

Tips for Purchasing the Perfect Parcel

Woods and Wildlife Conference

Wytheville Meeting Center

February 10, 2024

Location Matters

- Geographical area
- Taxes vary by county
- Are the neighboring parcels small or large?
- Distance to sawmills (if you plan to manage timber)

Location Matters

- Powhatan County
 - 74 acres within 1 mile of Rt. 60 corridor.
 - Assessed at \$995,000
 - Taxes are \$6,865.50 per year.
- Wythe county
 - 125 acres joining wildlife management area
 - Assessed at \$239,000.
 - Taxes are \$1,195.00 per year

Site Specific Details

- Soils – Soil survey
- Vegetation survey – What do you see in the woods?
- Past land management – “one mans trash is another mans treasure”
 - Powerlines
 - Gas lines
 - Recent clearcuts
 - Overgrown fields
 - High grading

Clearcuts



Right of Ways



Site Specific Details Continued....

- Access issues
 - Land locked
 - Right of way
 - Improved or unimproved roads
 - Is the road daylighted
- How many acres and is there a recent survey?
- Where does property line up with your management objectives?

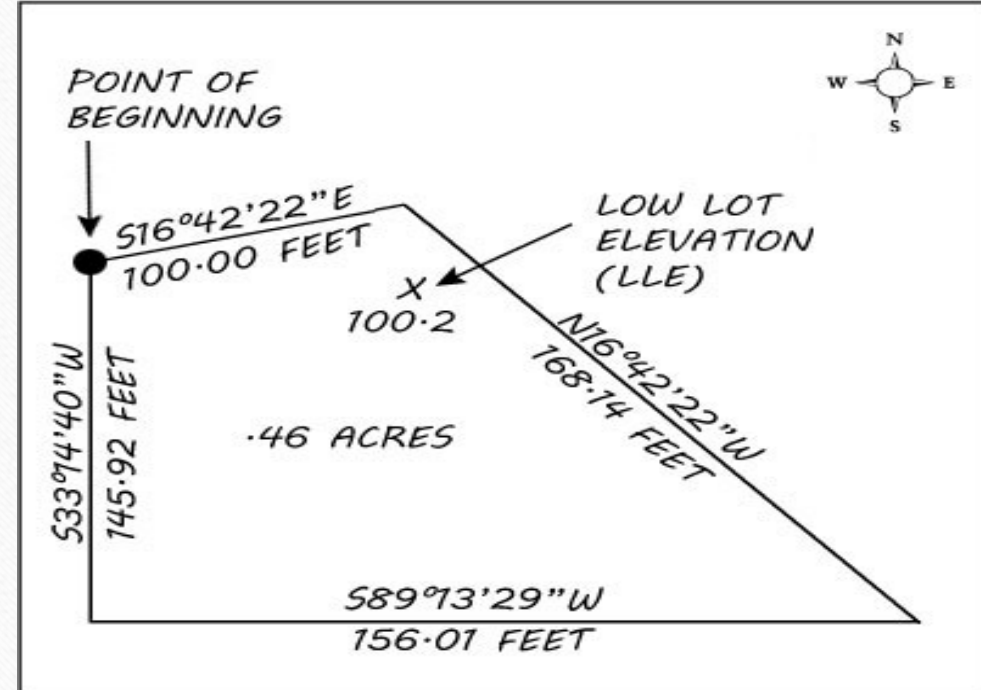
Access



Land Measurements

and other good and valuable consideration to GRANTOR in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said GRANTEES and GRANTEES' heirs, successors and assigns forever, the following described land, situate, lying and being in the County of **Bay** State of **Florida** to wit:

Commence at the NE Corner of the East 1/2 of West 1/2 of NE 1/4 of SW 1/4 of Section 17, Township 1 North, Range 12 West and run S 0 degrees 03'08" E, 28 feet to the South right of way line of Silver Lake Road and the Point of Beginning; thence continue S 0 degrees 03'08" E, 409.67 feet; thence N 89 degrees 54'41" W, 314.69 feet to the East line of a 20 foot easement; thence run N 0 degrees 04'27" W along said line, 409.50 feet to the South right of way line of Silver Lake Road; thence run S 89 degrees 56'41" E along said line 314.86 feet to the Point of Beginning.



Land types

- Cutover land
- Mature forest
- Cropland/farmland
- Overgrown field
- Planted pines

Pine Plantation



Ways to Save

- Poor access
- Powerline ROW's
- Gas lines
- Conservation easements
- Cutover land
- Overgrown fields/unmanaged

Access Issues



Access Issues



Overgrown Field



Management Objectives

- Wildlife habitat
- Hunting
- Managing timber for income
- Forest management
- Forest health
- Threatened or endangered species
- Recreation
- Aesthetics

Bog Turtle



Budget considerations

- Cost of needed practices
- Taxes for owning the property
- Long term or short term investment
- Balancing cost/value

Tax Considerations

- Land use taxation
- Conservation easements
- Tax basis on timber
- Riparian buffer tax credit
- HW tax credit

Government Programs can help

- USDA Farm loans
- State programs
 - Ag BMP
 - RT
 - HW cost share program
- Federal Programs
 - EQIP
 - CREP

Resources Available

- Consulting forester
- NRCS soil survey
- County GIS website
- County Clerks office
- Real Estate websites

Questions?
