

Old Magnolia  
OLD PLANK RD  
Crawfordville, FL 32327

**\$22,863,355**  
4,664± Acres  
Wakulla County



**MORE INFO ONLINE:**

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



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

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**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**

4,664

**Price**

\$22,863,355

**Property Website**

<https://www.landleader.com/property/old-magnolia-wakulla-florida/57026>



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## **PROPERTY DESCRIPTION**

**Beautiful 4.5 miles of pristine river frontage. A short 3.5-mile boat ride to the Gulf at St. Marks. Fully platted and entitled lots just 25 minutes from Tallahassee.**

**This is a world-class recreational opportunity. This property and its natural and historic amenities rival any landholding in America.**

By all accounts, this is one of Florida's last remaining "Old Florida" coastal investments. At 4,664+/- 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 property has been strategically planned for timber, recreation and "higher and better use."

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. It's unbelievable that in today's Florida, along this entire boundary of the river, there are no docks, houses, or evidence of today's civilization. In fact, it looks much as it did when Florida's first Governor sailed here 500 years ago and the Apalachee ruled these lands.

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.

It is renowned in the region as the former log cabin office of St. Joe and a key holding in the region with two+ miles of HWY frontage on 267 and three miles on Old Plank Road, just off Coastal Highway 98. The northern boundaries are planned PUD's with sewer and water. This property has 1,621 +/- acres fully platted and entitled lots, Turkey Ridge Farms, which contains 33 lots ranging from 23 acres to 100 acres each. The landowner is consistently selling 20-acre lots across the highway for \$8,000 to \$8,500 per acre. This development value could very well be monetized today with a conservation easement.

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

1. An exceptional recreational coastal property with a 2nd magnitude Spring in one of the prominent deer and wild turkey areas of the South. This is a year-round family recreational coastal property.
2. An exceptional timber property, fully planted with genetically superior trees, an exceptional site index, and an exceptional road system. The limestone substrate and well-drained soils provide exceptional minerals. This is one of the most prolific timber-growing regions of America.
3. It's an exceptional "higher and better use" property just off HWY 98, in fast-growing Wakulla County, just 25 miles to Tallahassee and ten minutes by boat to the Gulf. Over 1,000 square miles of almost contiguous State and Federal lands nearby means there is

little left for Florida's growth in this region. The 34 projected 20+ acre river front lots would make the largest coastal, deep-water boating lot offering in a generation.

4. It is an exceptional conservation easement play. This property is a "textbook" example of many conservation opportunities and programs to help landowners monetize today's development value while ensuring tomorrow's agriculture and recreation.
5. An ideal Social Storm property 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™ score is exceptional.

Meanwhile, the tract is planted in genetically superior loblolly pine and slash.

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.

"What the landowner has done here is impressive. From a recreational standpoint alone, this land package is a rare find, but with development plans at your fingertips, and millions in income production from future timber harvesting, this place is equal parts pleasure and equal parts smart investing." – Jon Kohler



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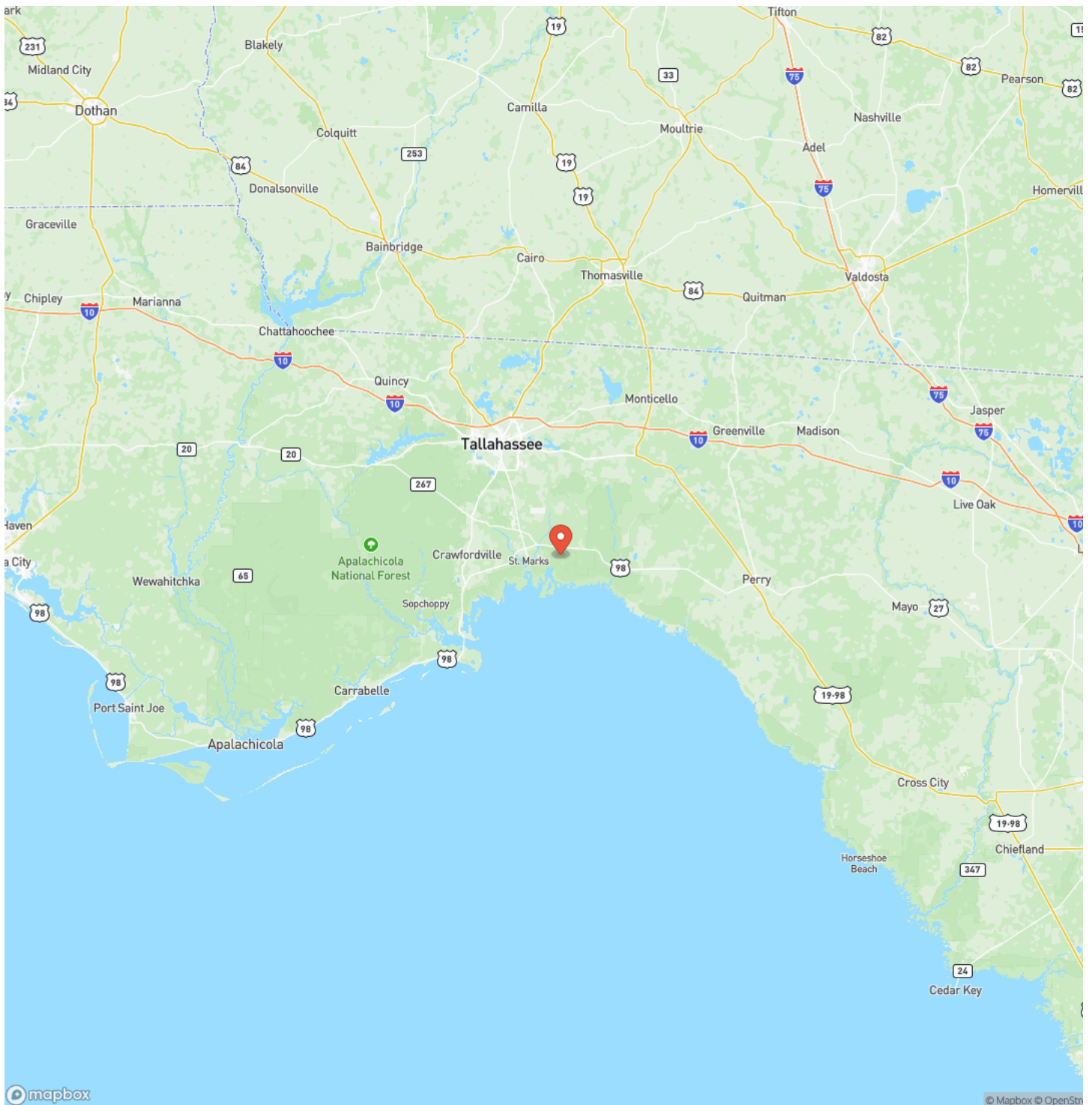
## Locator Map



**MORE INFO ONLINE:**

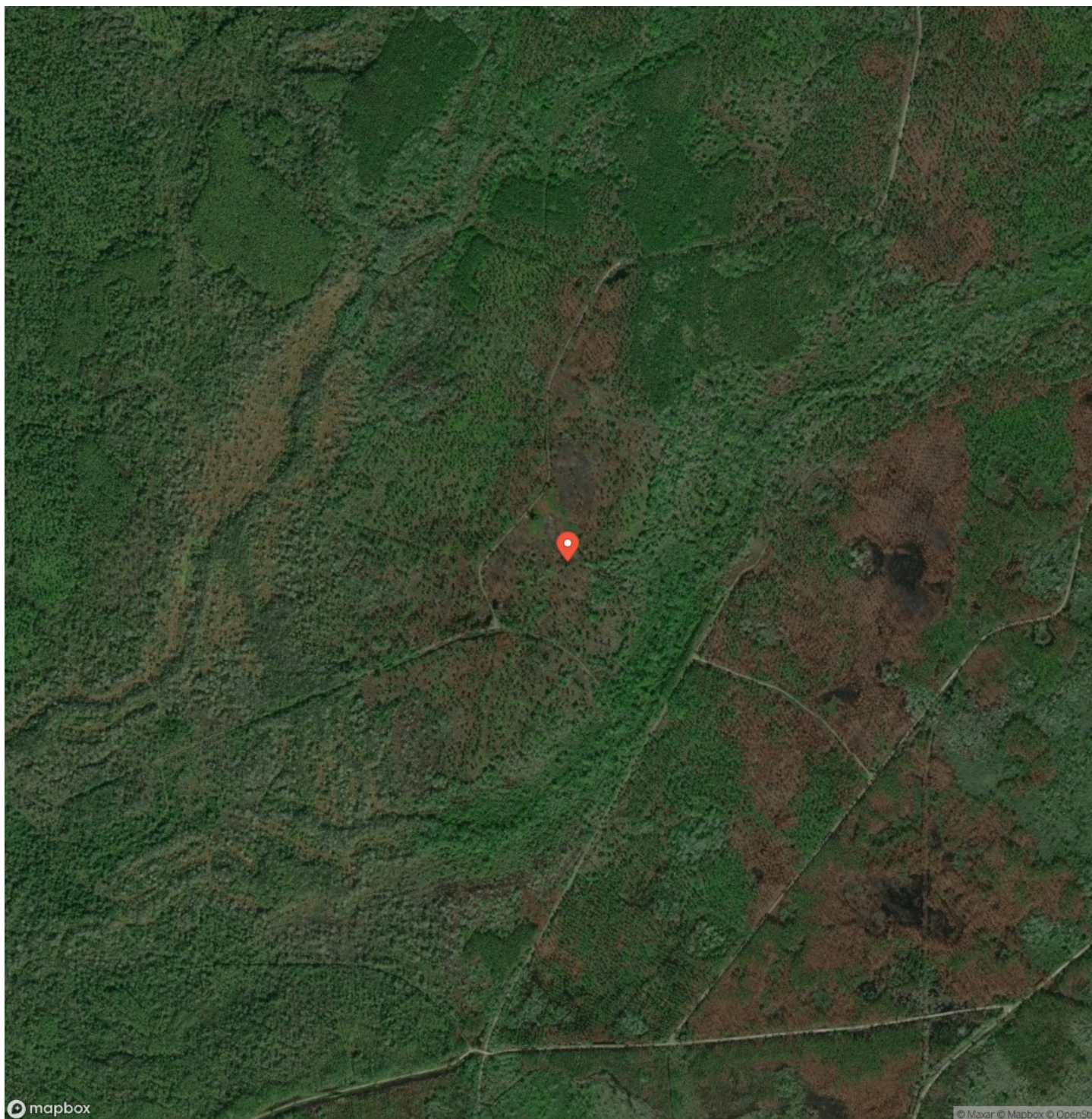
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## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

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## LISTING REPRESENTATIVE

**For more information contact:**



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## City / State / Zip

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## NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



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