



PANHANDLE FARM AND TIMBERLAND

CHESSER ROAD
VERNON, FL 32462

Bryant Peace, ALC

229.726.9088

bryant.peace@svn.com

Dusty Calderon

407.908.9525

dustyc@svn.com

Property Overview



Sale Price

\$4,200,000

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.

OFFERING SUMMARY

Acreage: 797± Acres
Price / Acre: \$5,270
City: Vernon
County: Washington
Property Type: Farm and Timberland

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

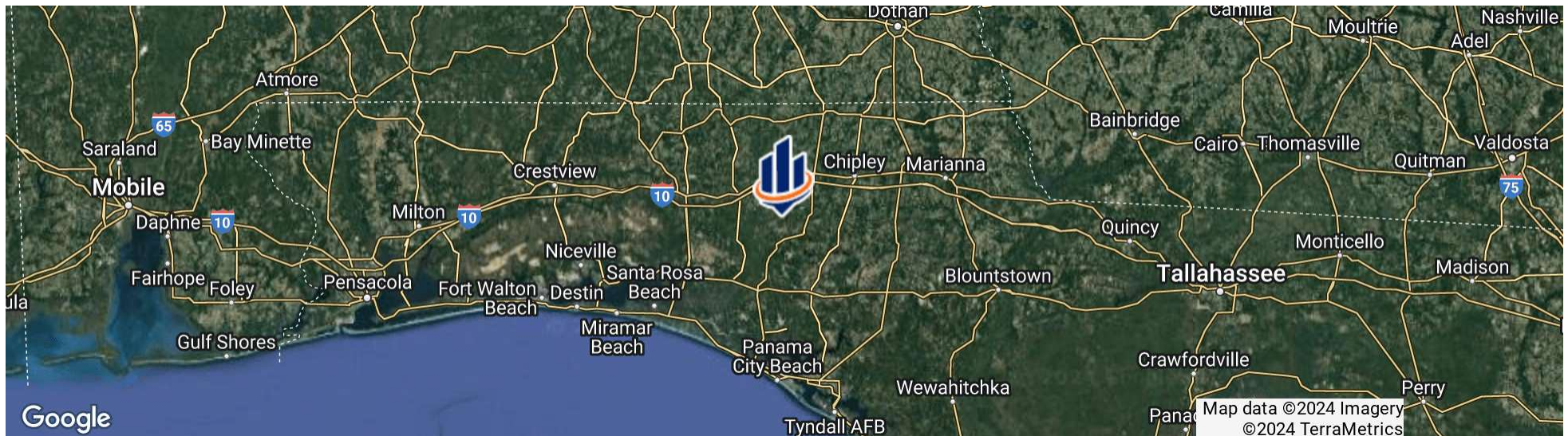
Parcel: 00000000-00-4660-0000 00000000-00-5659-0000 00000000-00-5650-0001

GPS: 30.6405368, -85.7799521

Driving Directions:

- From Bonifay turn south on HWY 79
- Turn right on CR 170 before Vernon
- Property is on the left

Showing Instructions: Contact listing agent.



Specifications & Features



SPECIFICATIONS & FEATURES

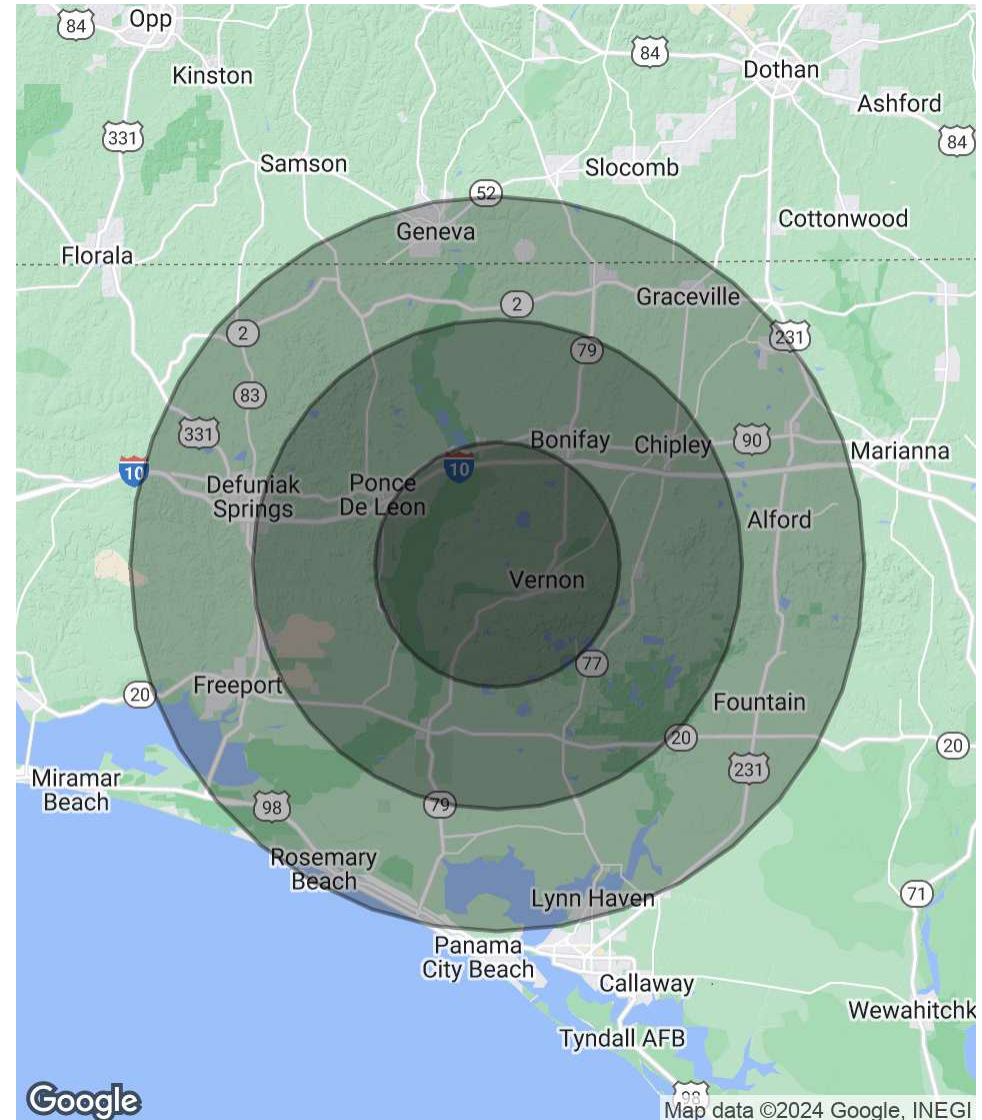
Uplands / Wetlands:	67% Uplands
Soil Types:	<ul style="list-style-type: none">• Dothan Loamy Sand• Pantego and Clara Soils• Lynchburg Loamy Fine Sand
Zoning / FLU:	AG
Lake Frontage / Water Features:	Multiple ponds
Water Source & Utilities:	Residential well
Road Frontage:	1,300 +/- feet on CR 170
Nearest 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



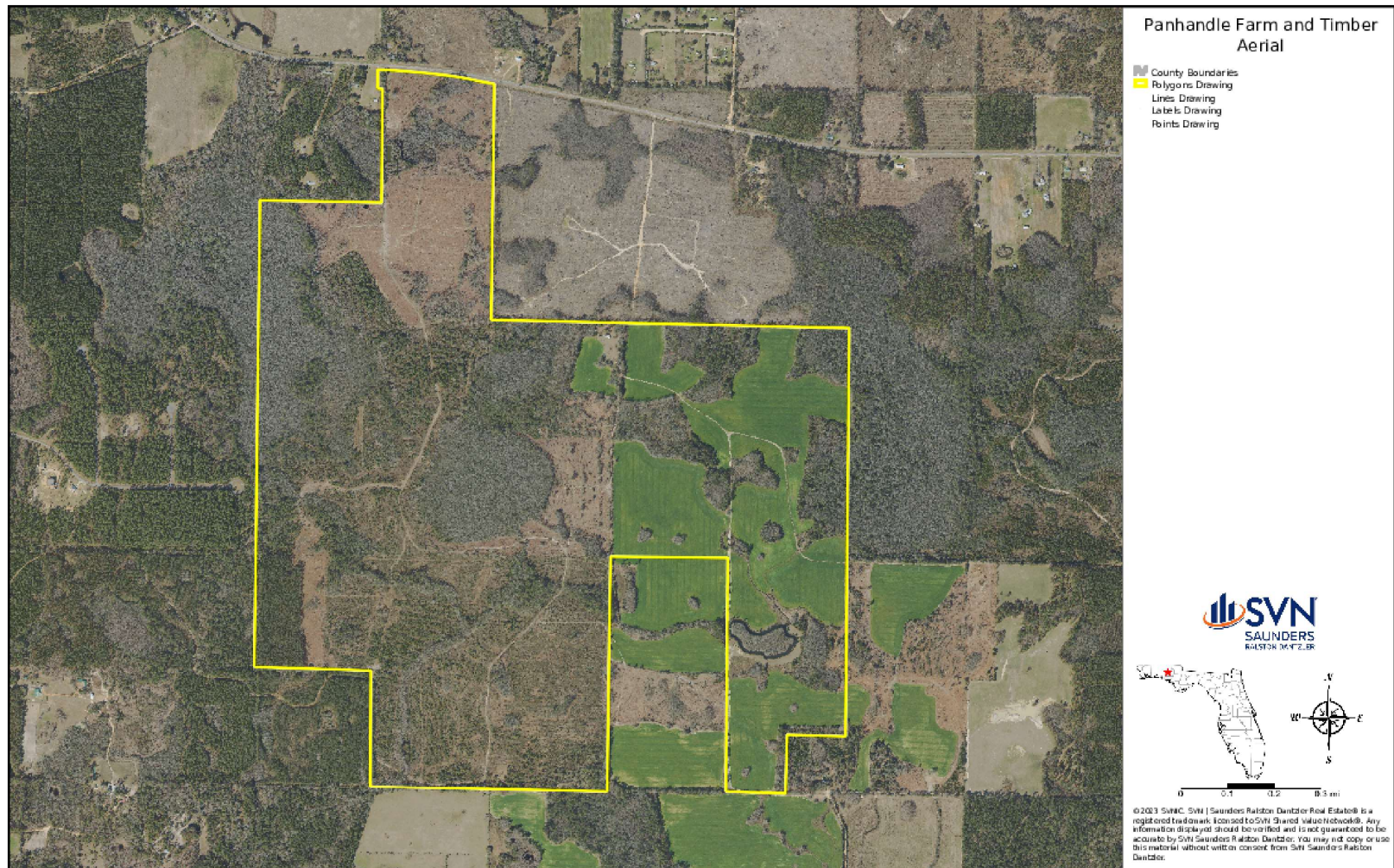
Demographics Map & Report

	10 MILES	20 MILES	30 MILES
POPULATION			
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			
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

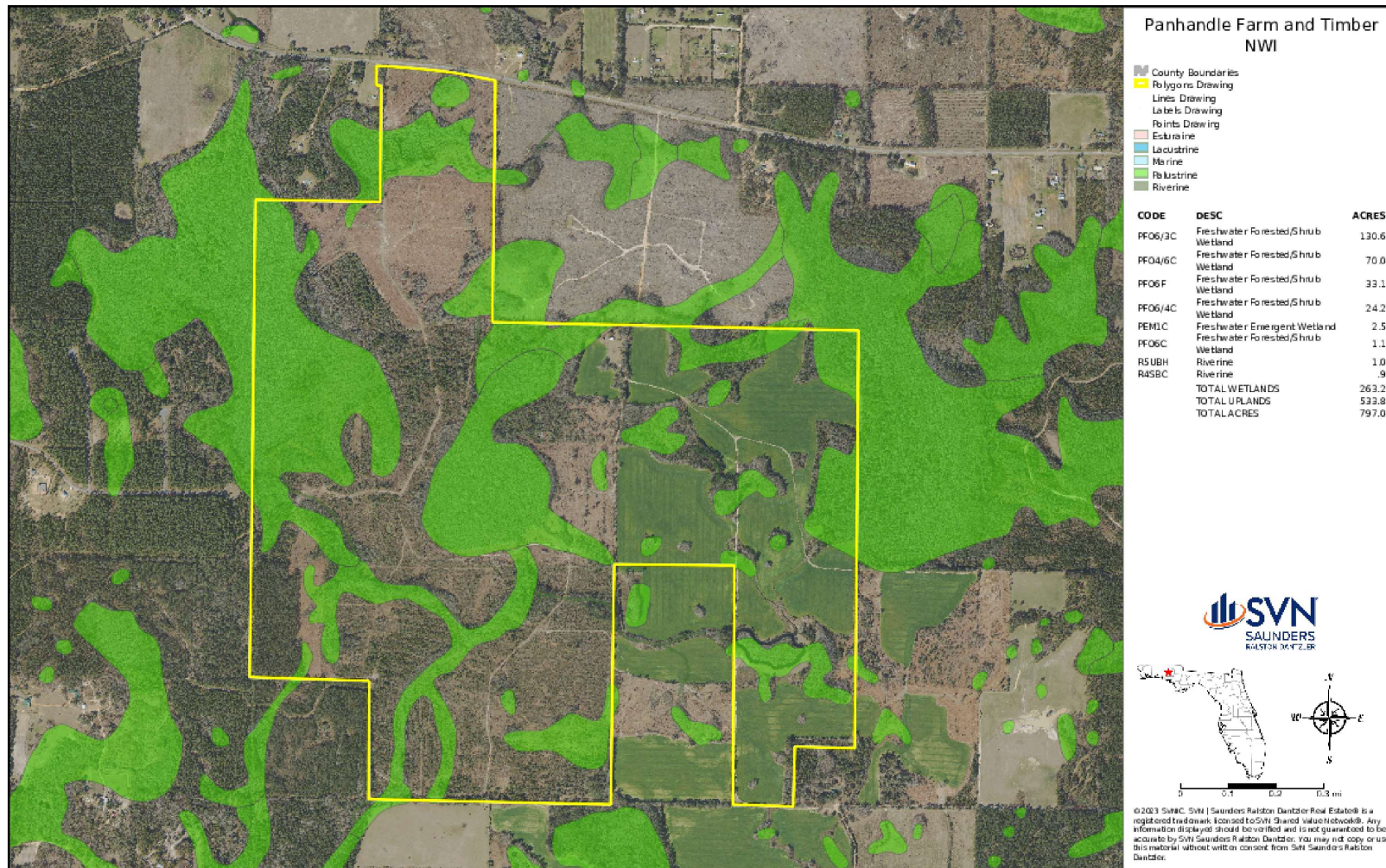
Demographics data derived from AlphaMap



Boundary Map



Wetlands Map







Additional Photos





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5000 Regional List



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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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