



San Pedro Timberlands is located in Madison (4,815± acres) and Taylor (1,598 ± acres) Counties, Florida, totaling 6,413 ± gross GIS acres. The property is being offered for sale in its entirety.

The gross acreage is comprised of:

- 2,068± acres of slash pine plantations
- 151± acres of pine cutover
- 682± acres of natural pine
- 460± acres of natural hardwood
- 583± acres of natural cypress
- 2,265± acres of mixed pine/hardwood/cypress
- 204± acres of non-forested land
- Forty-three percent of the total acreage is considered convertible to pine plantations.

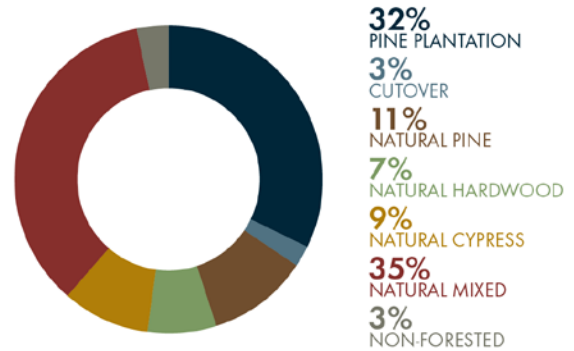
Overall merchantable volume on San Pedro totals almost 246,000 tons and is approximately 71% pine and 29% hardwood or cypress. The upland acreage has a diverse age class distribution of pine plantations growing on lower coastal soils with an average, overall site index of 77 feet (base age 25) and an average plantation age of 14.5 years.

The plantation acreage includes:

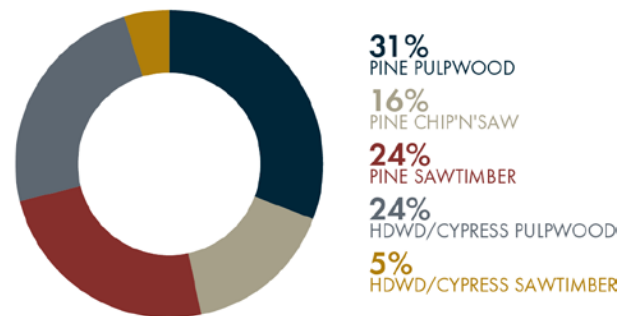
- 1,237± gross acres of merchantable pine plantations (≥12 years of age) with an average age of approximately 20.6 years and overall average site index of 76 (base age 25). These acres carry approximately 71,825 tons of pine volume, equating to over 58 tons per acre.
- 831± gross acres of premerchantable pine plantations (<12 years of age) with an average age of approximately 5.4 years and an average overall site index of 78 (base age 25).

San Pedro has good practical access for forest operations and is accessed through a combination of public and private roads. The internal road systems are shared by, and maintained in cooperation with, adjacent landowners. The property has approximately 710 acres and 60,000 tons under active pay-as-cut harvest contracts. Information on the contracts is located in the data room. Property volume and acres have not been updated to reflect active harvests.

### Cover Types



### Product Distribution



### Pine Plantation Age Class Distribution

