



# BAY COUNTY 803

BAY COUNTY 803, TBD HIGHWAY 231  
PANAMA CITY, FL 32404

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# Property Overview



**Sale Price**

**\$3,900,000**

## PROPERTY OVERVIEW

Introducing a prime investment opportunity in Panama City, FL. This property on Highway 231 offers not only a large timberland investment but with its strategic location and ample space, it presents an ideal canvas for a variety of ventures. The property's proximity to Panama City ensures accessibility and exposure to a bustling commercial market. A well maintained road system and direct entry to highway 231 provides excellent access for timber management and recreational endeavors.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>803 Acres</b>
Price / Acre:	\$4,857
City:	Panama City
County:	Bay
Property Type:	Timberland
Video:	<a href="#">View Here</a>



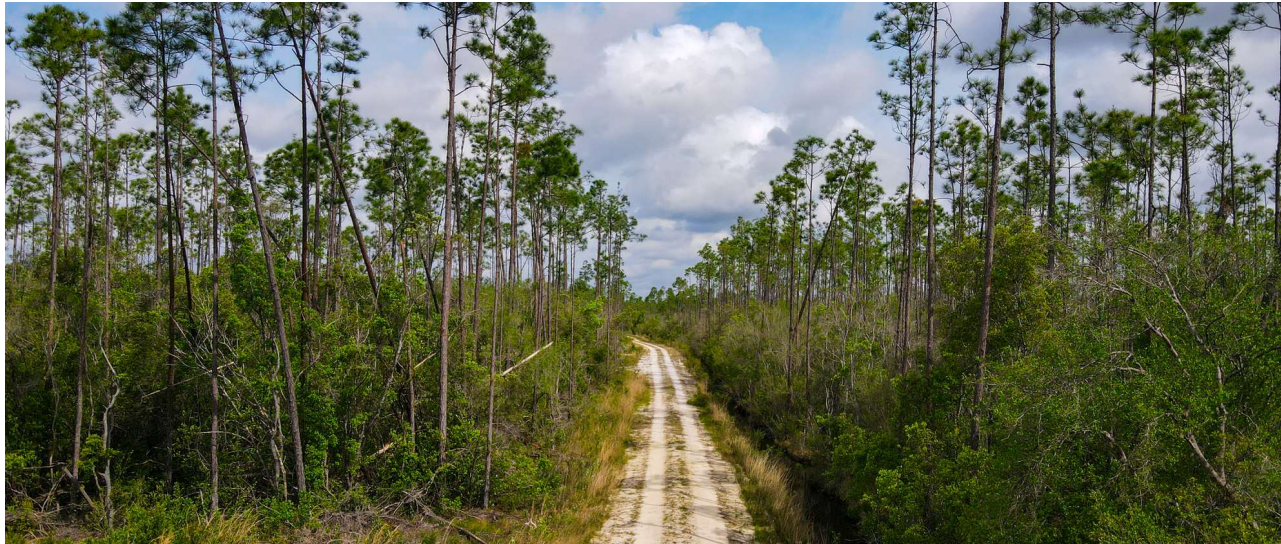
# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
Uplands / Wetlands:	69% uplands
Soil Types:	Leefield Sand - 22% Pelham Sand - 15% Rutledge-Pamlico Complex -33%
Taxes & Tax Year:	\$1963.13- Tax Year 2023
Zoning / FLU:	Ag-1, Agriculture
Road Frontage:	2,904' on Hwy 231
Nearest Point of Interest:	Panama City, FL- 12.8 miles
Current Use:	Timberland
Potential Recreational / Alt Uses:	Hunting, trail riding
Game Population Information:	Deer, Turkey, Hogs
On Site Road Access:	Through locked gate
Age of Stages of Timber:	145 Ac. 2022 plantation, 139 Ac. 2023 plantation, 150 Ac. merchantable pine





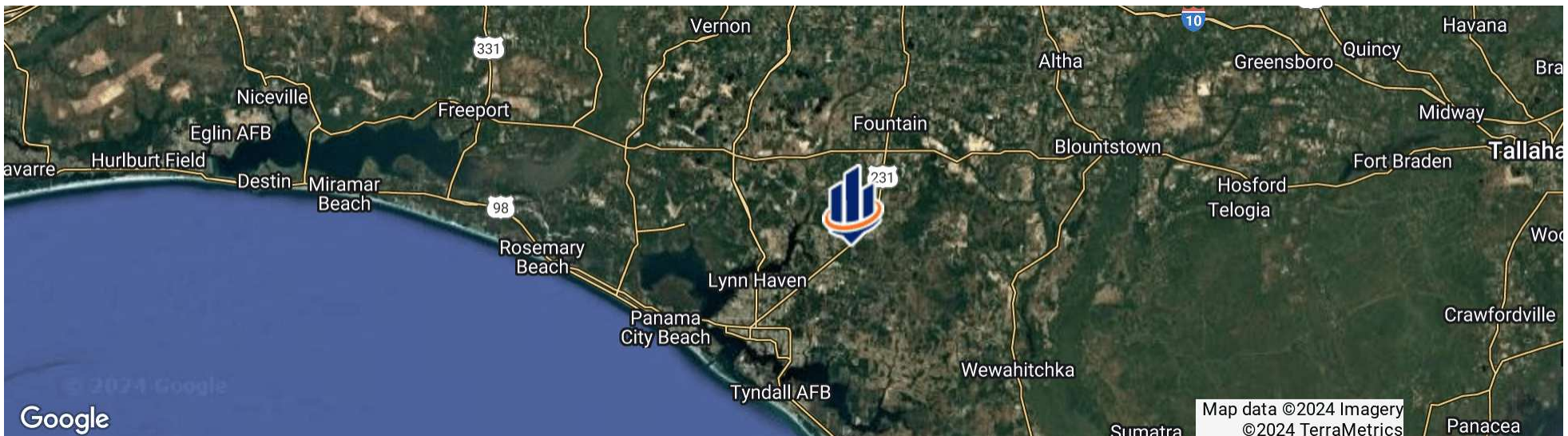
## LOCATION & DRIVING DIRECTIONS

Parcel: 03861-000-000; 03841-000-000

GPS: 30.2878893, -85.4817357

- Driving Directions:
- Drive 10.4 miles south on Hwy 231 from the intersection of Hwy 231 and Hwy 20
  - The subject property is on the Southeast side of the road.

Showing Instructions: Contact Listing agent.









# Additional Photos





## MEET THE TEAM

### Biography



**Mark Wirick**  
Associate Advisor

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. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land
- Agricultural Land



**Greg Driskell**  
Senior Advisor

Greg Driskell is an Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at [legacywildlife.com](http://legacywildlife.com).

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Recreational Land
- Agricultural Land
- Conservation Easements

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