

# Baker County Transitional Timberland

Noah Raulerson Rd, Sanderson, Florida 32087

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Bryant Peace, ALC  
229-726-9088  
[bryant@saundersrealestate.com](mailto:bryant@saundersrealestate.com)

Mike Lansdell, ALC  
912-409-0925  
[mikel@saundersrealestate.com](mailto:mikel@saundersrealestate.com)



## PROPERTY OVERVIEW



### Sale Price

**\$13,800,000**

## Offering Summary

Acreage:	1,150 Acres
Price / Acre:	\$12,000
City:	Sanderson
County:	Baker
Property Type:	Timber/Recreation, Transitional
Video:	<a href="#">View Here</a>

## Property Overview

Baker County Transitional Timberland is a large acreage parcel located on the east side of the Osceola National Forest and the Osceola Wildlife Management Area. The parcel is located approximately 45 miles west of Jacksonville, FL and features several miles of paved road frontage on multiple county roads and highways. The area has been trending towards single family development; however, this parcel can serve as an excellent recreational investment for the outdoor enthusiast looking for a large acreage parcel that is contiguous to conserved lands.

The shared boundary with a national forest and a WMA lends this property to serve as an excellent prospect for a conservation easement. By choosing this route, an investor could potentially recover a significant percentage of their acquisition cost. This parcel can also be taken another direction to serve as an excellent land banking opportunity in an expanding Northeast Florida development market. Nearly all of the merchantable pine timber has been harvested, therefore, significant reforestation will be required if a buyer wants to utilize this property for softwood production.



## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	Timberland
Uplands / Wetlands:	962 ± Upland Acres (83%) / 202 ± Wetland Acres (17%)
Soil Types:	Pelham Fine Sand; Sapelo Fine Sand; Mascotte Fine Sand
Zoning / FLU:	AG-10
Road Frontage:	1.65 miles along Noah Raulerson Rd. 3150 FT along CR127. 2700 FT along CR125.
Nearest Point of Interest:	13 ± miles from Macclenny, FL 34 ± miles from Lake City, FL 43 ± miles from Jacksonville, FL
Current Use:	Timberland & Recreation
Potential Recreational / Alt Uses:	Hunting Lease Conservation Easement
Land Cover:	Coniferous Plantations (858 ± Acres); Pine Flatwoods (19 ± Acres); Hydric Pine Flatwoods (21 ± Acres); Shrub and Brushland (32 ± Acres); Mixed Wetland Forest (151 ± Acres); Mixed Scrub/Shrub Wetland (68 ± Acres)

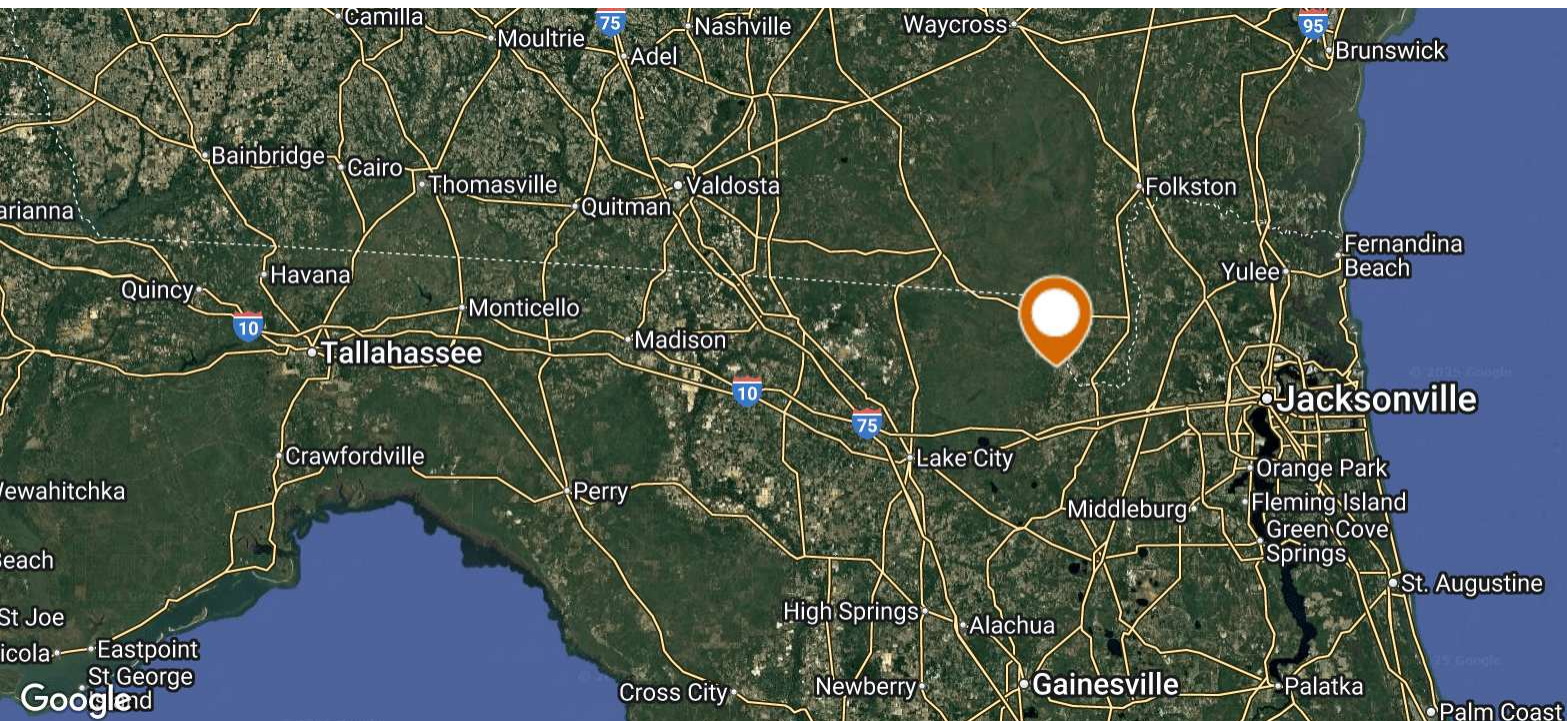


## LOCATION



## Location & Driving Directions

Parcel:	Multiple (5) in Baker County
GPS:	30.4049751, -82.2395131
Driving Directions:	<ul style="list-style-type: none"><li>• From Jacksonville take I-10 West</li><li>• Take CR 125 North</li><li>• Property is approximately 10 miles down CR 125 on the right</li></ul>
Showing Instructions:	Contact Listing Agents



Map data ©2025 Google  
Imagery ©2025 NASA





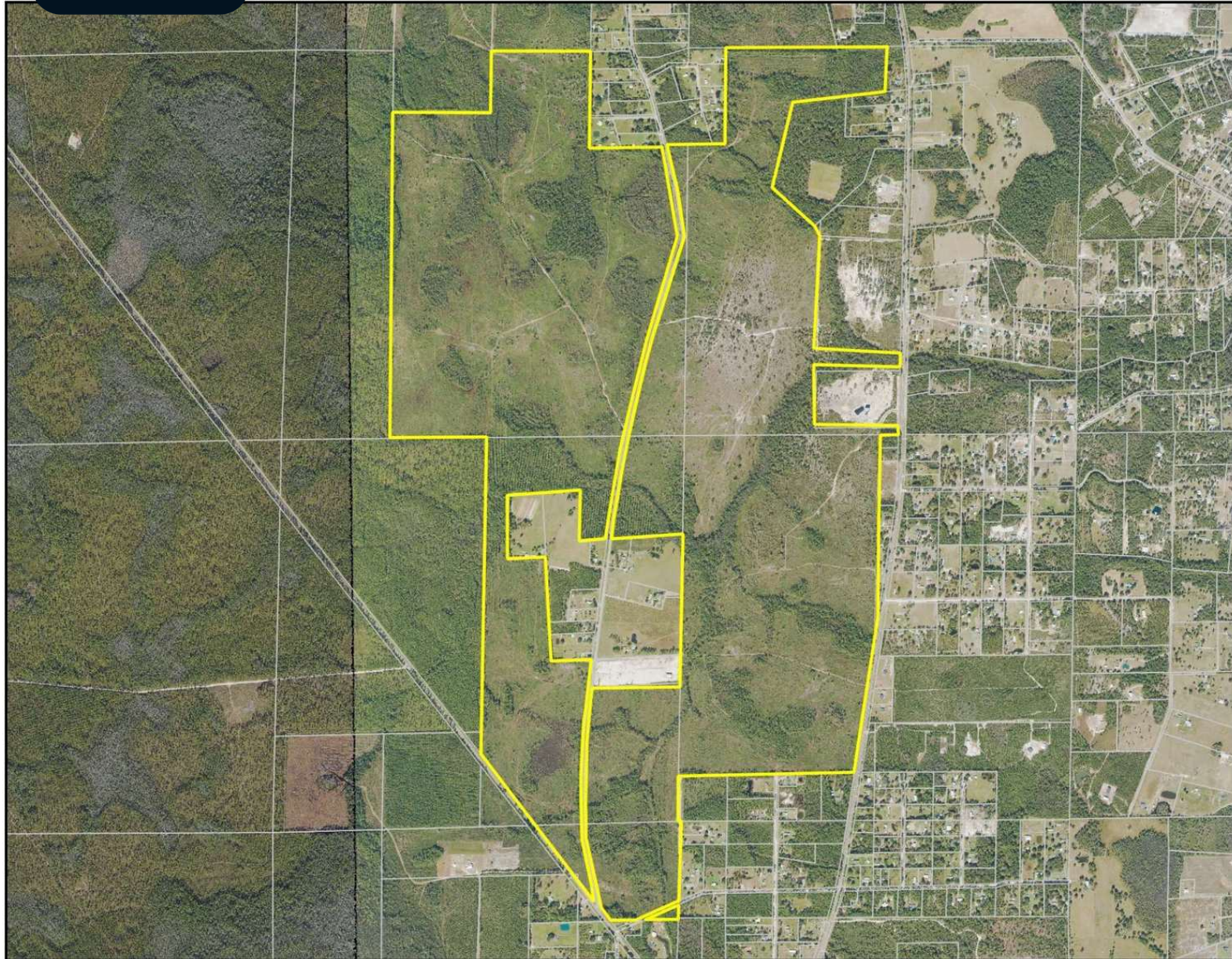


ADDITIONAL PHOTOS



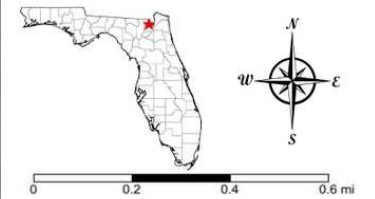


## AERIAL MAP



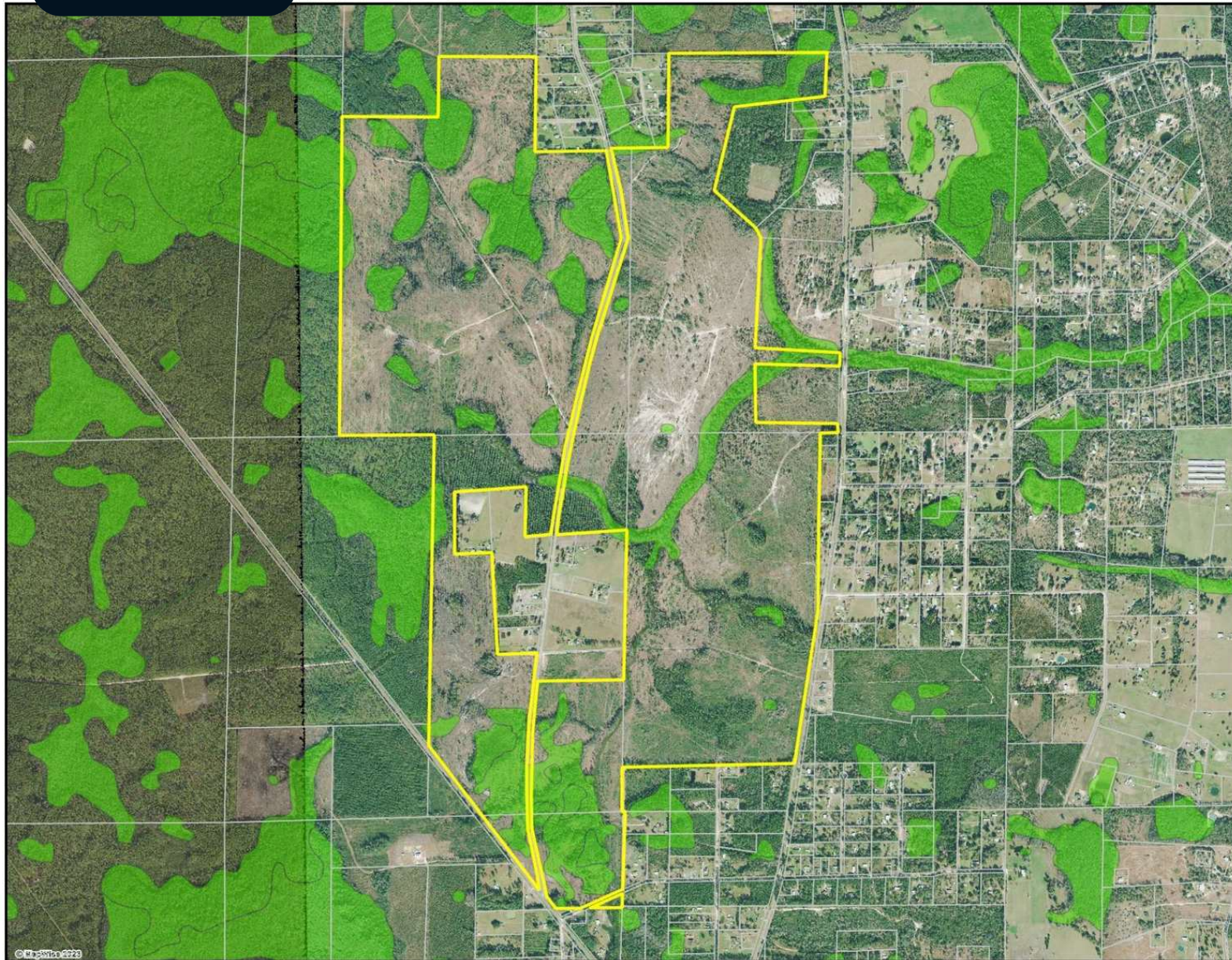
### Baker Aerial Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines





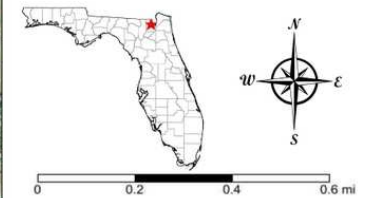
# WETLANDS MAP



## Baker County NWI

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Parcel Outlines
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	56.8
PEM1/SS3C	Freshwater Emergent Wetland	51.8
PFO6C	Freshwater Forested/Shrub Wetland	29.8
PFO6/3C	Freshwater Forested/Shrub Wetland	20.4
PFO6/4C	Freshwater Forested/Shrub Wetland	16.4
PF02/4C	Freshwater Forested/Shrub Wetland	9.8
PEM1F	Freshwater Emergent Wetland	6.5
RSUBH	Riverine	5.4
PFO4/3B	Freshwater Forested/Shrub Wetland	3.5
R4SBC	Riverine	.1
TOTAL WETLANDS		200.6
TOTAL UPLANDS		948.5
TOTAL ACRES		1,149.1





## ADVISOR BIOGRAPHY



### Bryant Peace, ALC

Senior Advisor

bryant@saundersrealestate.com

Direct: **877-518-5263 x374** | Cell: **229-726-9088**

## Professional Background

Bryant Peace, ALC is a Senior Advisor at Saunders Real Estate. He is licensed in Alabama, Florida, and Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in a Senior Advisor capacity while also helping our firm expand into new markets through talent acquisition. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland
- Development
- Recreational Land
- Agricultural Properties



## ADVISOR BIOGRAPHY



### Mike Lansdell, ALC

Senior Advisor

[mikel@saundersrealestate.com](mailto:mikel@saundersrealestate.com)

Direct: **877-518-5263 x448** | Cell: **912-409-0925**

## Professional Background

Mike Lansdell, ALC is a Senior Advisor at Saunders Real Estate.

Born and raised on a farm in Southern Georgia, Mike has always held a passion for the land industry. After graduating high school, he would attend Abraham Baldwin Agriculture College and then the University of Georgia where he earned his Bachelor of Science degree in Agriculture.

For six years, Mike sold specialty chemicals for companies like the Helena Chemical Company Forestry Division where he grew knowledgeable on all aspects of forestry herbicides and silviculture. Later in his career, he kickstarted his own land management company that provided a wide range of services including timber management, harvesting, and whole tree chipping. For twelve years, Mike was highly involved in the daily buying, selling, and reforestation of timber tracts throughout the southern United States.

His diverse background, agricultural experience, and vast knowledge in forestry led Mike to acquire his real estate license. In 2017, he earned the ALC designation through the Realtors Land Institute. Mike now specializes in timber and recreational land.

Mike's love of the outdoors combined with his career history, offers clients a knowledgeable and professional buying experience in various land transactions.

Mike specializes in:

- Timber
- Agriculture
- Land Management





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