

Bay County 213 Acres

Bay County 213 Acres, Panama City, Florida 32404

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

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



Sale Price **\$745,500**

Offering Summary

Acreage: **213 Acres**
Price / Acre: \$3,500
State: Florida
City: Panama City
County: Bay
Property Type: Timberland,
 Hunting and
 Recreational Land,
 Development Land

Property Overview

Featuring mature planted pines and natural hardwoods on the outskirts of Panama City, this Bay County tract is just east of the Panama City Port Authority's Intermodal Distribution Center. Along the path of the proposed Turnpike Distribution Center Connector and adjacent to the Sweetwater Mitigation Bank, this tract is poised for future growth opportunities.

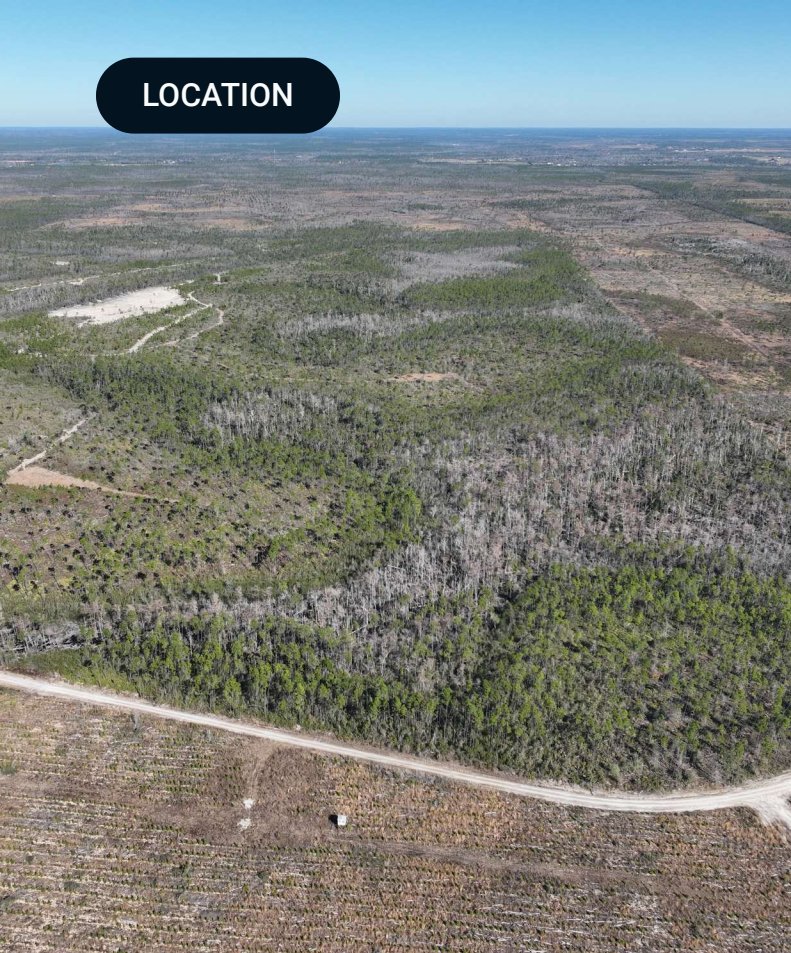


SPECIFICATIONS & FEATURES

Specifications & Features

Uplands / Wetlands:	47% uplands
Soil Types:	Leefield Sand Albany Sand Rutlege-Pamlico Complex
Taxes & Tax Year:	\$2951 for 2022
Zoning / FLU:	AG-1
Nearest Point of Interest:	Located on the outskirts of Panama City, it is within 30 miles of the Gulf Beaches, Tyndall Air Force Base, and the Apalachicola National Forest
Current Use:	Timber
Potential Recreational / Alt Uses:	Hunting, ATV riding, equestrian trails
Land Cover:	Mature planted pine, but heavily damaged by Hurricane Michael

LOCATION



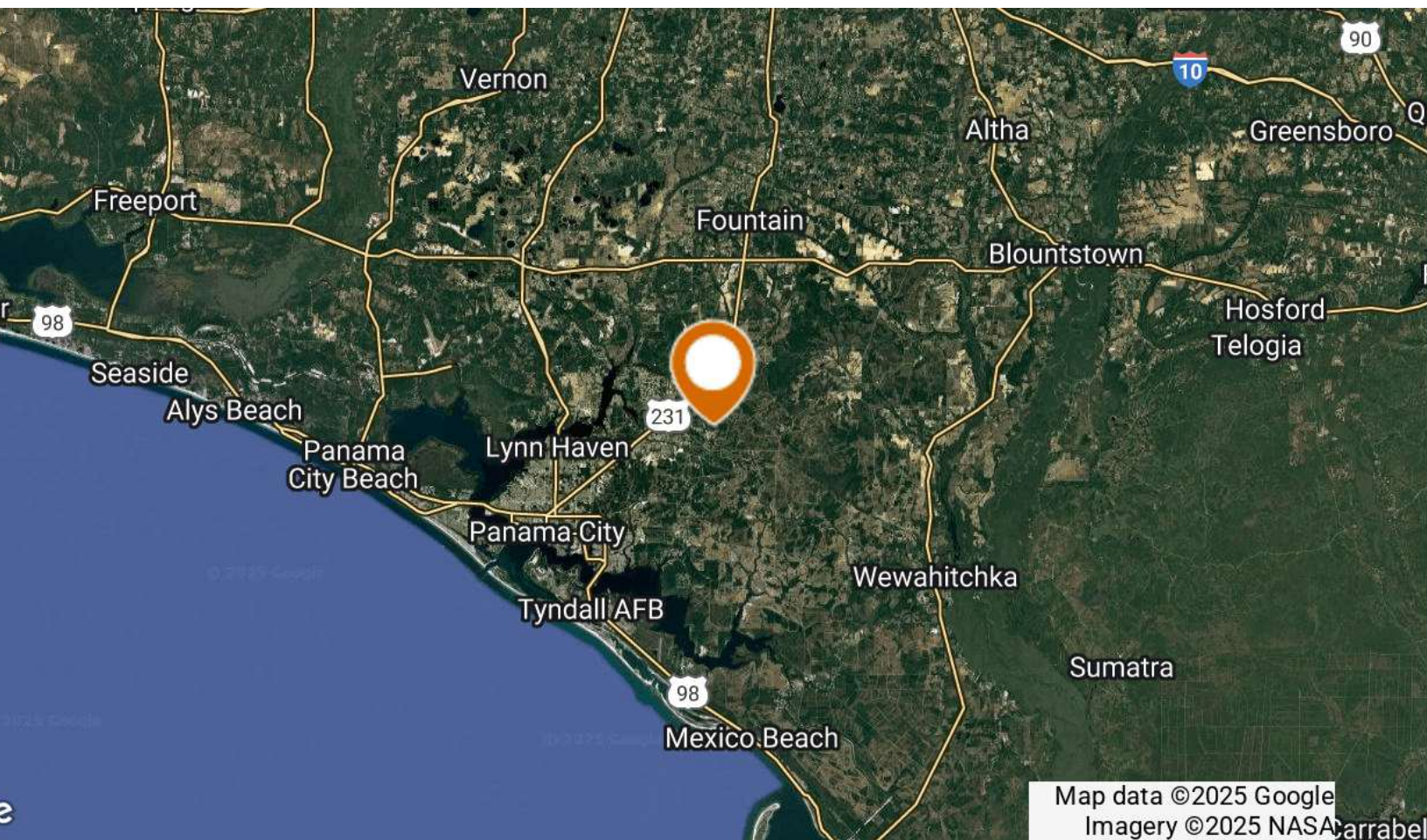
Location & Driving Directions

Parcel: 03864-000-000

GPS: 30.2684846, -85.4631128

Driving Directions:

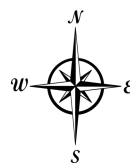
Showing Instructions: Call listing agents for access





Bay County 213 Aerial

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



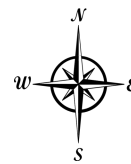
0 560 1120 1680 ft



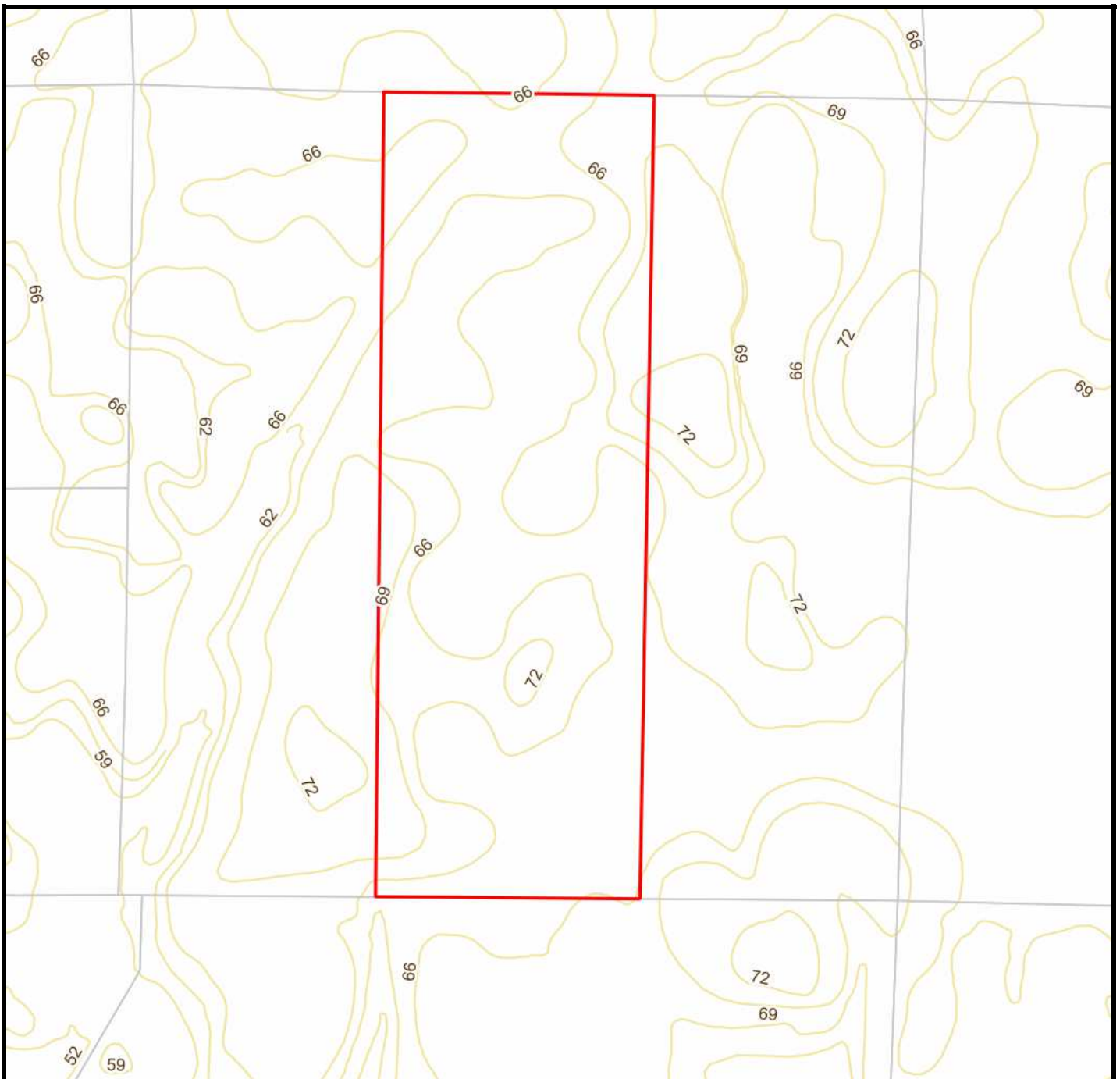
Bay County 213 Wetlands

-  County Boundaries
-  Polygons Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Streets MapWise
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads
-  Parcel Outlines
-  Water

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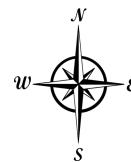


0 520 1040 1560 ft



Gulf County 213 TOPO

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



GROUND PHOTOS



ADVISOR BIOGRAPHY



Greg Driskell, ALC

Senior Advisor

greg@saundersrealestate.com

Direct: **877-518-5263 x372** | Cell: **386-867-2736**

Professional Background

Greg Driskell, ALC is a Senior Advisor at Saunders Real Estate.

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.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida, and is an Accredited Land Consultant (ALC) through the REALTORS® Land Institute (RLI). The ALC designation is earned by professionals who complete RLI's thorough education program and demonstrate a proven record of high-level land transactions, recognizing the most accomplished, the most experienced, and the highest performing land real estate experts across the country. 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
- Hunting and Recreational Land
- Farms and Cropland
- Conservation Easements

Education

- Florida Forestry Association's "Forty Under Forty" Award in 2006

Memberships

- Accredited Land Consultant (ALC)
- REALTORS® Land Institute (RLI)



Mark Wirick

Advisor

mark@saundersrealestate.com

Direct: **877-518-5263 x466** | Cell: **850-545-6598**

Professional Background

Mark Wirick is an Advisor at Saunders Real Estate.

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

Memberships

- Florida Forestry Association
- Natural Resource Planning Services



Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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