

**Old Magnolia**  
4726 BLOXHAM CUTOFF RD  
Crawfordville, FL 32327

**\$17,622,806**  
4,052.690± Acres  
Wakulla County



**MORE INFO ONLINE:**

**[jonkohler.com](http://jonkohler.com)**



**Old Magnolia**  
**Crawfordville, FL / Wakulla County**

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**SUMMARY**

**Address**

4726 BLOXHAM CUTOFF RD

**City, State Zip**

Crawfordville, FL 32327

**County**

Wakulla County

**Type**

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

**Latitude / Longitude**

30.20972 / -84.176307

**Bedrooms / Bathrooms**

2 / 1

**Acreage**

4,052.690

**Price**

\$17,622,806

**Property Website**

<https://www.landleader.com/property/old-magnolia-wakulla-florida/39607>



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## PROPERTY DESCRIPTION

**It Encompasses Two Miles of Deep-Water River Frontage on the St Marks River, Gulf Access, a 2nd Magnitude Spring, Deep Water Sink, and is the Epitome of "Old Florida".**

**By All Accounts, This is One of Florid's Last Remaining "Old Florida" Coastal Investments.**

**From an Investment perspective, the property has HBU with some 2,050 acres already fully platted. Recreationall, from deer and turkey perspective and recreation on the river, it is as good as it gets in Florida.**

At 4,052+/- 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 an environmental perspective, it's at the top of its class.

*"It offers me just a sense of being back to the things that matter to me. It's just me, family, land and traditions."* - Tony Lane, Landowner

Recreationally, from a deer and turkey perspective, its about as good as it gets in Florida outside of a high-fence. From an investment perspective, the property is preplanned for "higher and better use" with some 2,050+ acres already fully entitled. From a cash flow perspective, it offers many revenue avenues: the property has exceptional timber revenues, existing residential lots could be sold or expanded, or a conservation easement could be sold or donated to harvest its exceptional "higher and better use" potential. From a longer investment horizon, this property offers massive appreciation potential as one of Florida's last undeveloped privately held signature properties.

*"Today's landowner has balanced generational wealth, recreation and timber to meet his family's needs."* - Jon Kohler

This opportunity is essentially "five asset classes in one."

1. **An exceptional recreational coastal property** with springs, sinks, and a log cabin in one of the prominent deer and wild turkey areas of the South. There is boat access to the Gulf of Mexico and some of the best saltwater fishing in Florida.
2. **An exceptional timber property**, fully planted, with exceptional roads, with the landowner projecting growing over \$10,850,000 in timber over the next 16 years.
3. **It's an exceptional "higher and better use" property** with over 2,050 acres fully entitled and permitted right now, on HWY 98, in fast-growing Wakulla County, just 25 miles to Tallahassee and ten minutes by boat to the Gulf. The growth of this immediate area is something North Florida has never experienced. Over 1,000 square miles of almost contiguous State and Federal lands nearby means there is little left for Florida's growth.
4. **It is an exceptional conservation easement play.** Given the rapid lot sales in Wakulla County, along with the existing 2,050 acres of platted lots, this 4,000+ acre portion will appraise exceptionally well from a development perspective. The conservation use given the 2nd magnitude spring and 2 miles of river frontage on the St. Marks River is not contested. The development value here is well situated to be monetized through a donation or sale of conservation easement providing immediate cash or income tax savings - cutting taxable income by half and spread out up to 16 years. There are also options with DEP acquiring part of the property through sale or trade.
5. **This is an ideal Social Storm Property Trademark** and exactly the type of property one would want to own in either bad times or good. It has vast natural resources, and multiple income streams, is surrounded by 1,000 square miles of federal and state lands, and is located in one of the safest areas left in America. It's perhaps the perfect hedge. Its Social Storm Trademark score is exceptional.

*"Florida's last best places are going quickly. If you told me there was a tract like this available in today's Florida, well in the path of growth, with springs, deep water sinks, river and highway frontage for less than \$4,500 overall per acre and only 25 minutes from the steps of the Florida capital, I wouldn't believe it."* - Jon Kohler

\*\*\*For a detailed synopsis of tract site plans, timber info, and draft conceptual development maps, please email [Erica@jonkohler.com](mailto:Erica@jonkohler.com).



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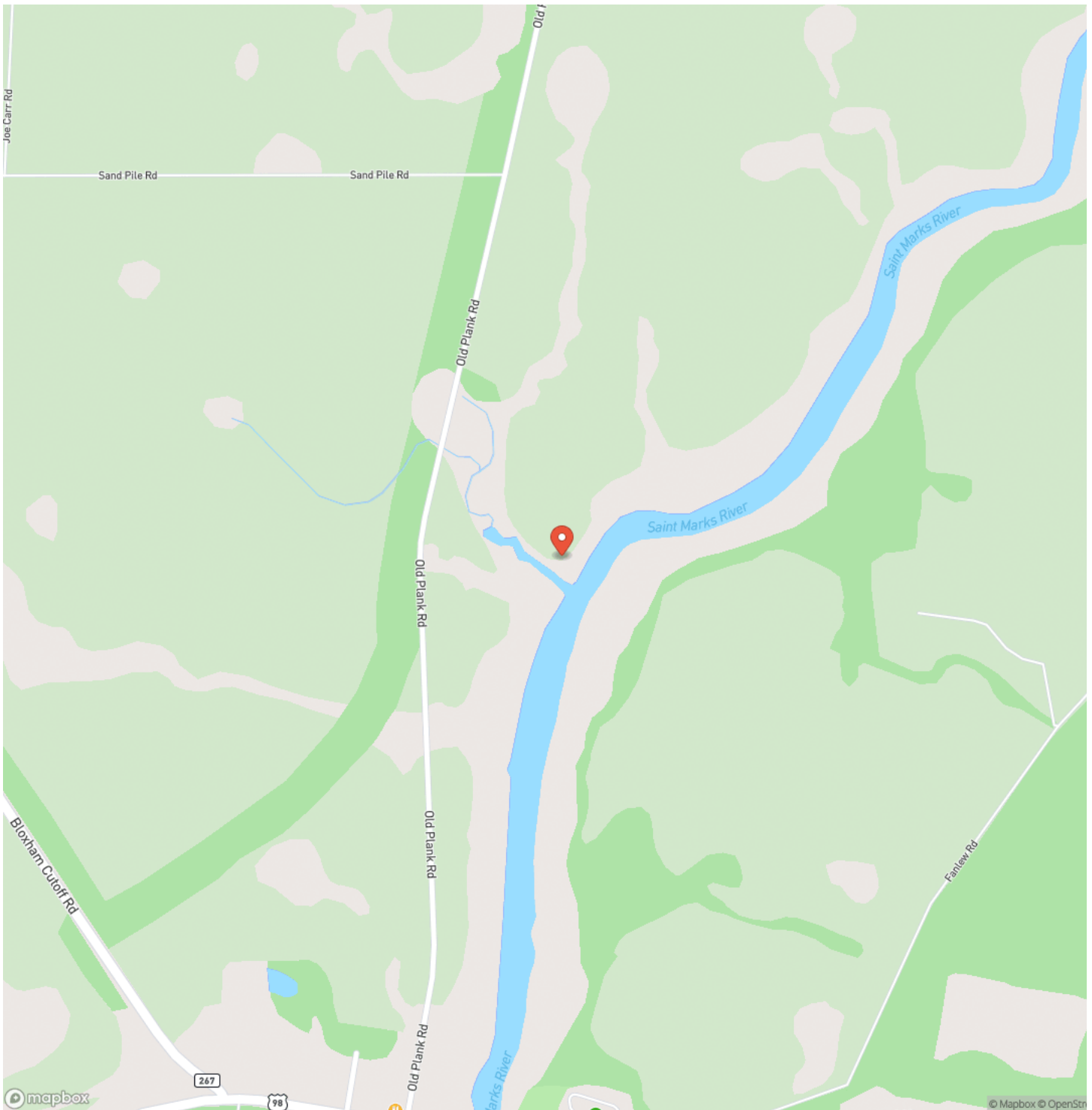


**MORE INFO ONLINE:**

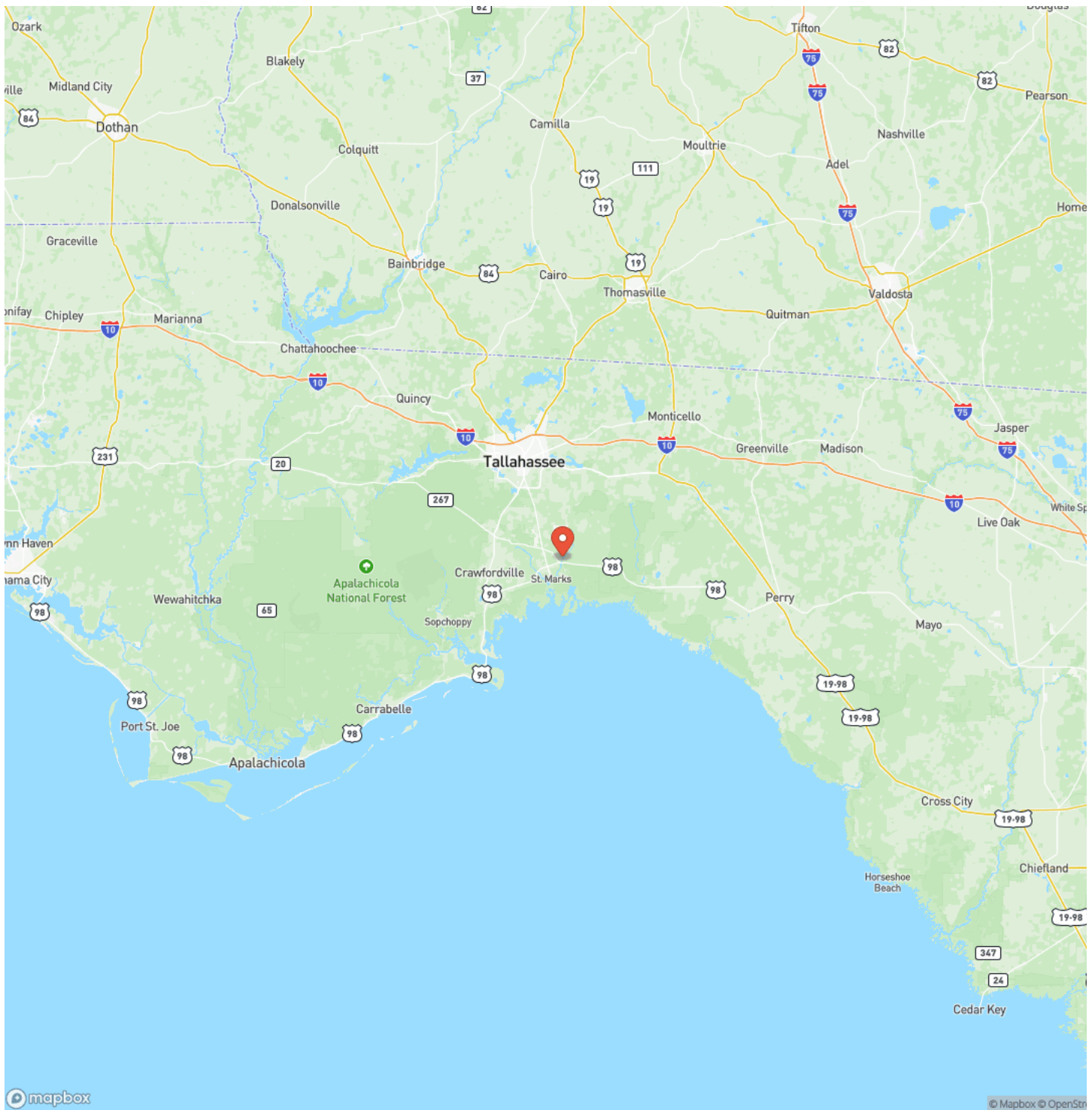
**[jonkohler.com](http://jonkohler.com)**



## Locator Map



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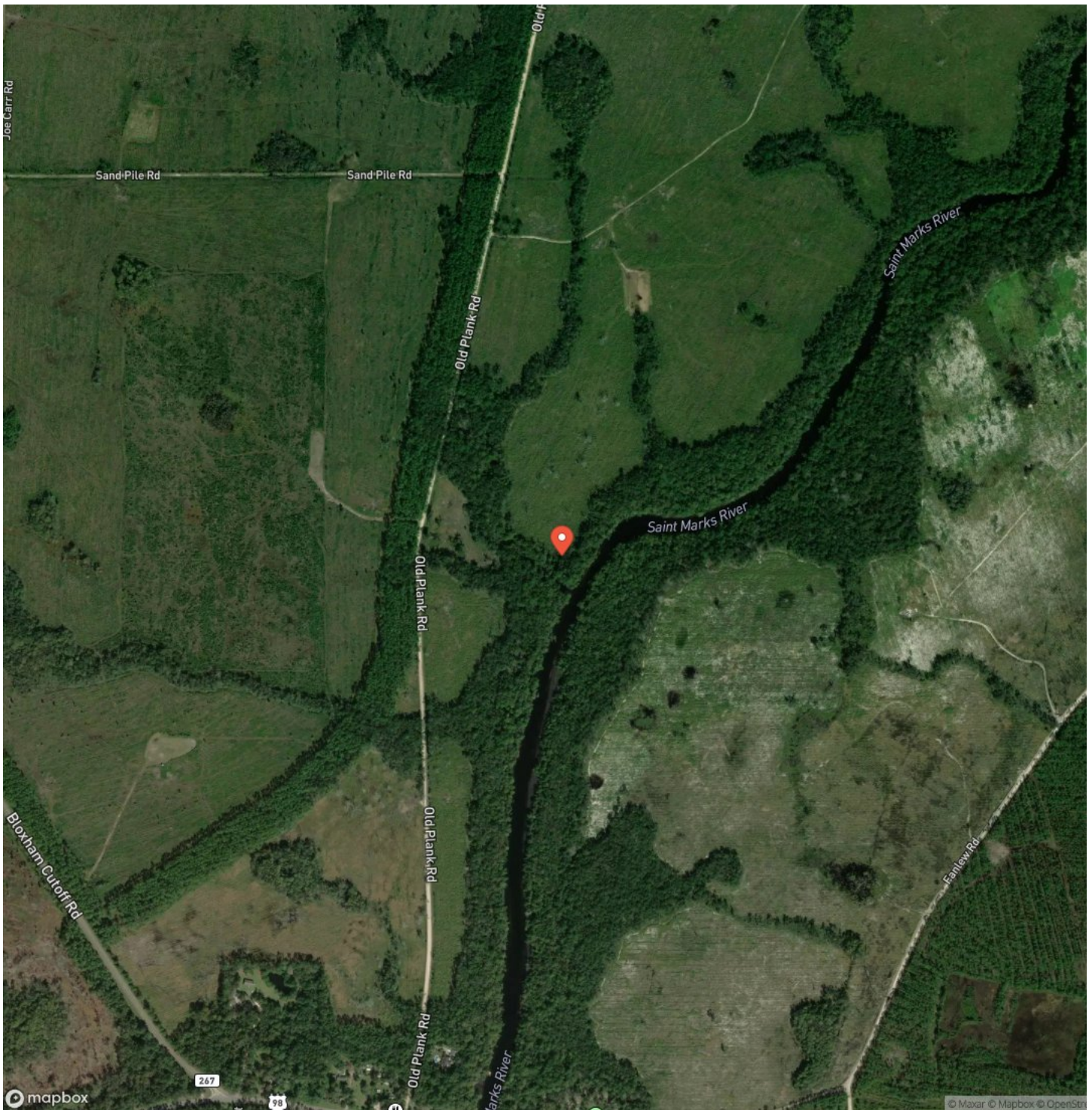


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## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

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## City / State / Zip

Lamont, FL 32336

## NOTES

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## **DISCLAIMERS**

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