



# Florida River Timber & Recreational Tract

4009 SW M/M RC LN, Bristol, Florida 32321

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Greg Driskell, ALC  
386-867-2736  
greg@saundersrealestate.com

Mark Wirick  
850-545-6598  
mark@saundersrealestate.com

## PROPERTY OVERVIEW



### Sale Price

\$1,199,000

### Offering Summary

Acreage:	328.05 Acres
Price / Acre:	\$3,655
State:	Florida
City:	Bristol
County:	Liberty
Property Type:	Timberland, Hunting and Recreational Land, Waterfront

### Property Overview

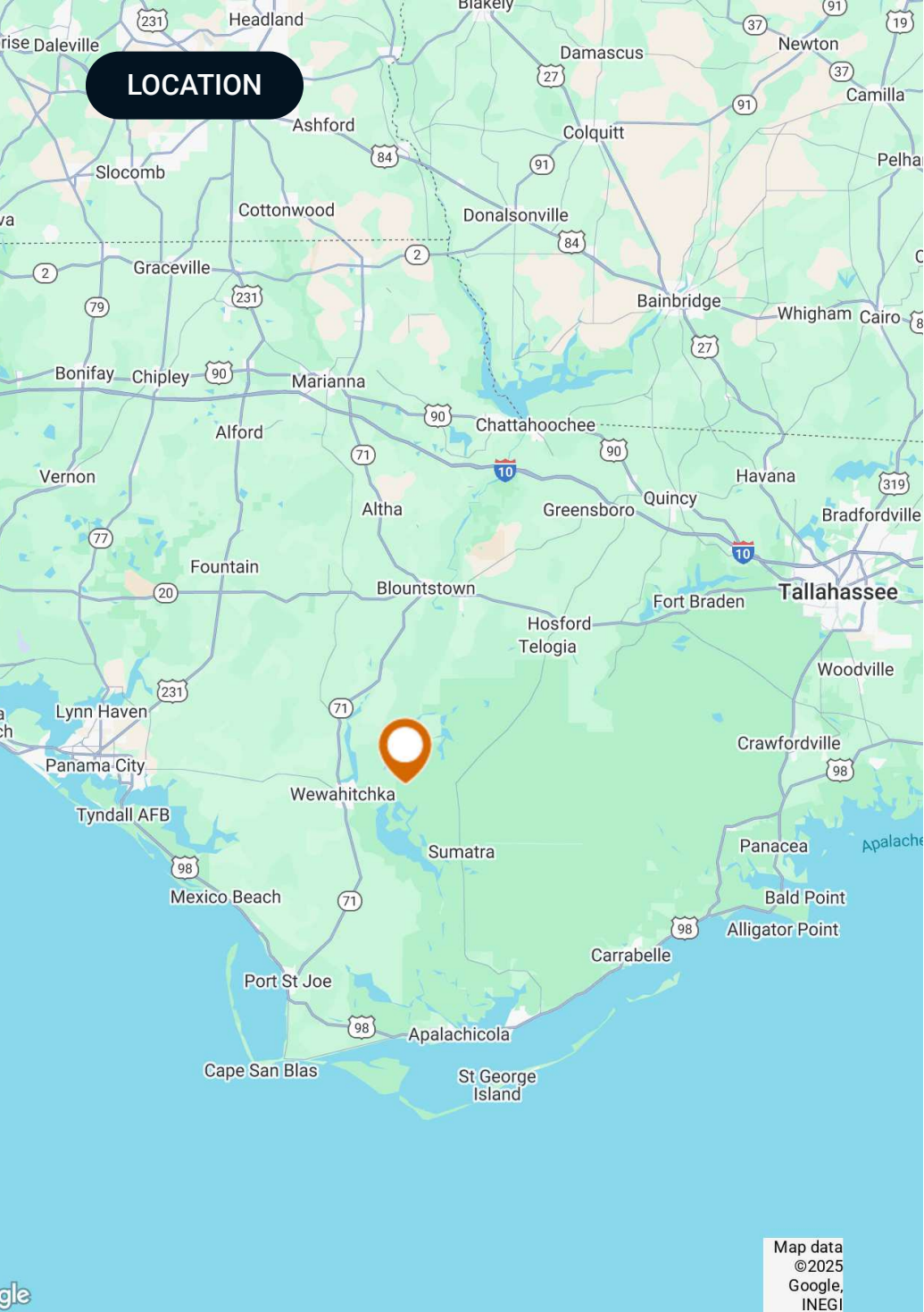
A rare opportunity to own 328 ± acres of timberland within the Apalachicola National Forest and Apalachicola River Wildlife Management Area. Merchantable planted pine timber on the majority of the uplands, few wetlands (88% uplands!) and Florida River access add to the appeal. Prime tract for recreational hunting or to use as a campsite while enjoying the abundant nearby public lands. Less than 30 minutes to the charming small town of Bristol and less than an hour to Apalachicola.

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Uplands / Wetlands:</b>	88% uplands
<b>Soil Types:</b>	Predominately Lynchburg and Goldsboro
<b>Taxes &amp; Tax Year:</b>	2025 - \$7,080.27
<b>Zoning / FLU:</b>	FLU: Agriculture
<b>Lake Frontage / Water Features:</b>	Frontage on Florida River
<b>Water Source &amp; Utilities:</b>	Private well, electricity
<b>Road Frontage:</b>	Property is bisected by dirt road and accessed by National Forest road
<b>Nearest Point of Interest:</b>	Property lies 21 miles from the town of Bristol, FL and 38 miles from the Gulf Coast
<b>Current Use:</b>	Timberland
<b>Potential Recreational / Alt Uses:</b>	Hunting, fishing, boating and other outdoor recreational activities
<b>Land Cover:</b>	Various ages and types of planted and natural timber



## Location & Driving Directions

**Parcel:** 036-3S-9W-02861-000; 001-4S-9W-02950-000

**GPS:** 30.181131, -85.085004

**Driving Directions:**

- Head south out of Bristol on Hwy 12 for approximately 14 miles and turn right on CR 379
- Travel on CR 379 for approximately 6 miles and turn right on Southwest Forest Road 188
- In less than a 1/2 mile turn left on Southwest M M/R C Lane
- The property starts in 1,200 feet.

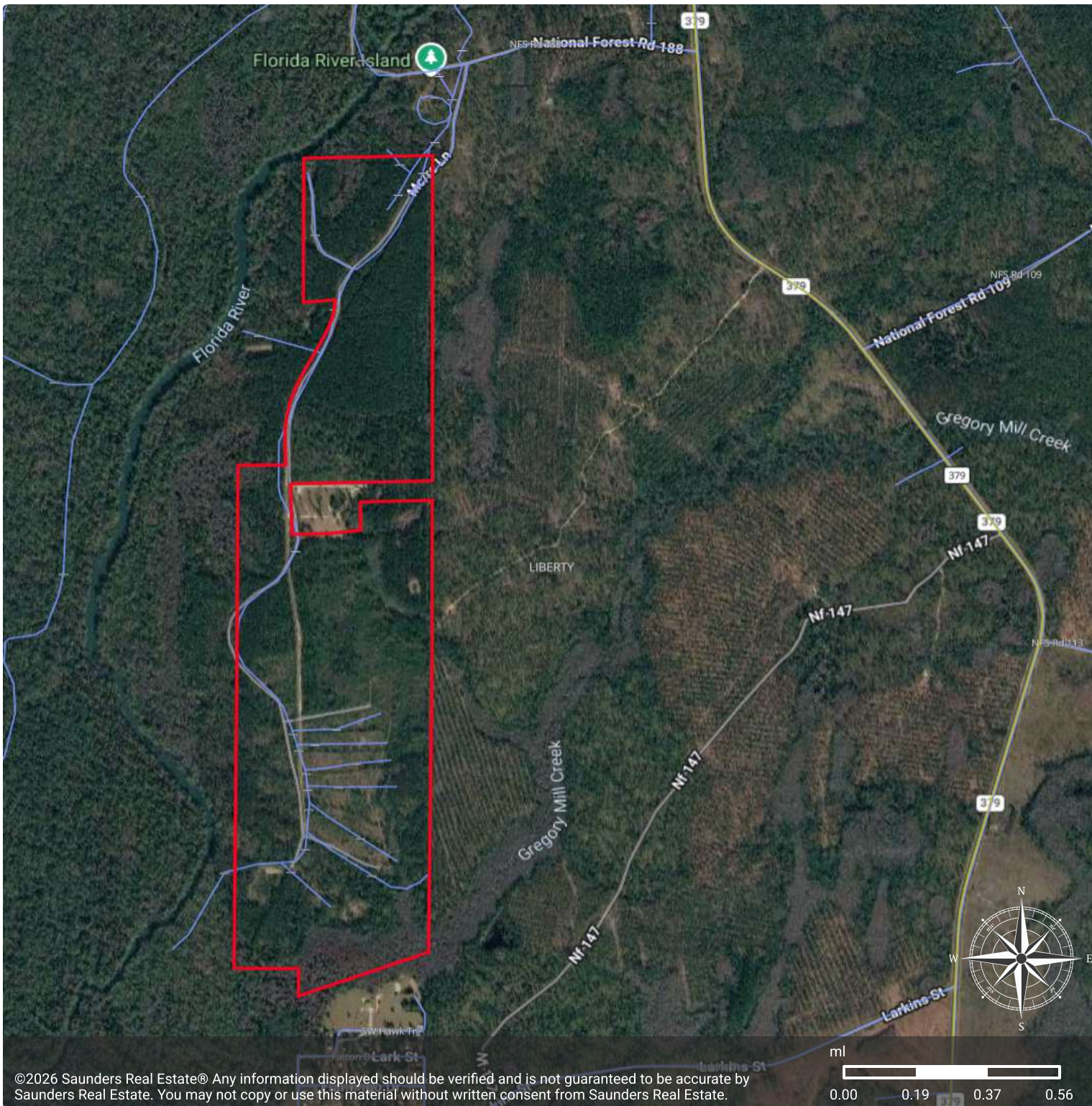
**Showing Instructions:**

Contact listing agent

Map data ©2025 Google, INEGI

## Florida River Recreational Tract

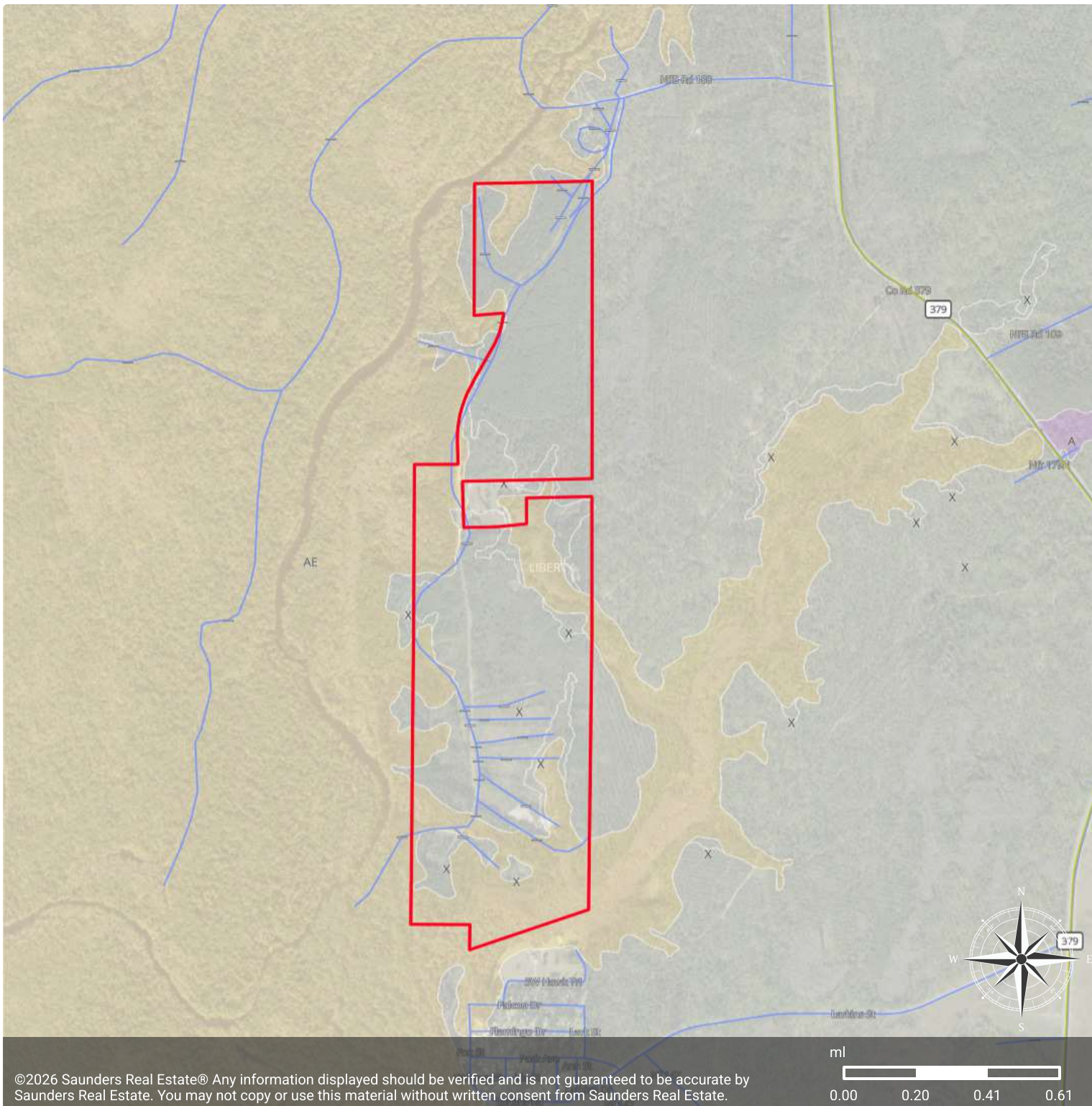
- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways



## FEMA Flood Zones DFIRM

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways
- FEMA Flood Zones DFIRM: Outside any floodplains
- FEMA Flood Zones DFIRM: 100 year, BFE yes

ZONE	DESCRIPTION	ACRES
X		234.34
AE		100.39
<b>TOTAL</b>		<b>334.73</b>



## Wetlands NWI

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways
- Wetlands NWI: Palustrine

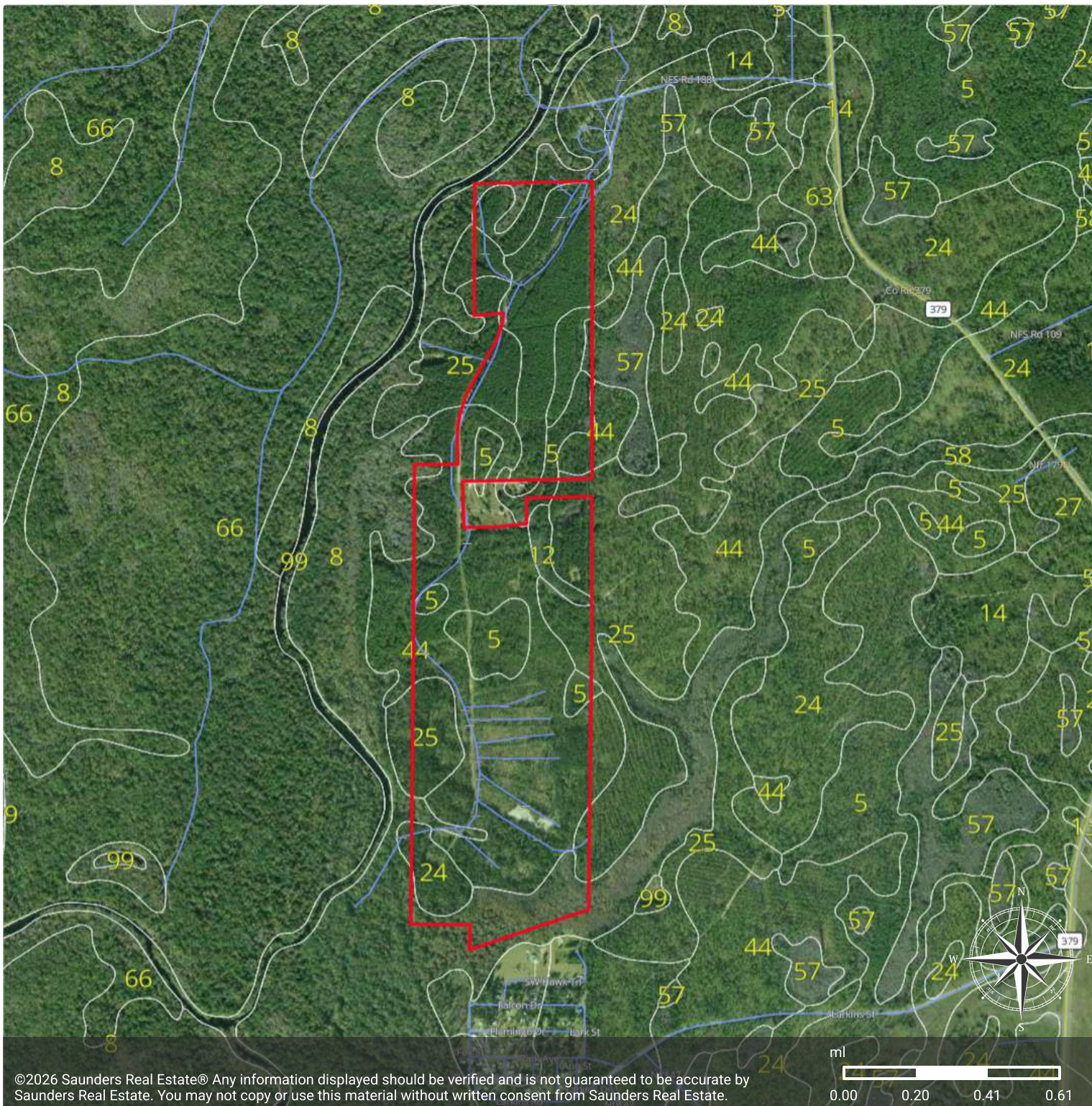
CODE	DESCRIPTION	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	20.96
PEM1C	Freshwater Emergent Wetland	8.87
PFO1C	Freshwater Forested/Shrub Wetland	3.40
PEM1A	Freshwater Emergent Wetland	2.79
PFO1E	Freshwater Forested/Shrub Wetland	2.06
PSS1C	Freshwater Forested/Shrub Wetland	1.93
PSS6/3A	Freshwater Forested/Shrub Wetland	1.06
<b>TOTAL UPLAND</b>		293.66
<b>TOTAL WETLAND</b>		41.07
<b>TOTAL</b>		334.73



### Soils

- County
- Polygon
- Census Roadways TIGER
- County Roads
- State Roads
- Toll Roads
- Highways
- Soils

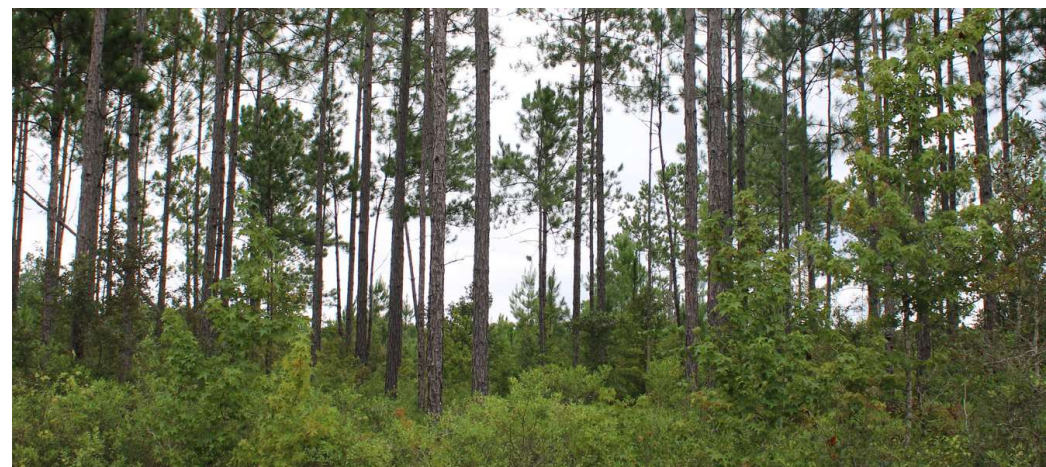
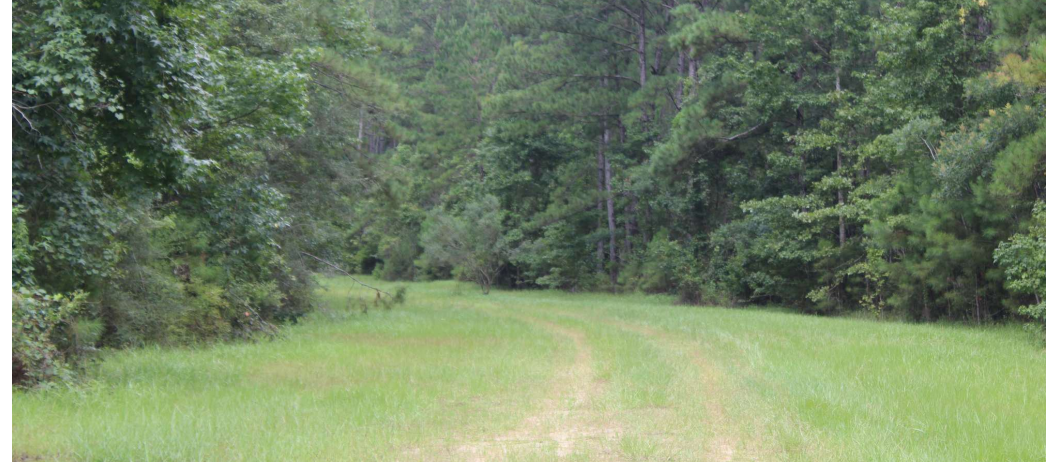
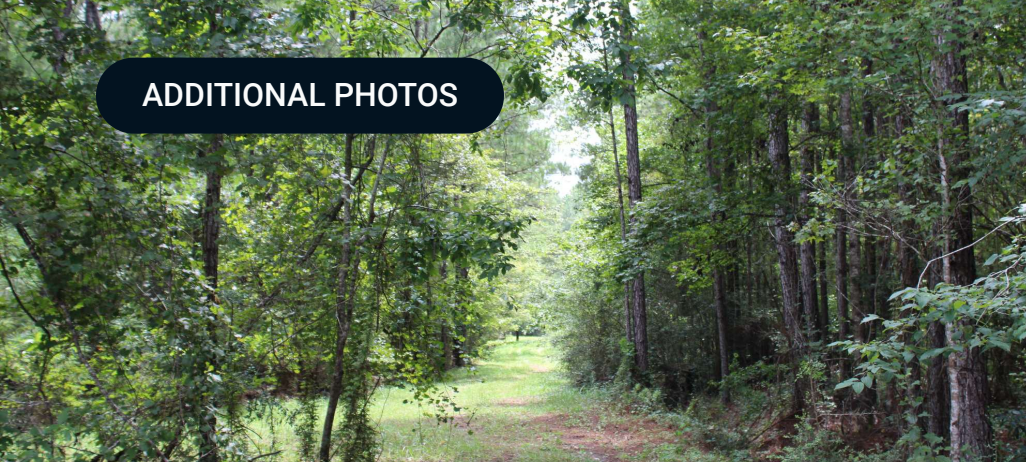
MUID	COMPONENT NAME	ACRES
44	Lynchburg	154.29
25	Goldsboro	59.14
24	Goldsboro	54.73
5	Rains	30.61
8	Brickyard	28.71
12	Rutlege	5.91
57	Surrency	1.32
<b>TOTAL</b>		<b>334.73</b>





*Boundaries shown are approximations only  
Survey needed to confirm exact location*

ADDITIONAL PHOTOS



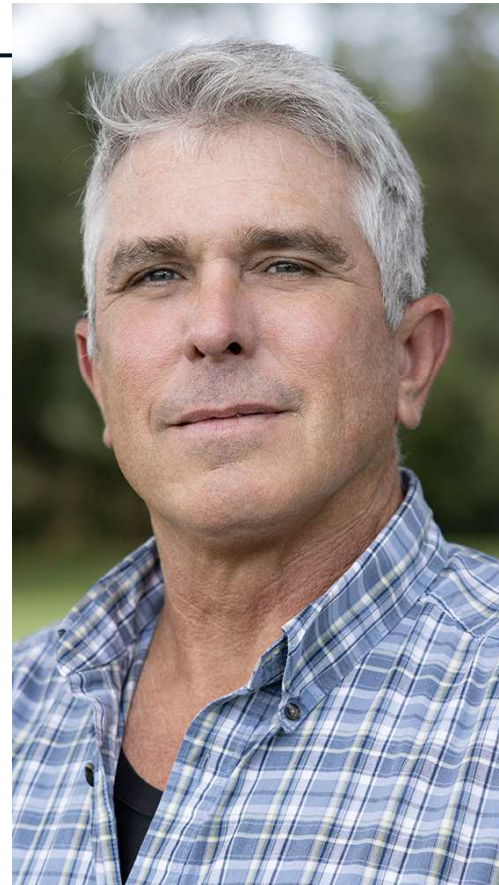
## MEET THE TEAM



Greg Driskell, ALC

Senior Advisor

**Direct:** 877-518-5263 x372 **Cell:** 386-867-27  
greg@saundersrealestate.com



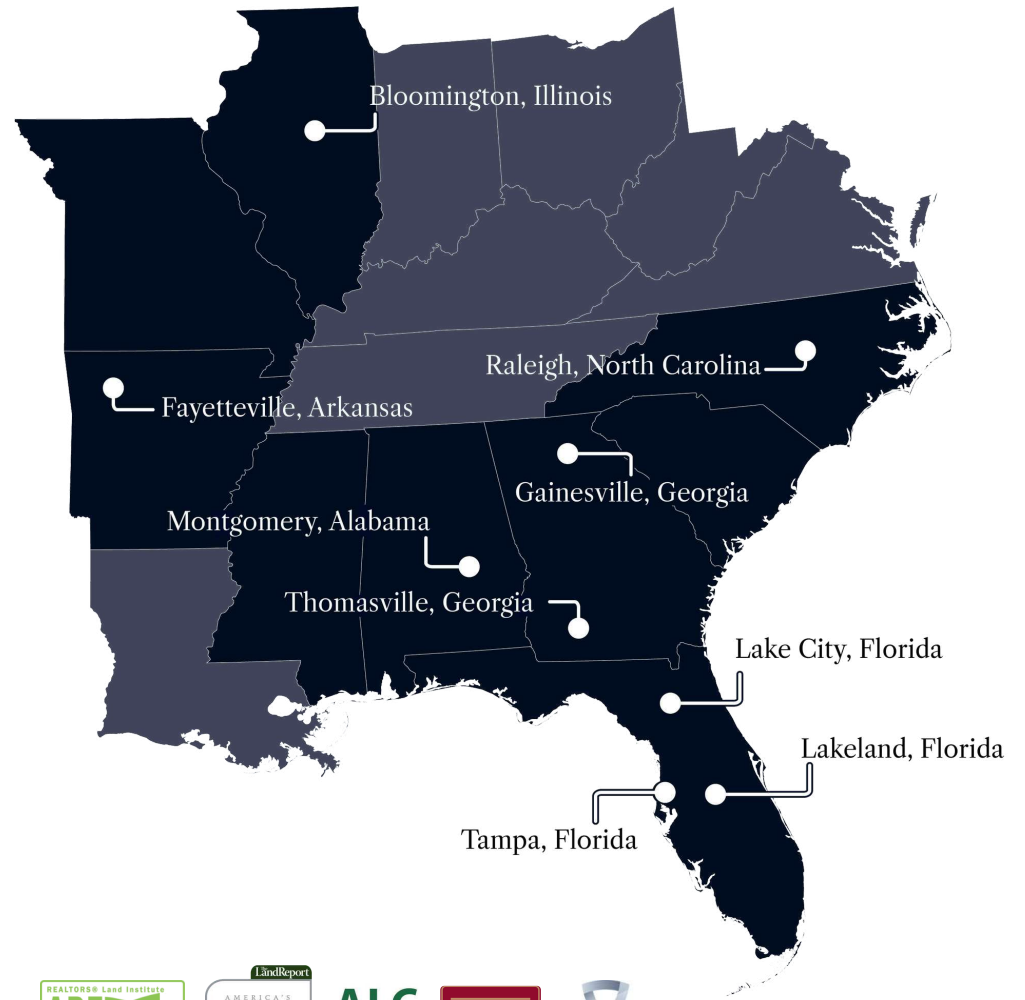
Mark Wirick

Advisor

**Direct:** 877-518-5263 x466 **Cell:** 850-545-65  
mark@saundersrealestate.com



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