

Old Magnolia East
OLD PLANK RD
Crawfordville, FL 32327

\$14,351,880
1,803± Acres
Wakulla County



MORE INFO ONLINE:

jonkohler.com

Old Magnolia East
Crawfordville, FL / Wakulla County

SUMMARY

Address

OLD PLANK RD

City, State Zip

Crawfordville, FL 32327

County

Wakulla County

Type

Hunting Land, Recreational Land, Undeveloped Land, Riverfront, Timberland, Horse Property

Latitude / Longitude

30.1714 / -84.1198

Acreage

1,803

Price

\$14,351,880

Property Website

<https://www.landleader.com/property/old-magnolia-east-wakulla-florida/48483>



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PROPERTY DESCRIPTION

An unbelievable find! The last of its kind. The last large, undeveloped, but developable coastal property along the entire Florida, Georgia and Alabama coast!

By all accounts, this is one of Florida's last remaining "Old Florida" coastal investments. At 1,803+/- acres in Wakulla County, this property is one of the last large undeveloped, but developable, privately held properties on the entire Florida, Georgia and Alabama coast. From both a recreational and investment perspective, it's at the top of its class.

It encompasses roughly four and a half miles of deep-water river frontage on the St. Marks River, Gulf access, a 2nd magnitude spring, is stocked with genetically improved pines, and is the epitome of "Old Florida."

The quality of the river frontage is exceptional. The 23,760 +/- feet of water frontage is high-banked with mature hardwoods and cabbage palms. This portion of the river is unique in the fact that it is coastal and tidally influenced and, because of the natural bridge upstream, not so much subject to flooding from seasonal rains as most rivers.

The property also contains 2nd magnitude Newport Springs and spring run which daily flows at an astounding 1600 gallons per minute at a steady 68.5 degrees. Daniel Ladd, one of the Magnolia city founders, advertised the spring as a health resort in the 1840s. Today, North Florida is renown as the "Spring Capital of the World." In fact, the largest spring, Wakulla Springs, ties into this one and is just 7.5 miles away. This spring is one of the last privately owned and unencumbered large springs in Florida. It's so unique that Ed Ball, once Florida's largest landowner, and who owned Wakulla Springs itself, built his personal hunting camp here on this property.

From an investment perspective, the property is preplanned for "higher and better use." Preliminary, there are 34 river front lots laid out, averaging over 20 acres, in addition to parcels without river frontage. There is no debate that these Gulf access lots would be worth a small fortune. I would think it's been ages since anything with this much private land with Gulf access has been placed on the market. Helping landowners monetize this development potential today by preserving it for tomorrow is exactly what Florida's Rural and Family Lands Program and other conservation easement opportunities are about. We can help the next landowner.

From a longer investment horizon, this property offers massive appreciation potential as one of Florida's last undeveloped privately held signature properties. Meanwhile, the tract is planted in genetically superior loblolly pine and slash and is located in one of the best timber markets in the South.

Between timber harvesting, to selling or donating a conservation easement on all or a portion of this property, there are numerous income opportunities during the hold. Furthermore, with the Social Storm Properties™ aspect, this property is about as hedged as a property could be and will perform in any market.

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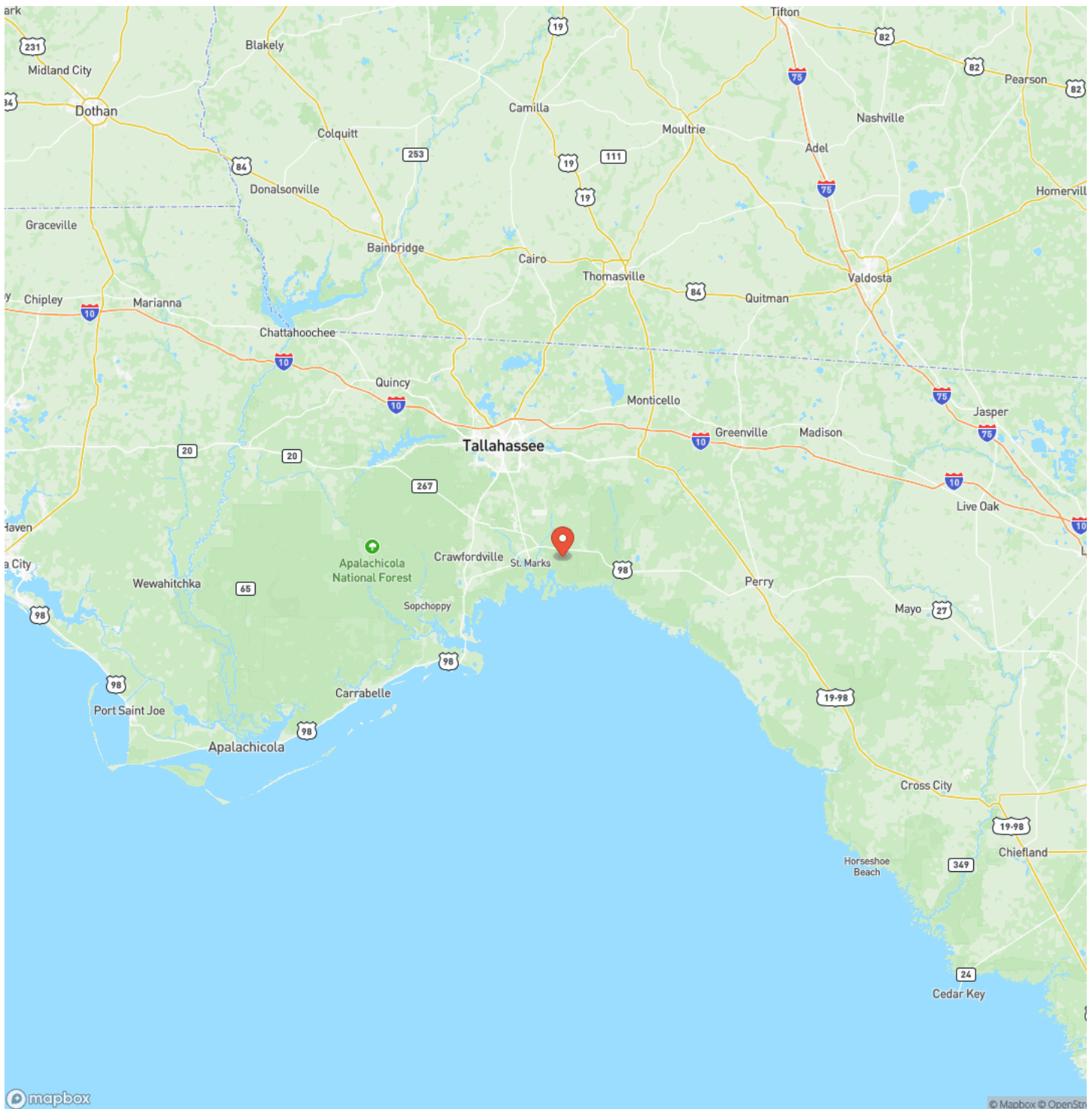
Locator Map



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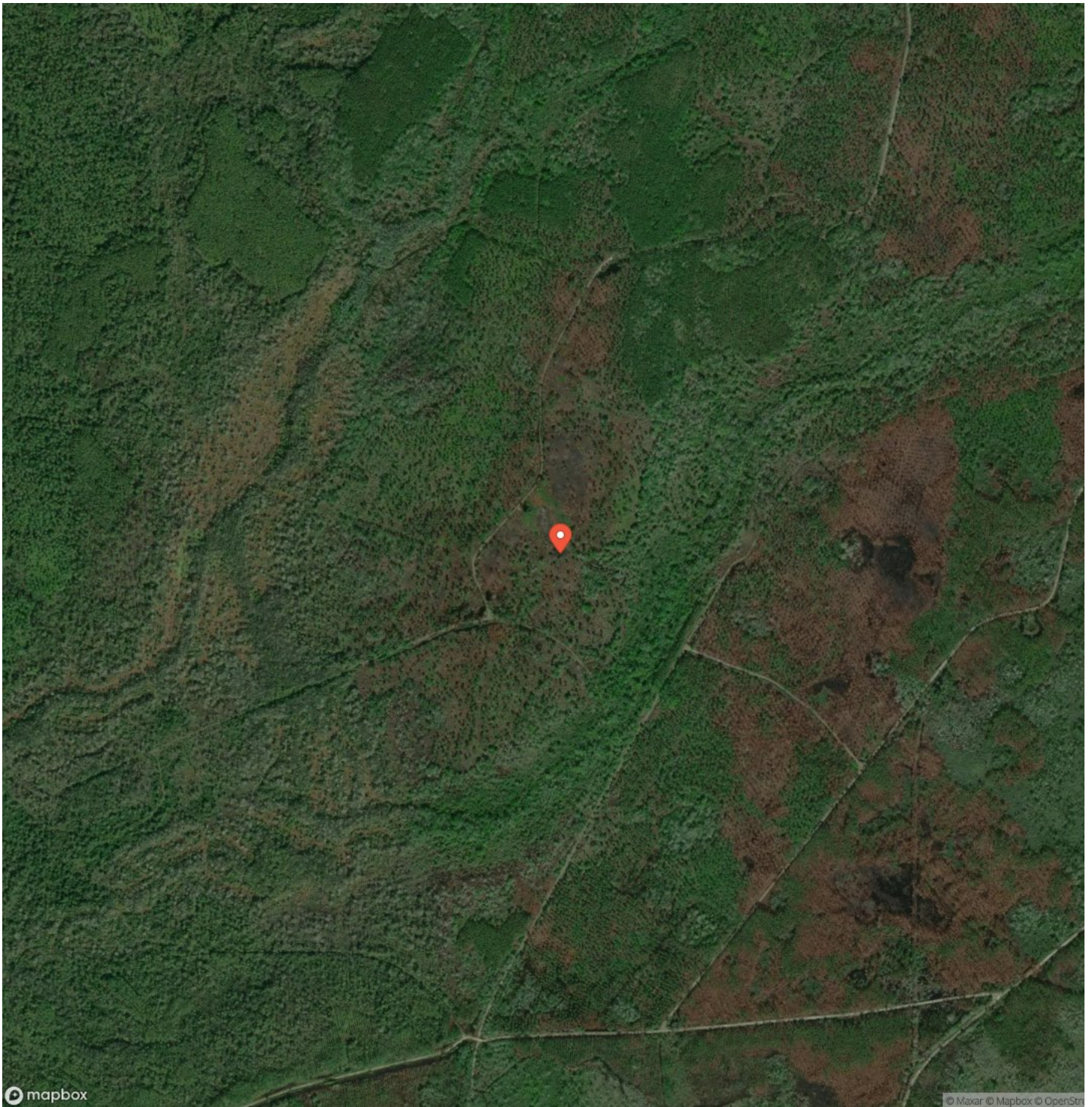
Locator Map



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Satellite Map



LISTING REPRESENTATIVE

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NOTES

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DISCLAIMERS

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