



WHITE OAK CREEK 1071

WASHINGTON BOULEVARD
CHIPLEY, FL 32428

Mark Wirick
850.545.6598
mark.wirick@svn.com

Property Overview



Sale Price

\$2,667,500

PROPERTY OVERVIEW

This is a well managed Timber/Recreation tract located in Southeast Washington County, Florida. The property consists of various age classes of planted Longleaf, Slash and Loblolly pine as well as creek bottoms and drains containing Hardwood and Natural pine. For the sportsman, the game population is top notch with abundant deer and turkey and a pond in the middle that is teeming with fish. There is an established road network to facilitate timber harvest and utilize the recreational aspects of the property. With a 65 mile drive to Dothan, AL and a 40 mile drive to Panama City, FL, this property is both remote but also convenient to the amenities of larger towns. There is also an 18 hole golf course located within 5 minutes of the property. For the person looking for a prime recreational property with timber income, this is the perfect place.

OFFERING SUMMARY

Acreage:	1,071 Acres
Price / Acre:	\$2,491
City:	Chipley
County:	Washington
Property Type:	Timberland

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	66% Uplands <ul style="list-style-type: none">• Predominately Lakeland Sand
Soil Types:	<ul style="list-style-type: none">• Rutledge• Pickney• Pamlico
Taxes & Tax Year:	\$2062.38 for 2023
Zoning / FLU:	Current Zoning is AG and Future Land Use is AG
Nearest Point of Interest:	Panama City, FL approximately 40 miles
Current Use:	Timber Production
Potential Recreational / Alt Uses:	Hunting, Equestrian
Land Cover:	Timber
Game Population Information:	Abundant deer and turkey
Species:	Slash Pine, Loblolly Pine, Longleaf Pine and Mixed hardwoods
On Site Road Access:	Network of roads on property
Timber Cruise:	Available
Age of Stages of Timber:	4yrs-36yrs

Location



LOCATION & DRIVING DIRECTIONS

Parcel:

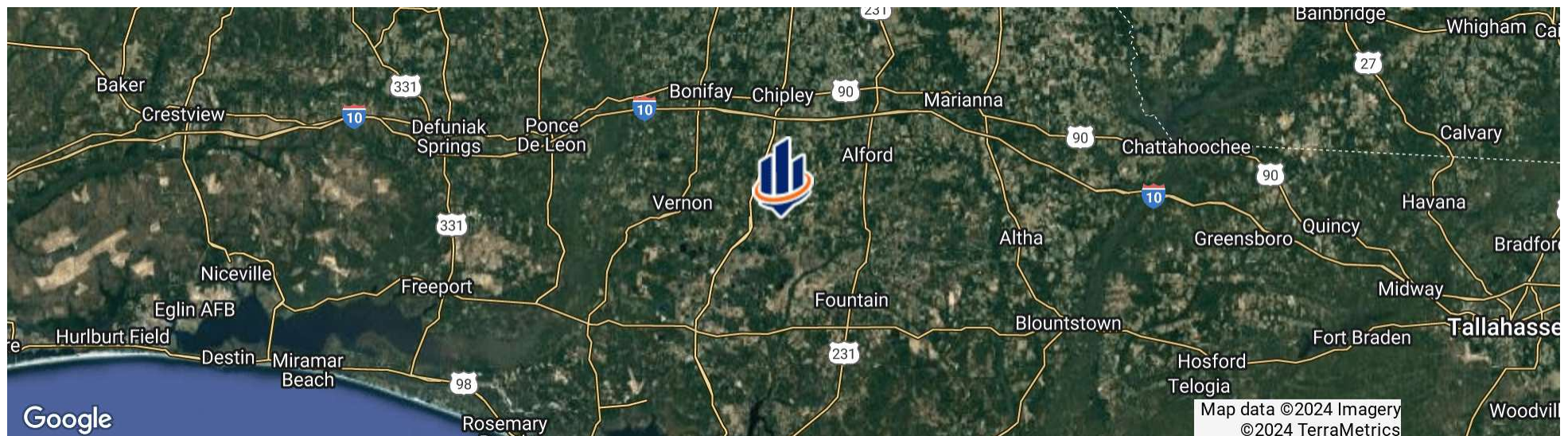
GPS: 30.59089, -85.536422

Driving Directions:

From I-10 and SR 77,
South 12.5 miles, Left on
Elkcam Blvd 1.8 miles, Left
on Deltona Blvd .3 miles,
Rt on Washington Blvd
3.3 miles then right on
Hartford Blvd .1 mile

Showing Instructions:

Contact Listing Agent





Property Boundary



Wetlands Map

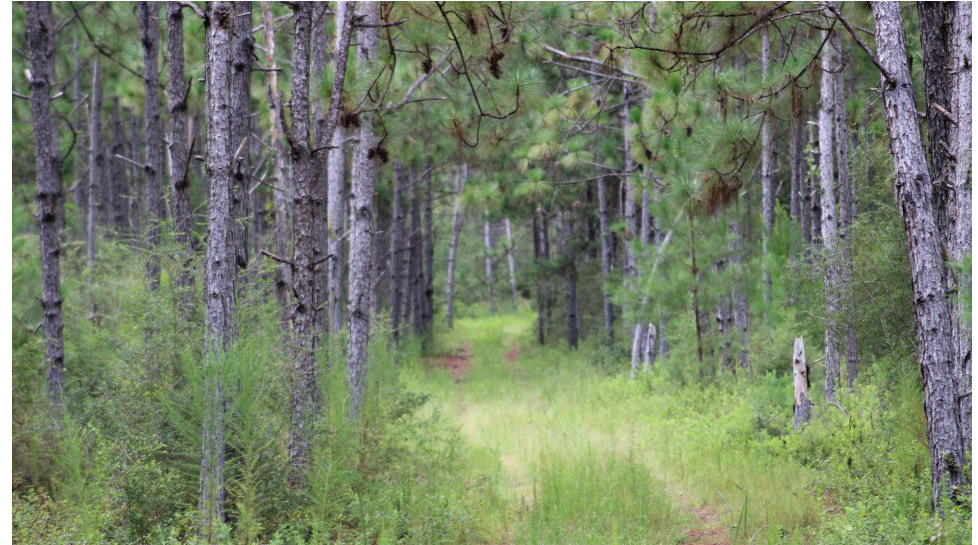




Additional Photos



Additional Photos





MARK WIRICK

Associate Advisor

mark.wirick@svn.com

Direct: **877.518.5263 x466** | Cell: **850.545.6598**

PROFESSIONAL BACKGROUND

Mark Wirick is an Associate Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer.

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356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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