



PANHANDLE FARM AND TIMBERLAND

Chesser Road, Vernon, FL 32462

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PROPERTY OVERVIEW



Sale Price

\$3,500,000

OFFERING SUMMARY

Acreage:	797± Acres
Price / Acre:	\$4,391
City:	Vernon
County:	Washington
Property Type:	Farm and Timberland
Video:	View Here

PROPERTY OVERVIEW

This Florida Panhandle farm and timberland listing features nearly 800± acres of natural, ecologically diverse landscape situated in the fast growing Florida Panhandle region. The property includes nearly 150± acres of crop land currently in cultivation. In addition to the farmed acreage, there are approximately 384± acres of natural pine and hardwood regeneration and another 263± acres of forested wetlands. On the north boundary, the property features paved road frontage on CR 170. On the southern boundary, the property features access to Chesser Road.

This majority uplands property is situated just 39 miles from the Northwest Florida Beaches International Airport. With rapid development occurring in the Florida Panhandle region and a current proposal to develop a world class golf course and community in Washington County, this property serves as an excellent land banking opportunity.



LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel: 00000000-00-4660-0000
00000000-00-5659-0000
00000000-00-5650-0001

GPS: 30.6405368, -85.7799521

Driving Directions:

- From Bonifay turn south on HWY 79
- Turn right on CR 170



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SPECIFICATIONS & FEATURES



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Uplands / Wetlands:	67% Uplands
Soil Types:	<ul style="list-style-type: none">• Dothan Loamy Sand• Pantego and Clara Soils• Lynchburg Loamy Fine Sand
Zoning / FLU:	AG
Lake Frontage / Water Features:	Multiple ponds
Water Source & Utilities:	Residential well
Road Frontage:	1,300 +/- feet on CR 170
Nearest Point of Interest:	39 miles to NW Florida Beaches International Airport 40 miles to Marianna, FL 46 miles to Panama City Beach, FL 56 miles to Dothan, AL 72 miles to Destin, FL
Structures & Year Built:	Mobile home with power and well

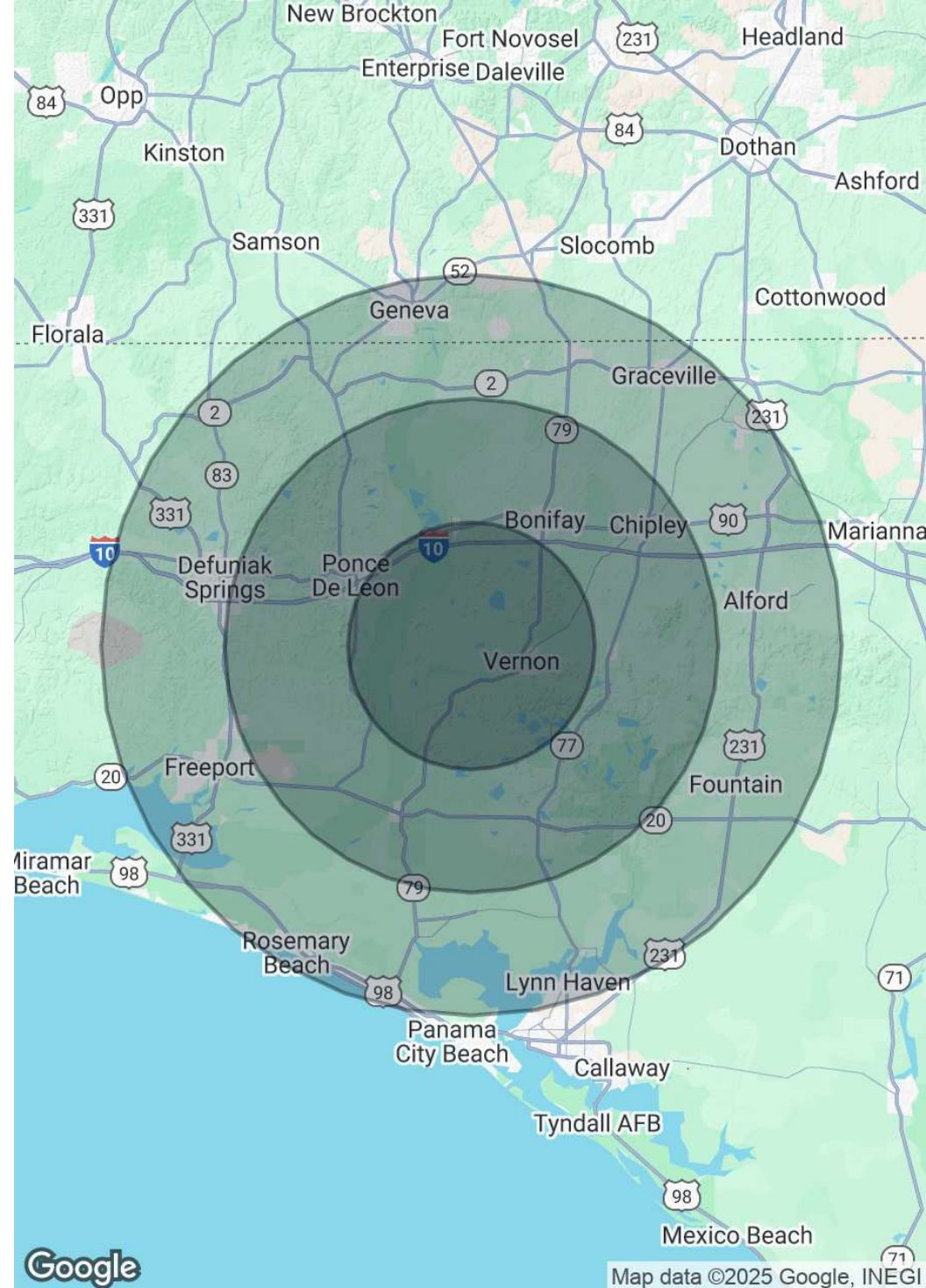


DEMOGRAPHICS MAP & REPORT

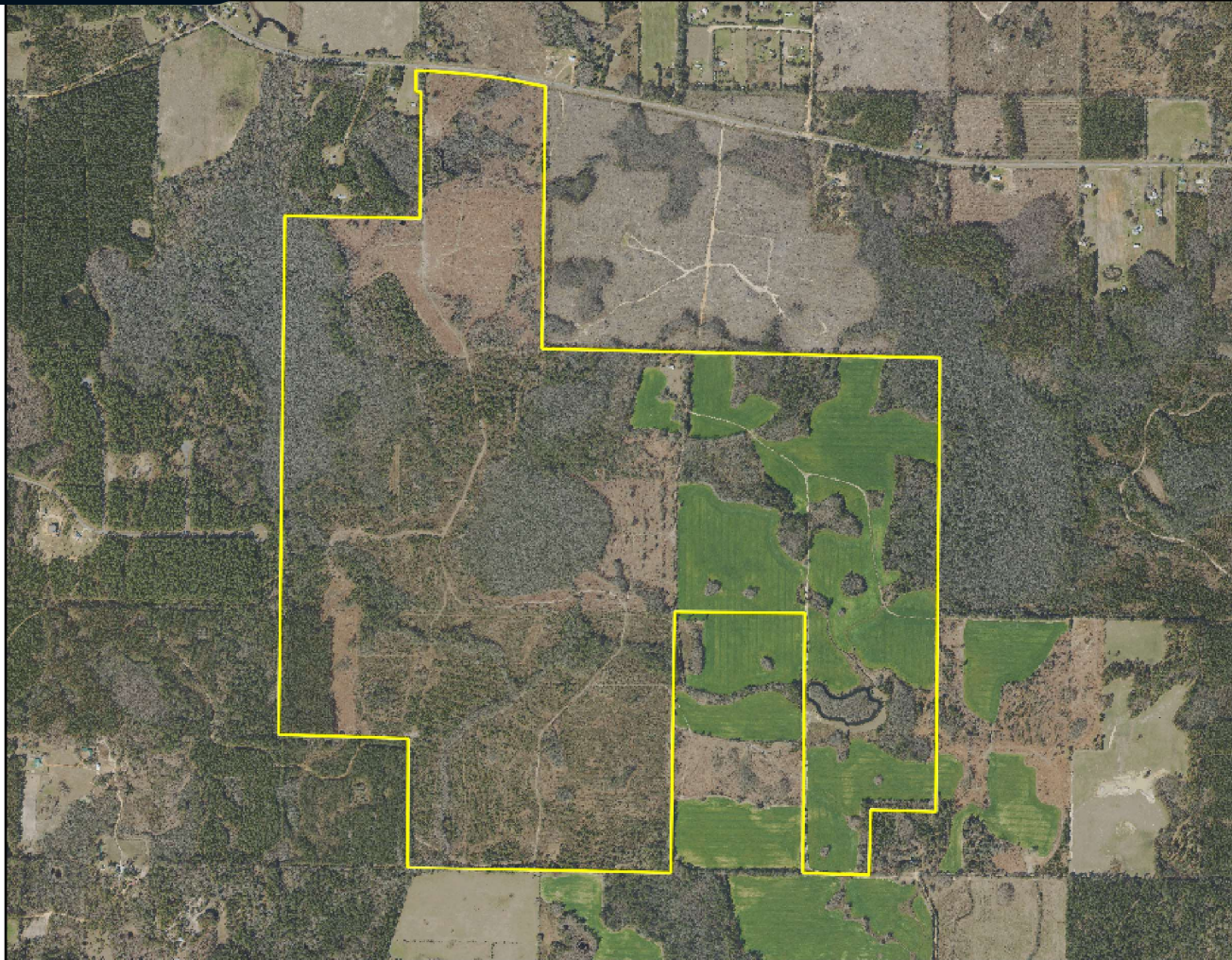
POPULATION	10 MILES	20 MILES	30 MILES
Total Population	12,020	49,470	152,487
Average Age	43	43	43
Average Age (Male)	42	42	42
Average Age (Female)	43	43	44

HOUSEHOLDS & INCOME	10 MILES	20 MILES	30 MILES
Total Households	4,143	17,998	58,739
# of Persons per HH	2.9	2.7	2.6
Average HH Income	\$61,511	\$68,304	\$81,039
Average House Value	\$207,724	\$220,606	\$298,613

Demographics data derived from AlphaMap

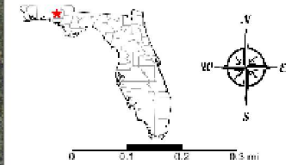


BOUNDARY MAP



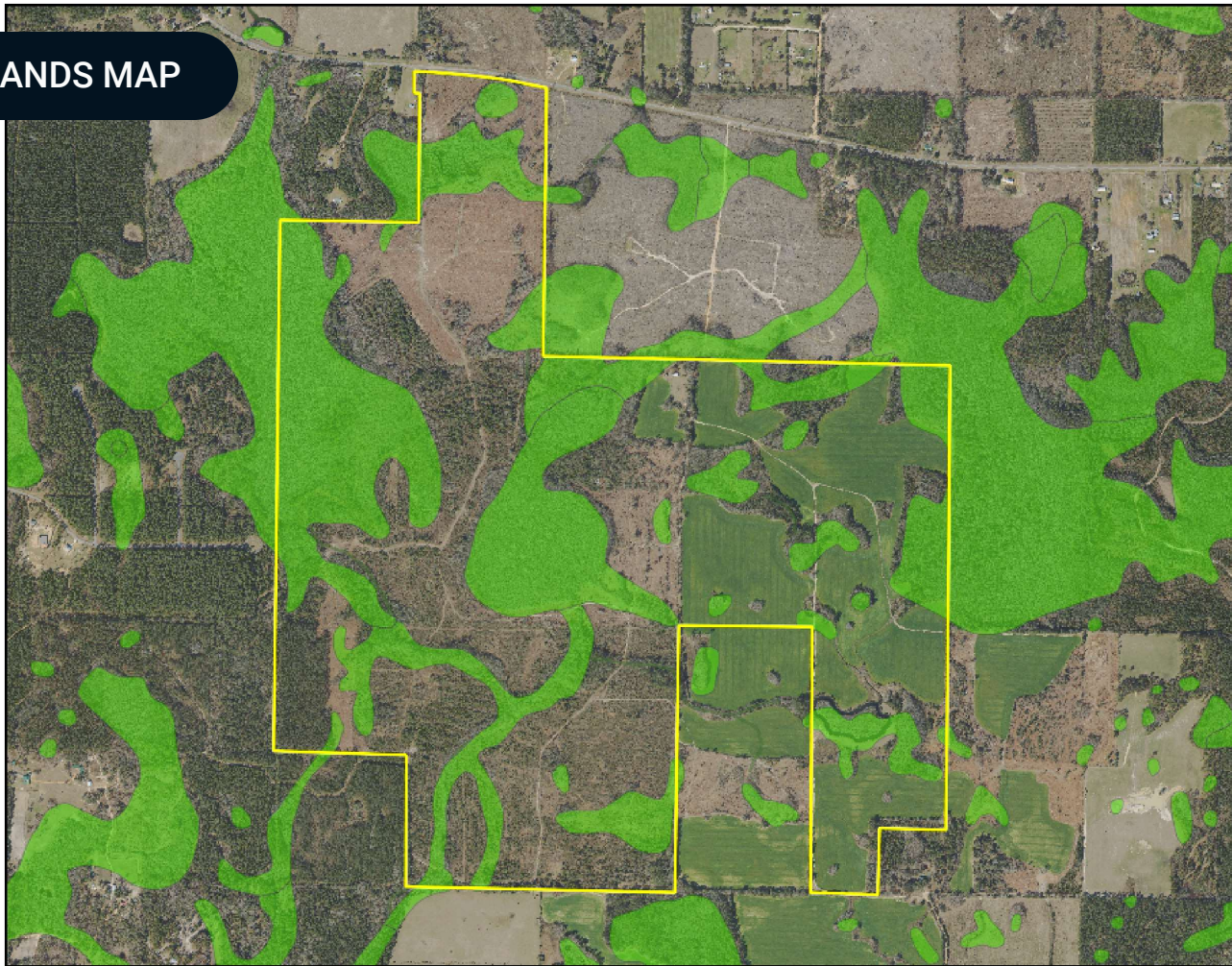
Panhandle Farm and Timber Aerial

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



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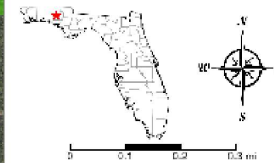
WETLANDS MAP



Panhandle Farm and Timber NWI

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Relicustrine
- Riverine

CODE	DESC	ACRES
PF06/3C	Freshwater Forested/Shrub Wetland	130.6
PF04/6C	Freshwater Forested/Shrub Wetland	70.0
PF06 F	Freshwater Forested/Shrub Wetland	33.1
PF06/4C	Freshwater Forested/Shrub Wetland	24.2
PEM1C	Freshwater Emergent Wetland	2.5
PF06C	Freshwater Forested/Shrub Wetland	1.1
RSUBH	Riverine	1.0
R4SBC	Riverine	.9
TOTAL WETLANDS		263.2
TOTAL UPLANDS		533.8
TOTAL ACRES		797.0

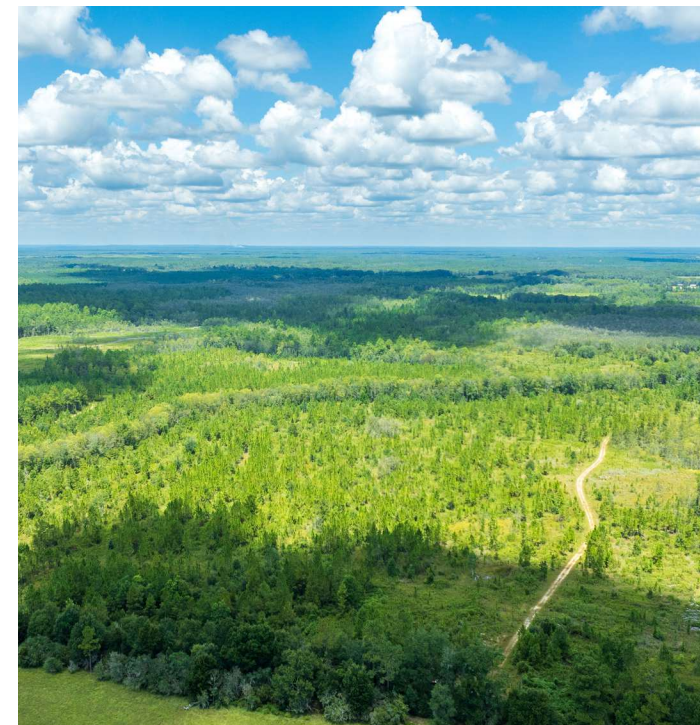


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