesite, this property checks all the boxes. Explore the potential of this exceptional tract today!

Directions:

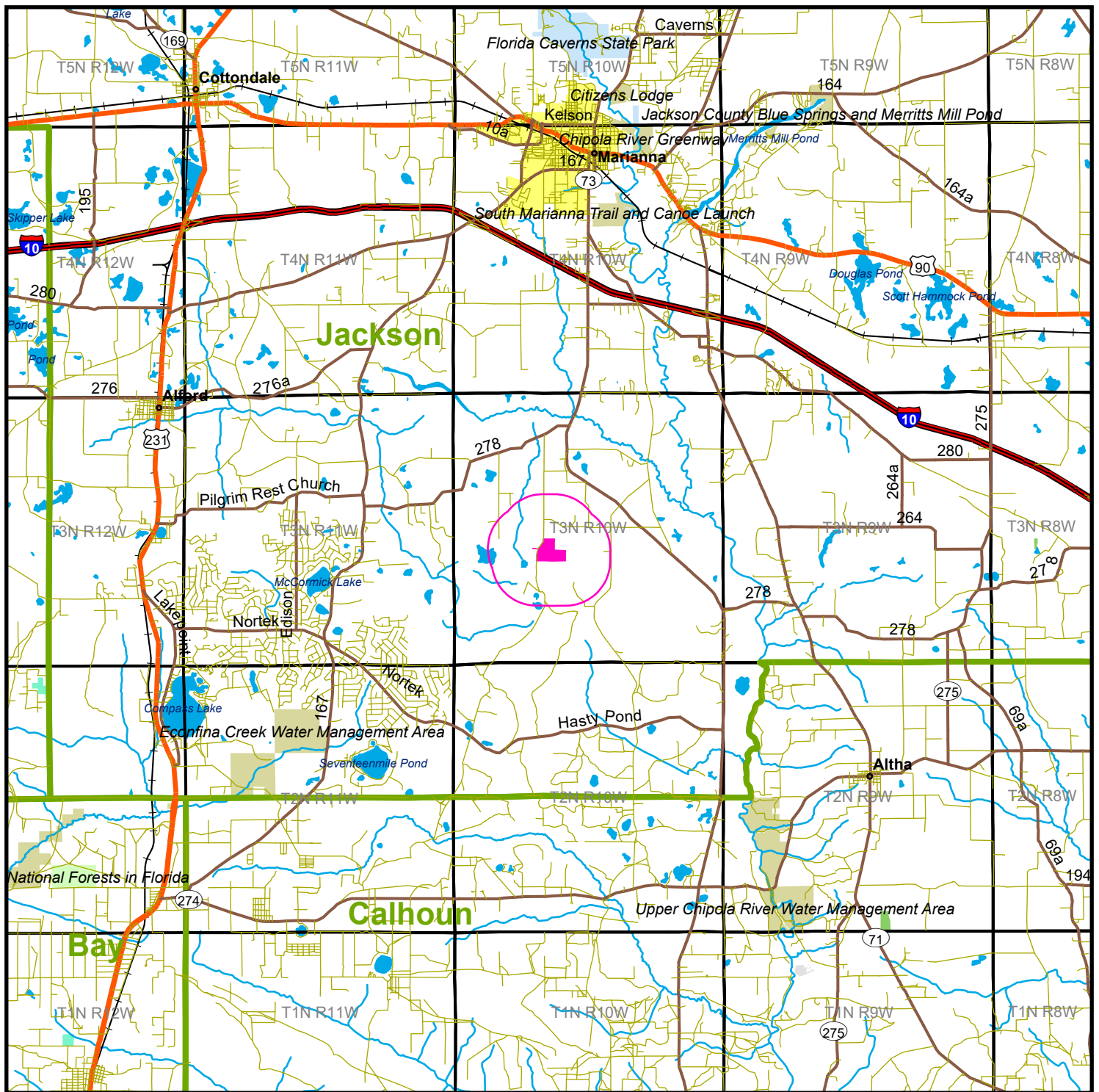
Tract is located approximately 8.9 miles northwest Altha, Florida on Pittman Hill Road.



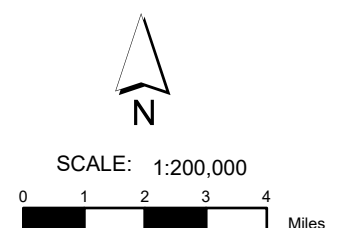
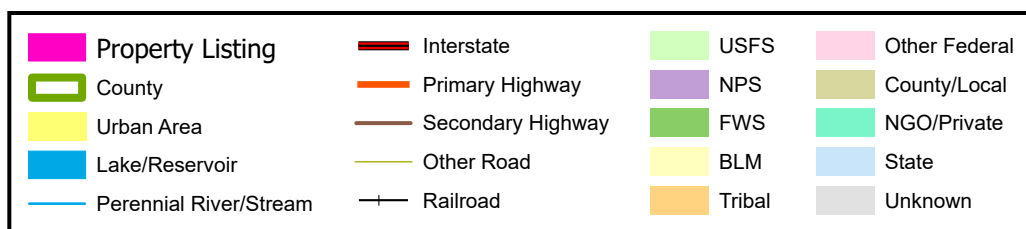
CONTACT:

David Williamson
Licensed in GA, FL, AL
AFM Real Estate
C 850.545.8635
David.Williamson@afmforest.com

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.

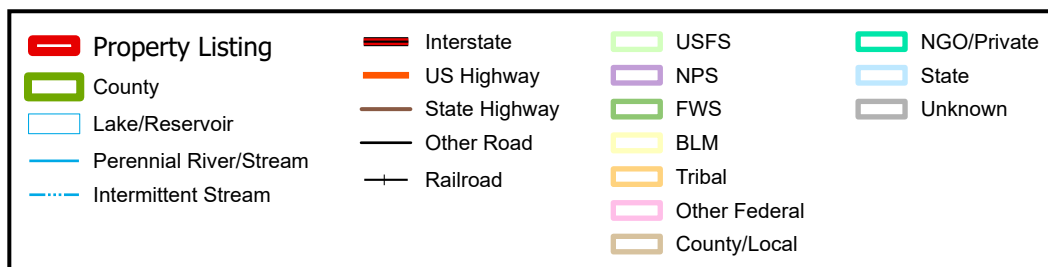


Pilcher - Location Map
Parcel # 12063Hb0341
 Jackson County, FL - approx. 149.8 acres +/-

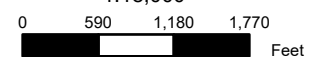




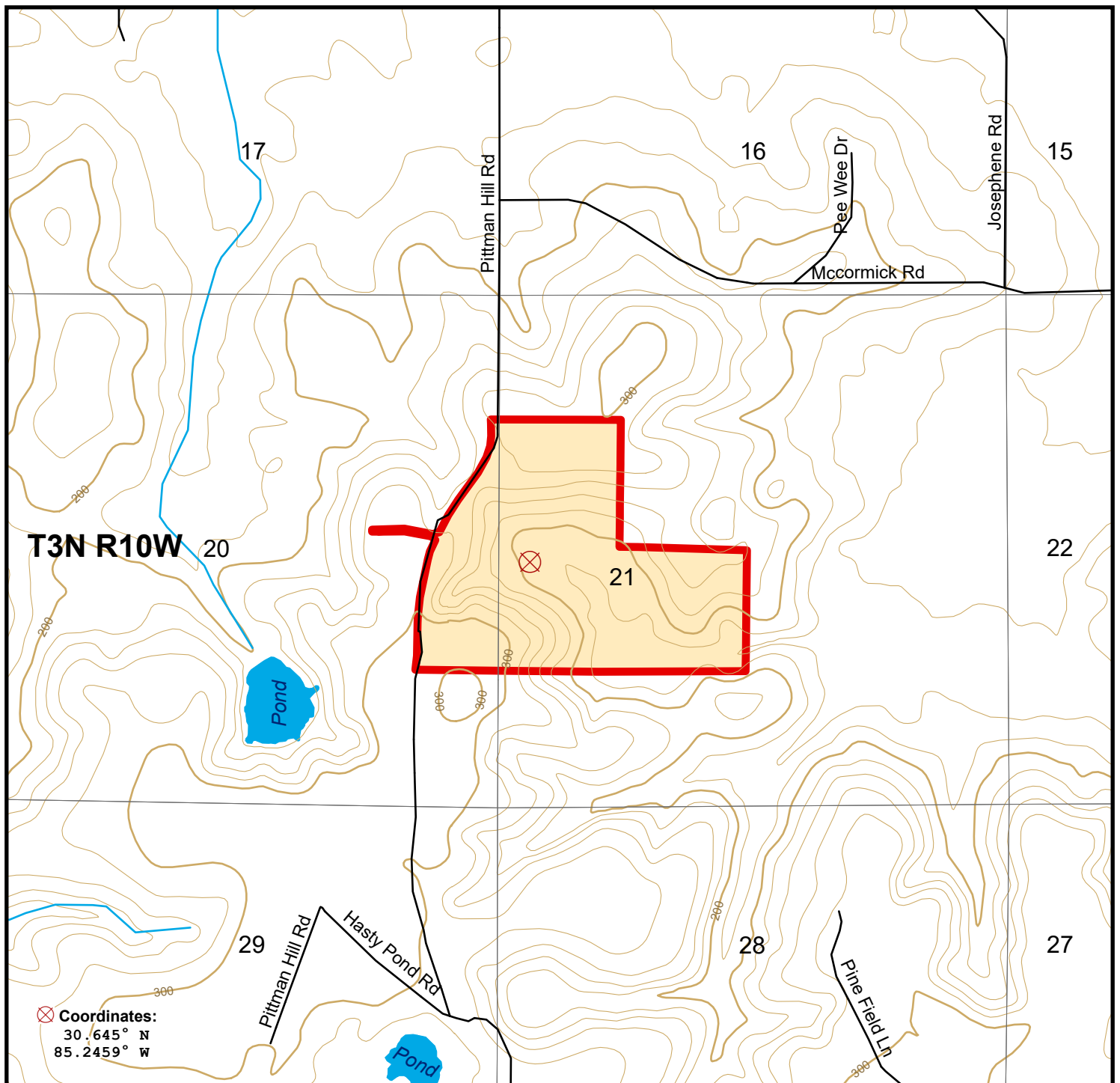
Pilcher - Photo Map
Parcel #12063Hb0341
 Jackson County, FL - approx. 149.8 acres +/-



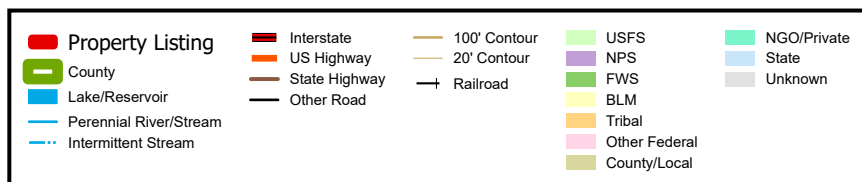
SCALE: 1:18,000



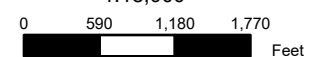
The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 11/19/2024



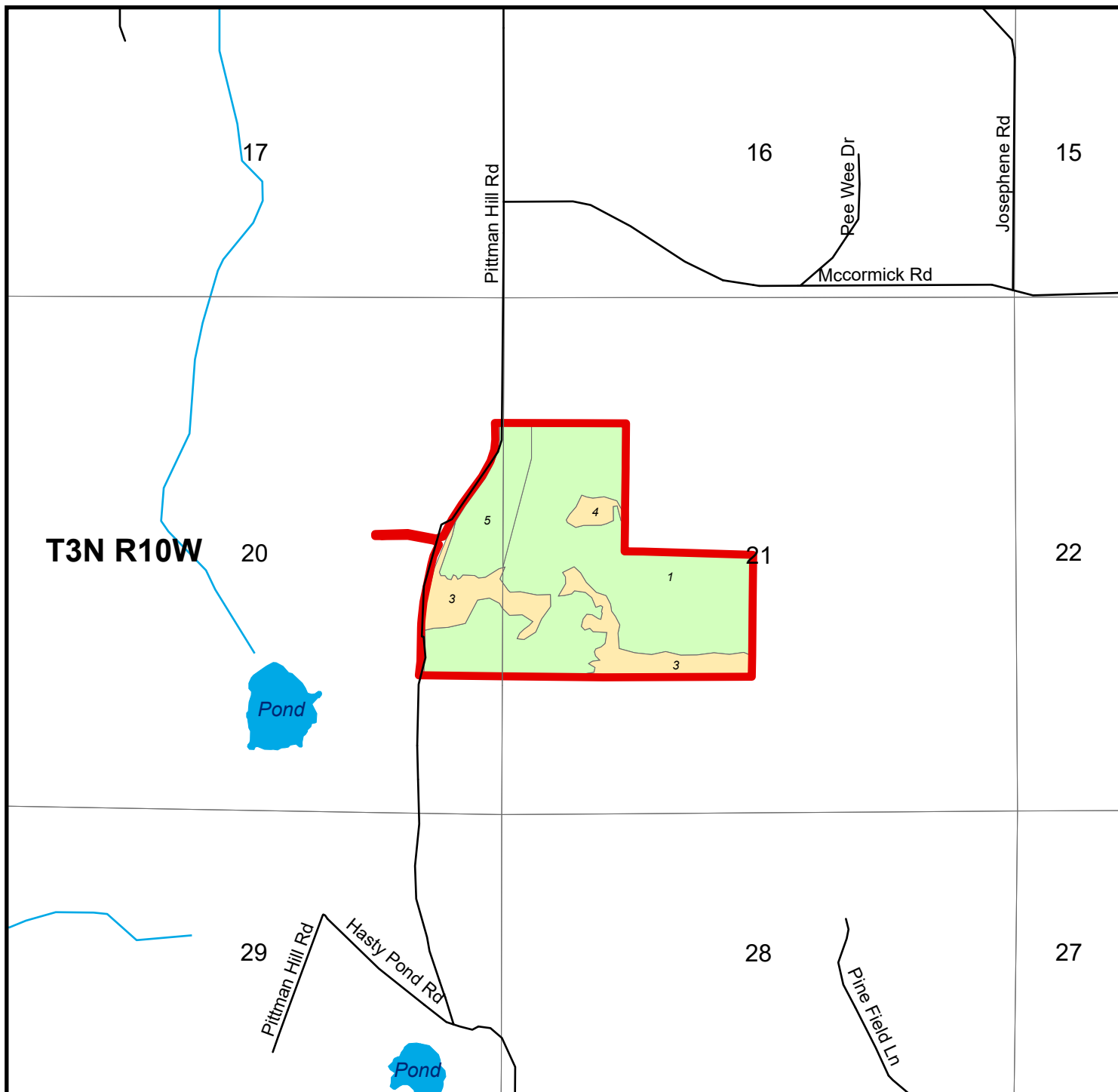
Pilcher - Parcel Map
Parcel #12063Hb0341
 Jackson County, FL - approx. 149.8 acres +/-



SCALE: 1:18,000



The property depicted on this map has not been surveyed. The acreage is an estimate based upon GIS data. The volume information in this report is based on current information in the seller's inventory system. The information is subject to change due to harvest activities and/or updates resulting from routine maintenance of the inventory system. Neither the owner nor its officers, directors, employees or agents represent or warrant the accuracy or completeness of the ownership acreage, the cover type acreage, timber inventory species, grade or volumes, legal or practical access to the property, or operability. 11/19/2024



T3N R10W

Pilcher - Stand Map

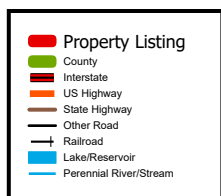
Pilcher

Parcel # 12063Hb0341

Jackson County, FL - approx. 149.8 acres +/-

Stand #	Cover Type	Age	Acres
1	Pine Plantation < 12 yr	4	100.8
3	Hardwood	75	24.7
4	Hardwood	75	3.0
5	Pine Plantation < 12 yr	4	18.1

Smaller stands have been excluded to fit in the allowable space



SCALE: 1:18,000

