

AVALON TIMBERLANDS

- Jefferson County, Florida -

Excellent timberland investment located only 20 miles east of Tallahassee!



**THE
WINGS
GROUP**



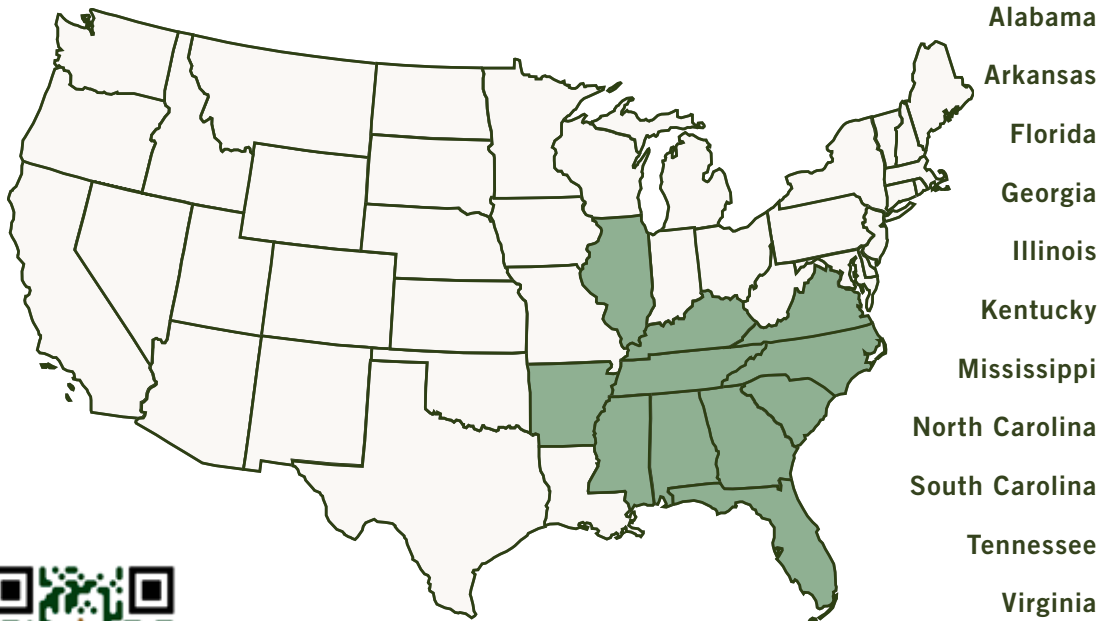
THE WINGS GROUP

There is always something that sets great companies apart from good companies. It's understanding that what you're selling - in our case, land - is more than just a product. It's greater than the sum of its parts. It's an experience, a lifestyle, a place for making memories.

In a world where relationships have gone digital, our clients will tell you that we are accessible and authentic. We know that the natural world that surrounds us is something to be revered and taken care of. If there is one achievement we're most proud of as a company, it's pairing land with people who desire to leave a legacy of good stewardship.

*From recreational properties in the foothills of the Appalachians and wild quail plantations in Georgia, to agricultural farms, cattle ranches, timberlands, waterfowl flyways, and tidewater preserves, the southeast is an exciting and diverse landscape to represent. Our ability to create personal relationships is at the heart of what drives our success and is what fuels our passion for doing what we love - **connecting people with these great lands.***

THE WINGS GROUP HOLDS LICENSES IN



*Scan to learn more
about The Wings Group*

**PROVIDING THE SOUTHEAST'S RURAL REAL ESTATE
MARKET WITH THE REPRESENTATION IT DESERVES**



AVALON TIMBERLANDS
JEFFERSON COUNTY, FLORIDA

\$17,000,000 | 8,675± ACRES



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EXECUTIVE SUMMARY

Avalon Timberlands is an excellent timberland investment opportunity in North Florida's Jefferson County, located only 20 miles east of Tallahassee. Consisting of 8,675± acres, this is one of the largest contiguous timber investment properties available in northwest Florida. The location is in the desirable Red Hills region, where land tends to have higher and better uses beyond timber management. More importantly, given Avalon Timberlands' focused history of professional timber management, this North Florida location benefits from a very active and competitive regional forest product market with readily available access to several mills. As of June 2020, there are more than 160,000 tons of pine timber, 70% of which are sawlogs, and 404,000 tons of hardwood and cypress timber on the property. The recreational hunting opportunities abound and two hunting leases generate \$70,000± annually in income.

TIMBER RESOURCES

Avalon Timberlands primarily consist of loblolly pine plantations with a marginal amount of slash pine present. Of the total 8,765± acres, 22% is in pre-merchantable pine and 79% of this pre-merchantable pine consists of superior containerized seedlings. More specifically, these seedlings were produced via Mass Control Pollination (MCP) process. Each MCP family is created by applying the pollen of the highest performing father trees to the flowers of the best

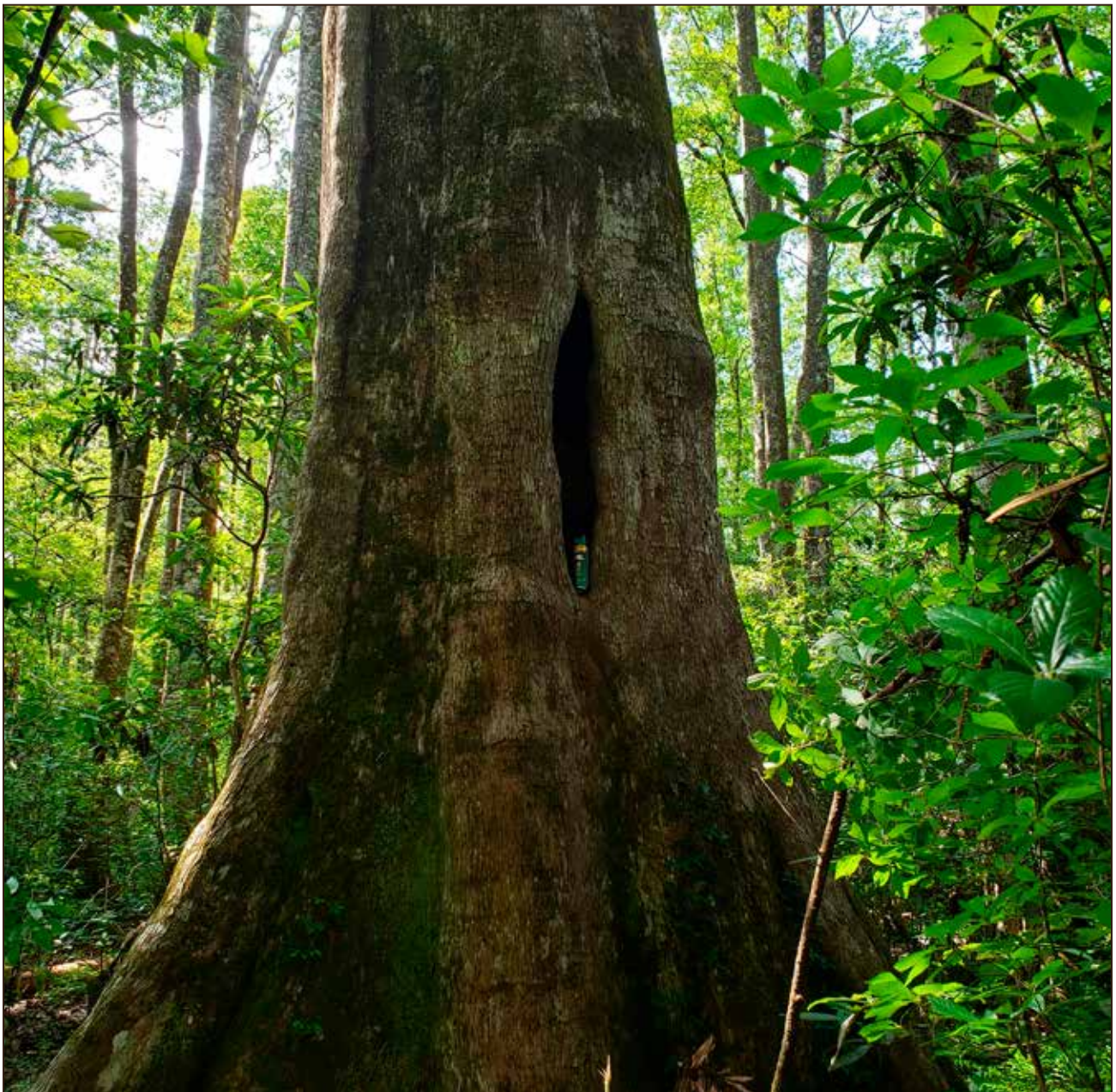
mother trees on a large scale. Unlike open pollinated families in traditional orchards, by controlling both the mother and father in these crosses, each seedling family is a unique hybrid combination. Generally, these plantations have higher seedlings costs but exhibit superior growth characteristics as compared to typical pine seedlings (open source pollination).

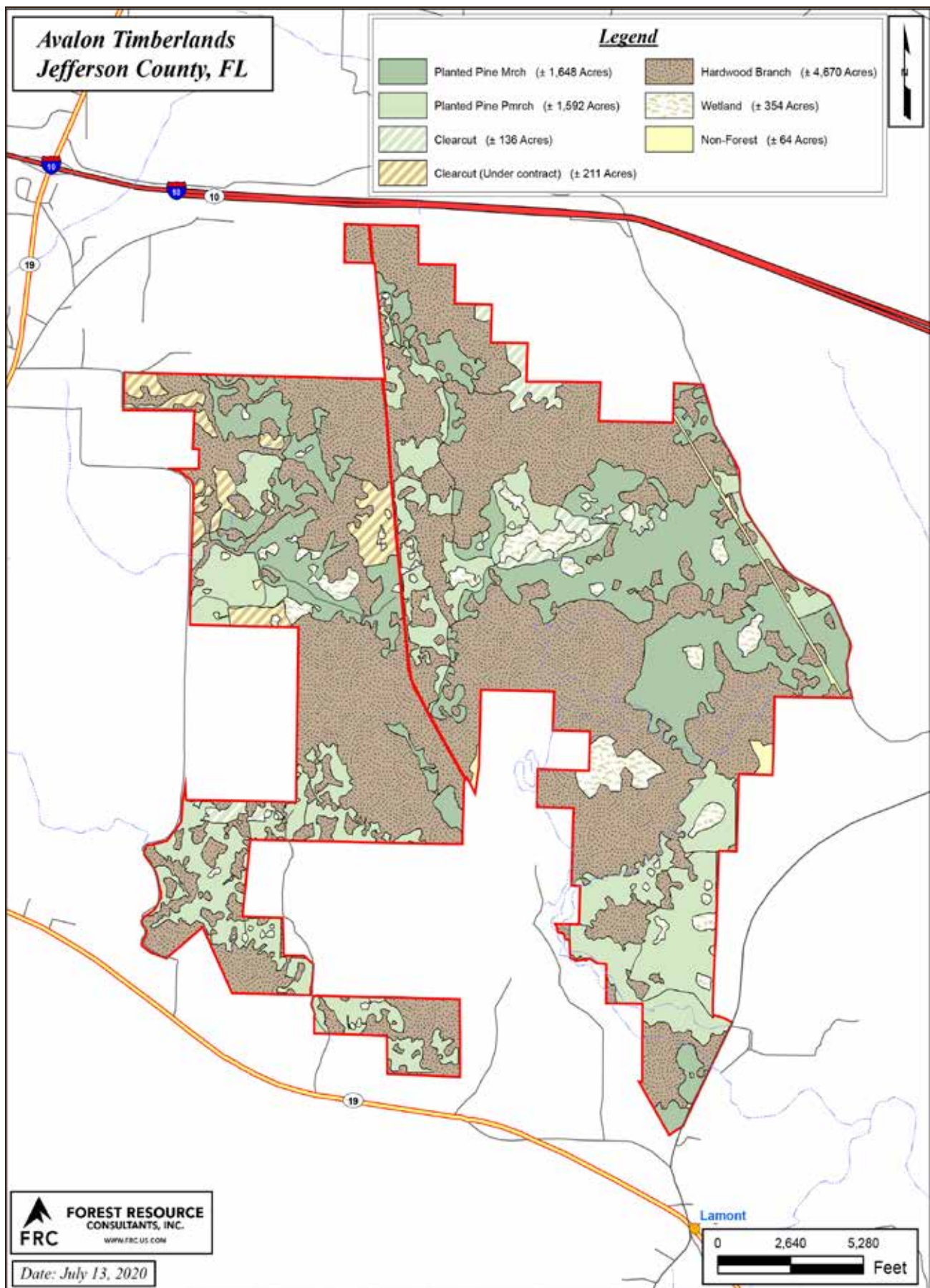


19% of the property is in merchantable pine plantations, which is almost exclusively in 30-year-old loblolly stands giving the opportunity to harvest 100,000± tons of sawtimber in the very immediate future.

Utilizing current cruise data provided by a very reputable forester with a lot of history on the property, Avalon Timberlands has a strong site index on its pine plantation stands that exhibit a range of approximately 75 to 80 feet (base age 25), which is above average for the region.

53.8% of Avalon Timberlands is comprised of nonconvertible natural hardwoods that have not been touched since before 1970. Most of the hardwood areas are predominantly mixed hardwood bottoms that tend not to be suitable for intensive management. However, most hardwood areas have been subject to custodial-type management with opportunistic harvesting available as weather and logging conditions permit.







TIMBER VOLUMES

PRODUCT	UNIT	PINE PLANTATIONS VOLUME	NATURAL STANDS VOLUME	TOTAL VOLUME
PINE PULPWOOD (LONG)	TONS	3,744	3394	7,138
PINE PULPWOOD (SHORT)	TONS	14,956	7,008	21,964
PINE CHIP-N-SAW	TONS	13,367	1,883	15,250
PINE SAWTIMBER	TONS	83,962	27,529	111,491
PINE POLES	TONS	2,376	0	2,376
SPRUCE PINE PULPWOOD (LONG)	TONS	0	617	617
SPRUCE PINE PULPWOOD (SHORT)	TONS	20	396	416
SPRUCE PINE PLYLOGS	TONS	115	1,494	1,609
TOTAL PINE	TONS	118,540	42,321	160,861
HARDWOOD PULPWOOD	TONS	1,155	14,663	15,818
HARDWOOD SAWTIMBER	TONS	80	2,145	2,225
SOFT HARDWOOD PULPWOOD	TONS	1,230	245,217	246,447
SOFT HARDWOOD SAWTIMBER	TONS	223	108,402	108,625
TOTAL HARDWOOD	TONS	2,688	370,427	373,115
CYPRESS MULCH	TONS	0	2,625	2,625
CYPRESS CHIP-N-SAW	TONS	0	2,095	2,095
CYPRESS SAWTIMBER	TONS	0	27,104	27,104
TOTAL CYPRESS	TONS	0	31,824	31,824
TIMBER VOLUME	TONS	121,228	444,572	565,800

*JUNE 2020 TIMBER CRUISE DATA

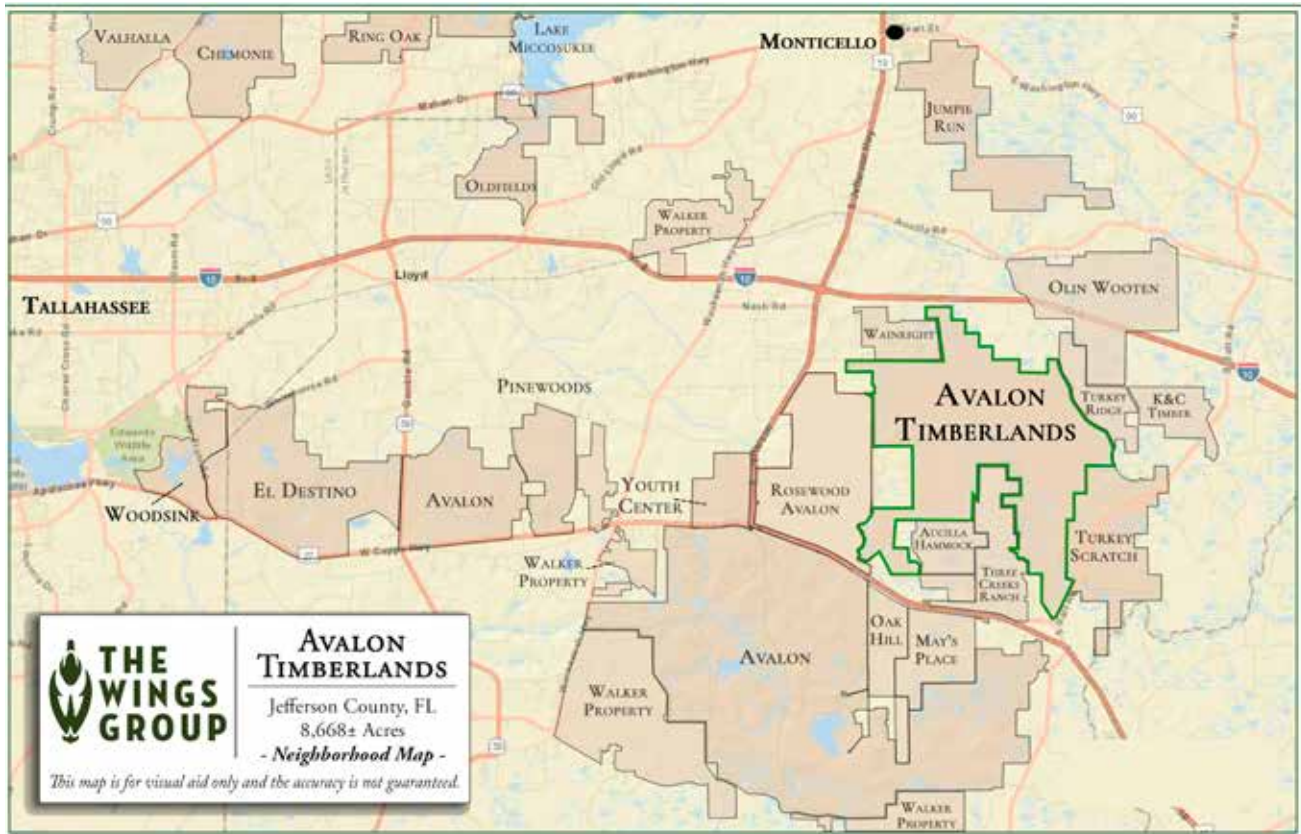




SUMMARY OF TIMBER STANDS

YEAR ESTABLISHED	STAND AGE	SPECIE	ACRES	PERCENT
2020	0	Clear Cut	347	4%
2020	0	Loblolly	300	3%
2020	0	Slash	94	1%
2019	1	Loblolly	378	4%
2019	1	Slash	52	1%
2018	2	Loblolly	188	2%
2016	4	Loblolly	247	3%
2014	6	Loblolly	189	2%
2013	7	Loblolly	135	2%
2008	12	Loblolly	11	0%
PRE-MERCHANTABLE PINE PLANTATION - TOTAL ACRES			1,939	22%
YEAR ESTABLISHED	STAND AGE	SPECIE	ACRES	PERCENT
2000	20	Loblolly	40	0%
2000	20	Slash	76	1%
1990	30	Loblolly	1,532	18%
MERCHANTABLE PINE PLANTATION - TOTAL ACRES			1,648	19%
YEAR ESTABLISHED	STAND AGE	SPECIE	ACRES	PERCENT
1970	50	Hardwoods	4,670	54%
NATURAL - TOTAL ACRES			4,670	54%
YEAR ESTABLISHED	STAND AGE	TYPE	ACRES	PERCENT
N/A	N/A	Non-Forest	64	1%
N/A	N/A	Wetland	354	4%
OTHER - TOTAL ACRES			417	5%
			8,675	100%

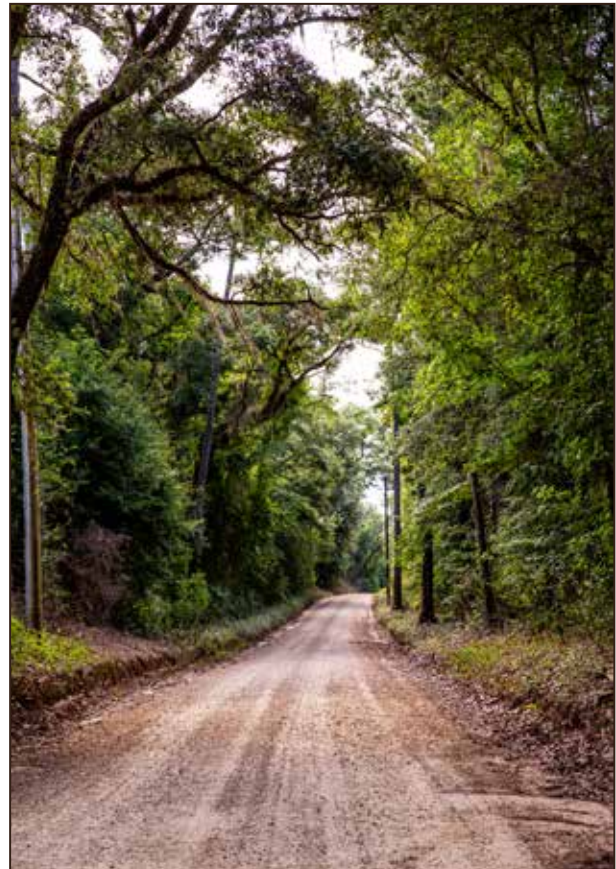
LOCATION & TIMBER MARKET



Avalon Timberlands is located in Jefferson County, Florida, just eight miles south of the county seat, Monticello, and 20 miles east of the city limits of Florida's capital, Tallahassee. The region's well-established forest product market offers a competitive base of outlets all within reasonable haul distances. The majority of the access points are along WPA Road and Turkey Scratch Road with convenient access to I-10, US-19, HWY 27, and CR 257.

The property borders, or is in close proximity to, a significant number of large recreational and agricultural properties, including some of the most well-known wing shooting plantations of the Red Hills, a region that spans between Tallahassee and Thomasville.

Tallahassee International Airport is 35 minutes west of the property offering both private and public air transportation.



MILL MARKET MAP



RECREATIONAL USES

There are two established hunting leases on Avalon Timberlands that generate approximately \$70,000 in income annually. The recreational hunting opportunities in this neighborhood of Florida are highly sought after and hunting leases are in high demand on properties such as Avalon Timberlands.



The property is nearly entirely surrounded by plantations, farms, and recreational properties who manage their properties for wildlife, which creates the potential for higher recreational values on some parcels of Avalon Timberlands.

The hunt clubs have a long history of operating in the best interest of the property and follow QDMA guidelines for harvesting and building a quality deer herd. They are interested in continuing the leases.





**Photos above courtesy of BCD Hunters Haven Hunting Club Facebook page*





PROPERTY MANAGEMENT

An offering of this size and quality allows the owner several options for full service property management solutions and exceptional turnkey management programs that would include, but not be limited to, harvest and sales management, site preparation and planting, rotational prescribed burning, inventory and mapping, recreational lease management, contractor oversight, and annual reporting. The current owner has worked with a highly respected forestry company for many years and this relationship could easily transition to the new owner.







CLIMATE

North Florida's subtropical climate offers a long growing season and the ample moisture and warm temperatures in which trees thrive. Between November and March, the temperatures average 68 degrees and low temperatures on average are 43 degrees. Rainfall usually peaks in March and during the summer months, with average annual rainfall of 54 inches.





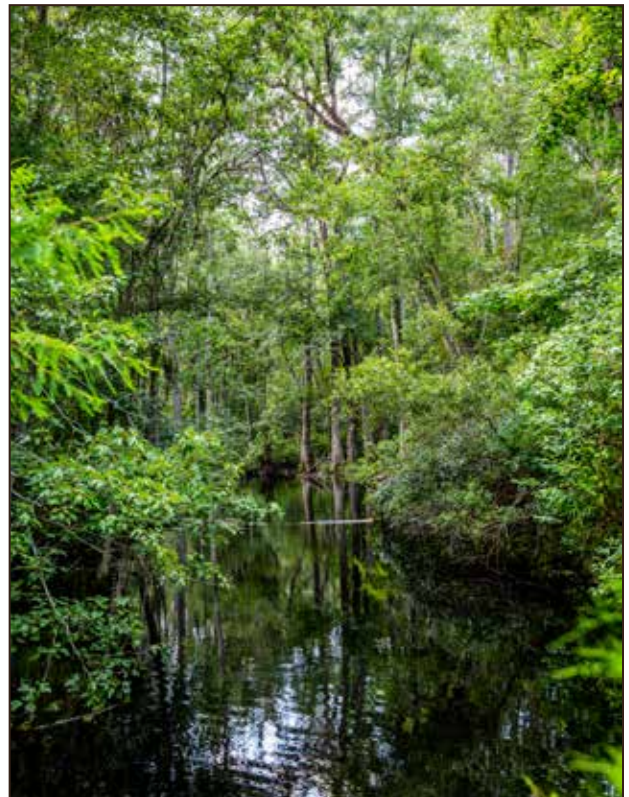
TAXES & NON-FORESTRY INCOME

TAXES

The annual property taxes for Avalon Timberlands are approximately \$21,550.

HUNTING LEASE INCOME

There are two hunting leases that generate \$70,000/year in income.



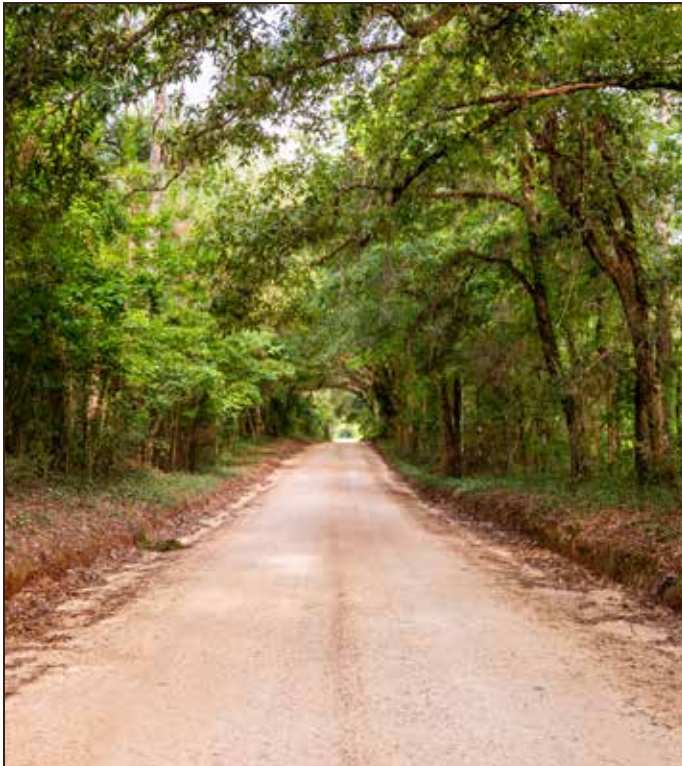
THE FACTS



- 8,675± contiguous acres in Jefferson County, Florida
- Commercially managed for timber production
- Timber value estimated at over \$9.3M per 2020 cruise
- Approximately 18% is merchantable pines over 30 years old
- 41.4% upland/pineland, 53.8% natural hardwoods/bottomland, & 4.8% in non-forest land.
- Strong site index on pine plantation stands that exhibit a range of approximately 75 to 80 feet (base age 25) - above average for the region
- Approximately 79% of the current pre-merchantable pine plantations consist of superior loblolly and slash pine containerized seedlings. Specifically, these seedlings were produced via Mass Control Pollination process.
- Excellent regional forest product market
- \$70,000± in annual income from established hunting leases
- Located in the highly desirable Red Hills region, many of the neighboring and nearby properties are large timber and recreational plantations



- Buggs Creek and Beasley Creek flow through property
- Owned for the past 19 years by one of America's greatest conservationists as part of his 30,000-acre contiguous landholding
- Just eight miles south of Monticello and 20 miles east of Tallahassee
- The majority of access points are along WPA Road and Turkey Scratch Road and convenient to I-10, US-19, HWY 27, and CR 257
- Very good internal road system for logging operations
- Unencumbered; conservation easement donation benefits still available





Click on map above for link to Land ID map of property.

PRICE

\$17,000,000



NOTICE: Offering is subject to errors, omissions, prior sale, change or withdrawal without notice, and approval of purchase by owner. Information regarding land classifications, acreages, building measurements, carrying capacities, potential profits, etc., are intended only as general guidelines and have been provided by sources deemed reliable, but whose accuracy we cannot guarantee. Prospective buyers should verify all information to their satisfaction. Prospective buyers should also be aware that the photographs in this brochure may have been digitally enhanced.

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Florida Disclosure

Brokerage Relationship

FLORIDA LAW ALLOWS THE CREATION OF SEVERAL DIFFERENT TYPES OF BROKERAGE RELATIONSHIPS BETWEEN BROKERS, SELLERS & BUYERS. THESE RELATIONSHIPS CREATE DIFFERENT BROKER OBLIGATIONS DEPENDING ON THE AGENCY RELATIONSHIP. UPON LISTING A PROPERTY, A SINGLE AGENCY RELATIONSHIP IS CREATED. A SITUATION MAY ARISE, HOWEVER, WHEREBY THE WINGS GROUP PRODUCES A POTENTIAL BUYER FOR THE PROPERTY. IN THIS INSTANCE, THE WINGS GROUP MAY TRANSITION TO A "TRANSACTION BROKER" RELATIONSHIP. A "TRANSACTION BROKER" RELATIONSHIP ALLOWS THE BROKER TO ASSIST BOTH PARTIES IN A REAL ESTATE TRANSACTION BY PROVIDING A LIMITED FORM OF REPRESENTATION TO BOTH THE BUYER AND THE SELLER. THE LISTING BROKER'S OBLIGATIONS UNDER A "TRANSACTION BROKER" RELATIONSHIP ARE DIFFERENT TO THAT OF A "SINGLE AGENT" AND ARE OUTLINED BELOW.

SINGLE AGENT DISCLOSURE

As a single agent, The Wings Group, LLC owes to you the following duties:

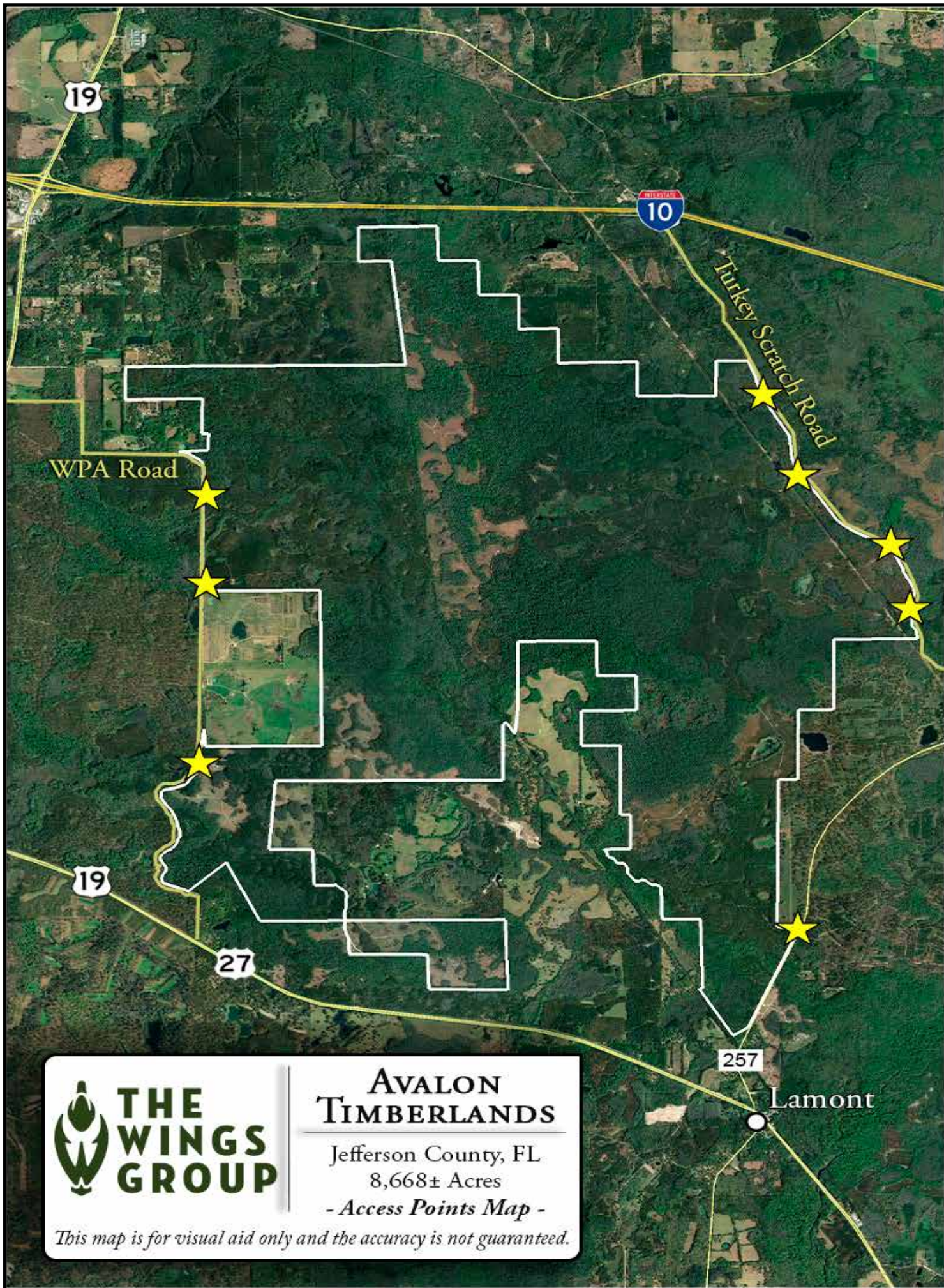
1. Dealing honestly and fairly;
2. Loyalty;
3. Confidentiality;
4. Obedience;
5. Full disclosure;
6. Accounting for all funds;
7. Skill, care, and diligence in the transaction;
8. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing; and
9. Disclosing all known facts that materially affect the value of residential real property and are not readily observable.

TRANSACTION BROKER DISCLOSURE

As a transaction broker, The Wings Group, LLC provides to you a limited form of representation that includes the following duties:

1. Dealing honestly and fairly;
2. Accounting for all funds;
3. Using skill, care, and diligence in the transaction;
4. Disclosing all known facts that materially affect the value of residential real property and are not readily observable to the buyer;
5. Presenting all offers and counteroffers in a timely manner, unless a party has previously directed the licensee otherwise in writing;
6. Limited confidentiality, unless waived in writing by a party. This limited confidentiality will prevent disclosure that the seller will accept a price less than the asking or listed price, that the buyer will pay a price greater than the price submitted in a written offer, of the motivation of any party for selling or buying property, that a seller or buyer will agree to financing terms other than those offered, or of any other information requested by a party to remain confidential; and
7. Any additional duties that are entered into by this or by separate written agreement.

Limited representation means that a buyer or seller is not responsible for the acts of the licensee. Additionally, parties are giving up their rights to the undivided loyalty of the licensee. This aspect of limited representation allows a licensee to facilitate a real estate transaction by assisting both the buyer and the seller, but a licensee will not work to represent one party to the detriment of the other party when acting as a transaction broker to both parties.



AVALON TIMBERLANDS

Jefferson County, FL
8,668± Acres

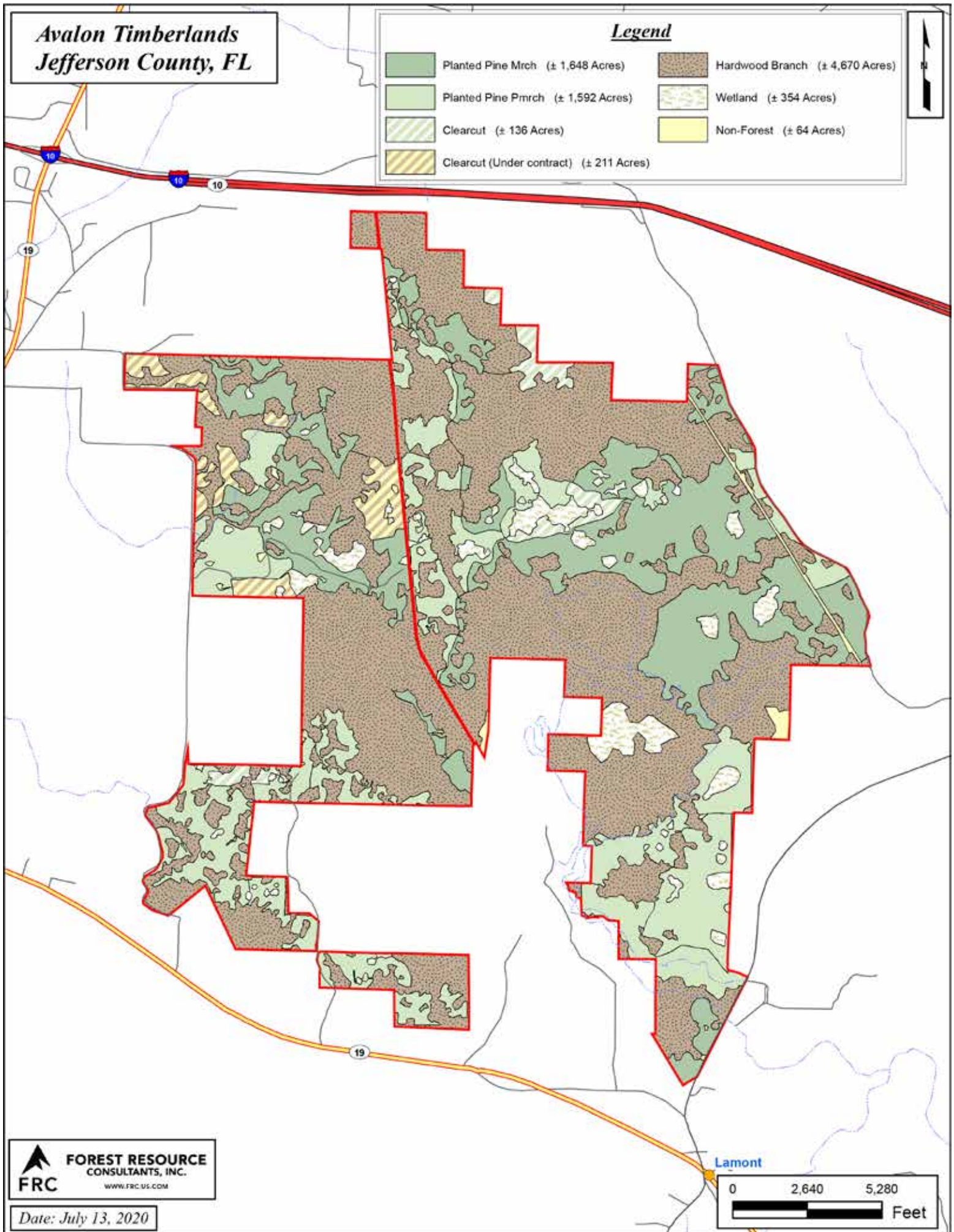
- Access Points Map -

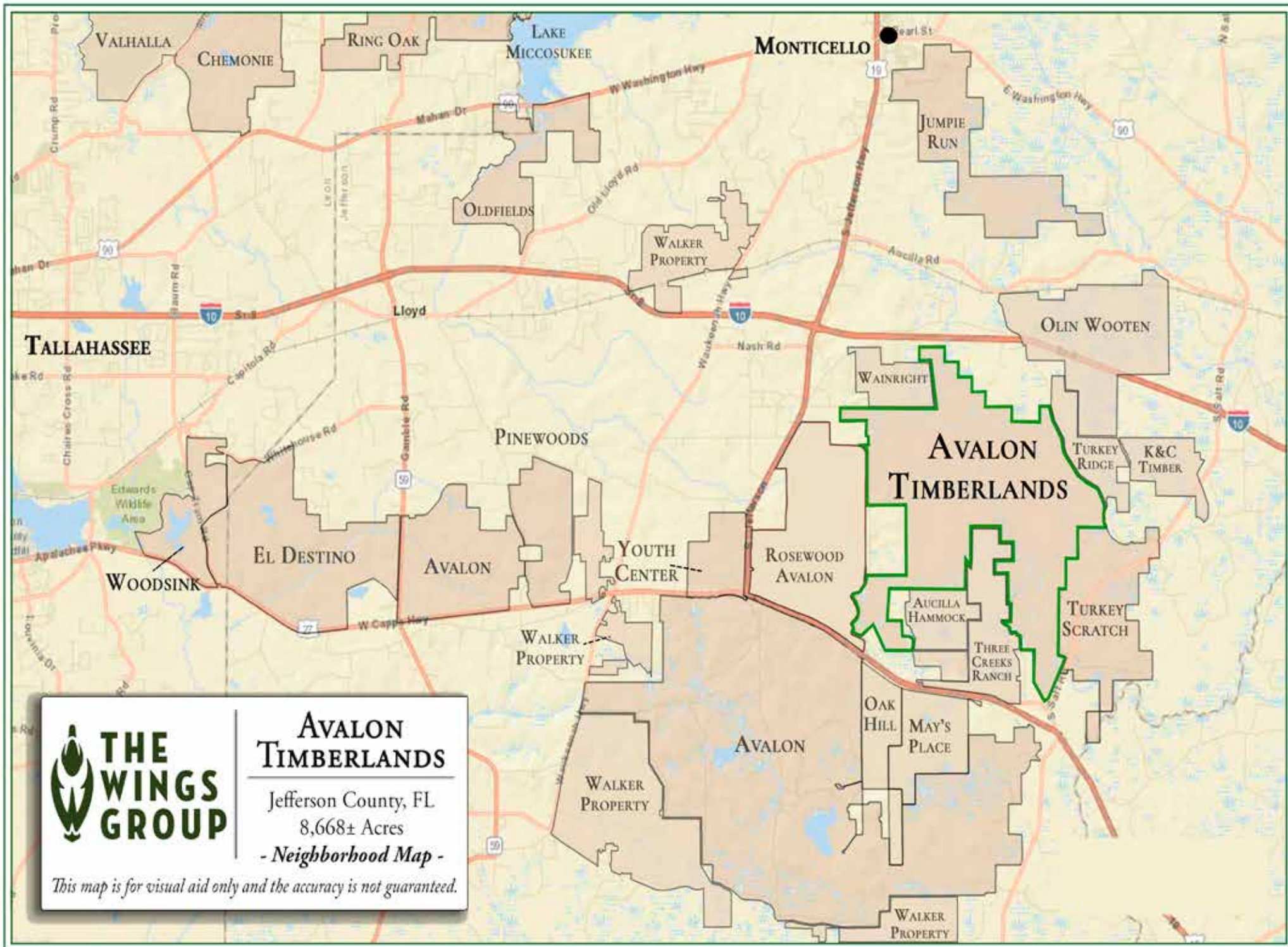
This map is for visual aid only and the accuracy is not guaranteed.

**Avalon Timberlands
Jefferson County, FL**

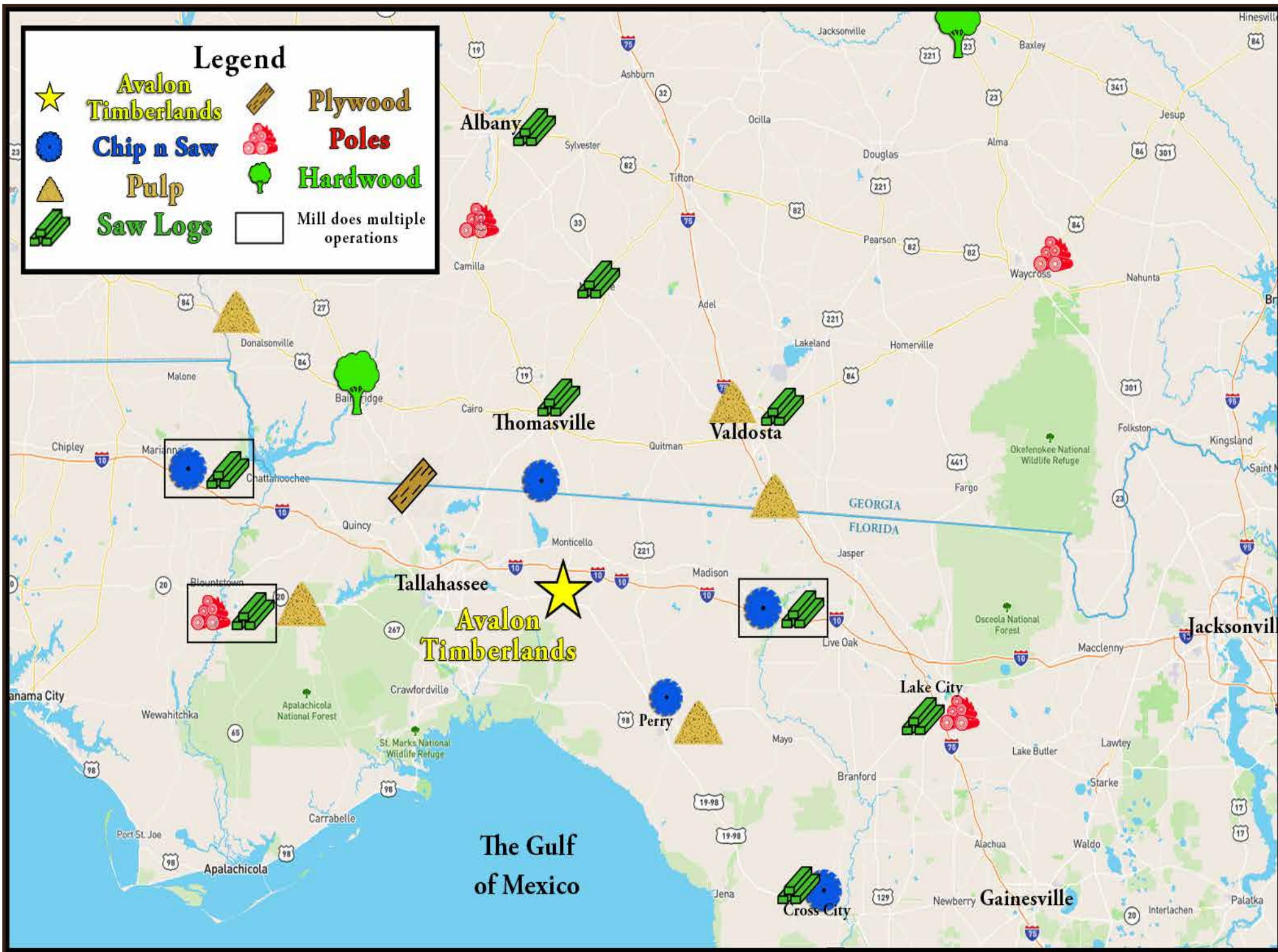
Legend

	Planted Pine Mrch (± 1,648 Acres)		Hardwood Branch (± 4,670 Acres)
	Planted Pine Pmrch (± 1,592 Acres)		Wetland (± 354 Acres)
	Clearcut (± 136 Acres)		Non-Forest (± 64 Acres)
	Clearcut (Under contract) (± 211 Acres)		





Legend





BROKER INFORMATION

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OFFICE LOCATION

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