

# Marianna 44

Old US Rd, Marianna, Florida 32446

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Mark Wirick  
850-545-6598  
[mark@saundersrealestate.com](mailto:mark@saundersrealestate.com)



## PROPERTY OVERVIEW



### Sale Price

**\$616,000**

### Offering Summary

Acreage:	<b>44± Acres</b>
Price / Acre:	\$14,000
State:	Florida
City:	Marianna
County:	Jackson
Property Type:	Land Investment, Timberland, Transitional

### Property Overview

Presenting this opportunity to own 44 acres of prime transitional land just Northeast of Marianna, FL. This property is 100% uplands in the rolling hills of Jackson County, FL. Boasting mature pine and hardwoods with 90' of elevation change, this is a prime parcel for either a secluded home site near downtown Marianna or development potential due to its future land use of residential. Its proximity to Blue Springs State Recreational Area (7 miles) and Florida Caverns State Park (3 miles) along with being bounded on the West by an established neighborhood of upscale homes makes it a prime development tract.



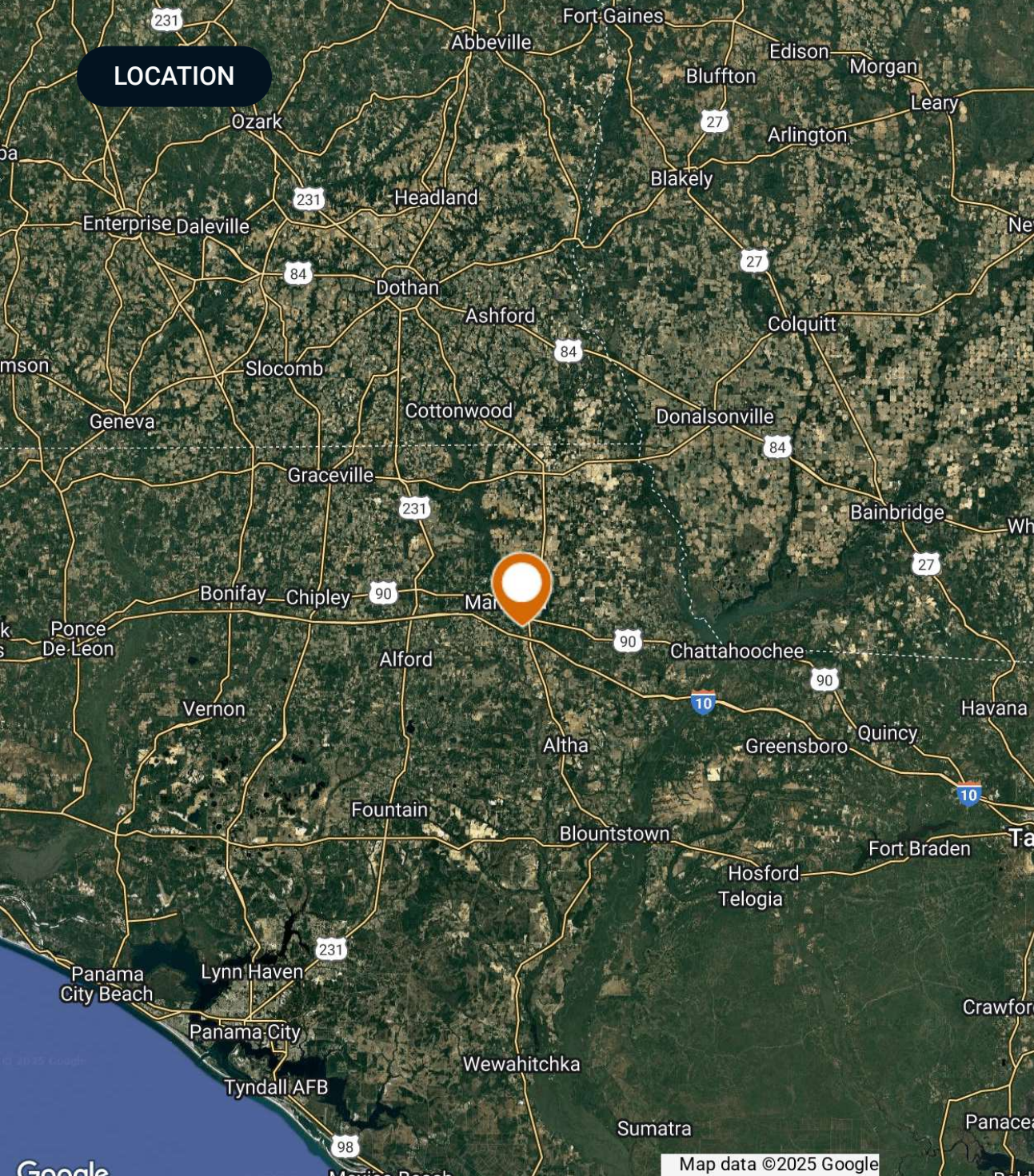
## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	• Land Investment
	• Timberland
	• Transitional
Uplands / Wetlands:	100% Uplands
Soil Types:	Predominantly Faceville-Esto complex and Orangeburg loamy sand
Taxes & Tax Year:	2024- \$108.71
Zoning / FLU:	Residential
Water Source & Utilities:	Private well and septic
Road Frontage:	876 Feet on Old US Highway
Nearest Point of Interest:	Marianna, FL
Current Use:	Timberland
Potential Recreational / Alt Uses:	Home site, Hunting, Residential development
Land Cover:	Timber





## Location & Driving Directions

**Parcel:** 096N10000001500030

**GPS:** 30.7933469, -85.1998096

**Driving  
Directions:**

- From intersection of I-10 and Hwy 71, Travel north on Hwy 71 for 1.9 miles to the intersection of Hwy 90
- Travel West on Hwy 90 for 2.25 miles to Old US Highway
- Travel North on Old US Highway for 1.9 miles
- Property is on the West side of Old US Highway.

**Showing  
Instructions:**

Contact Listing agent

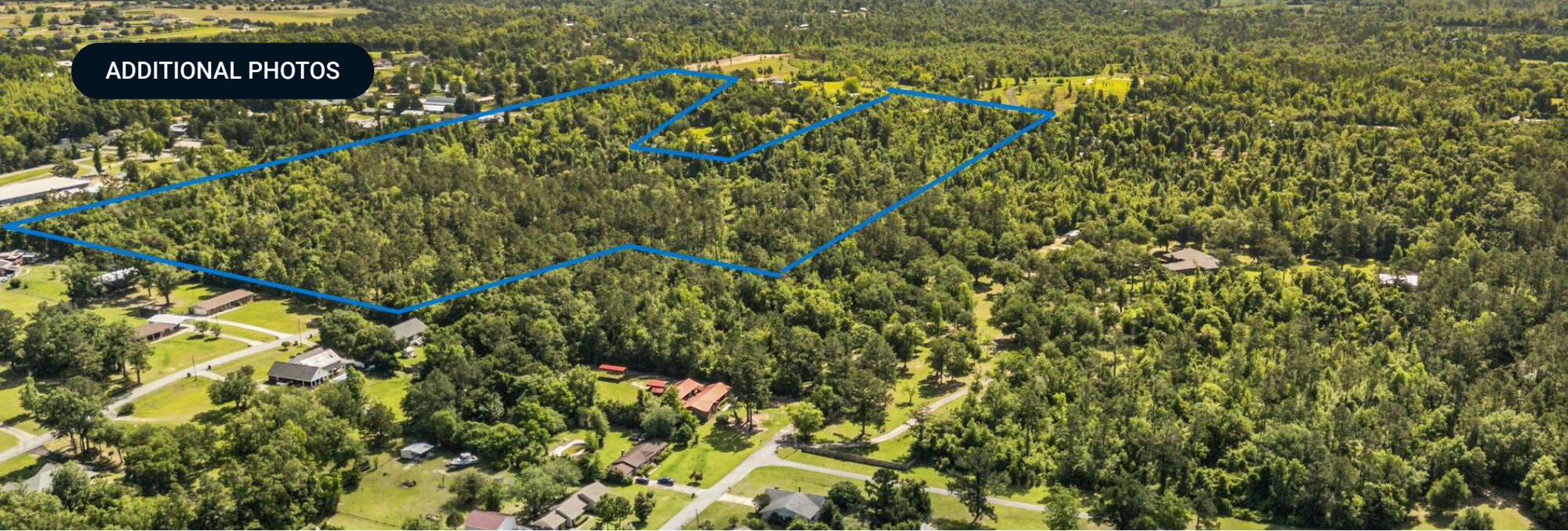


ADDITIONAL PHOTOS





ADDITIONAL PHOTOS





# AERIAL MAP

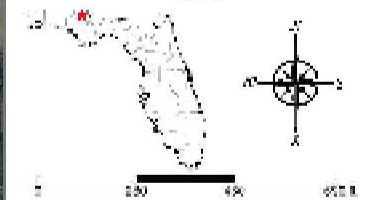


## Marianna 44 Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets OSM Hybrid
- Streets OSM Hybrid
- Parcel Outlines

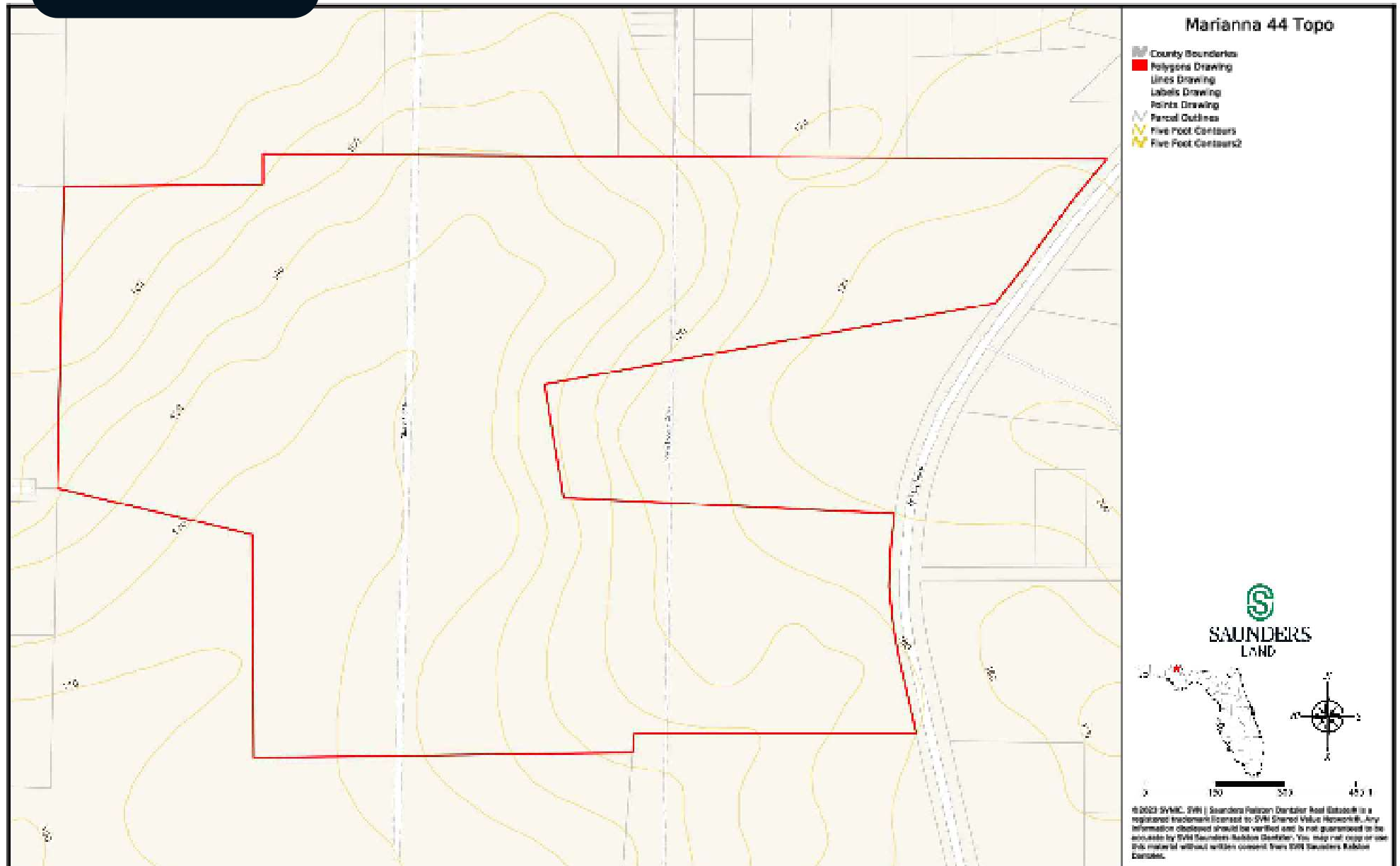


**SAUNDERS  
LAND**



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## ADDITIONAL PHOTOS





ADDITIONAL PHOTOS

[VIEW PROPERTY WEBSITE](#)

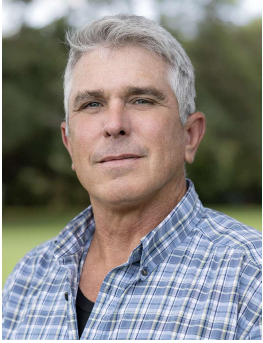


Blue Springs Recreational Area



Merrit's Mill Pond





## 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





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

#### Headquarters

1723 Bartow Road  
Lakeland, FL 33801  
863.648.1528

#### Orlando

605 E Robinson Street  
Suite 410  
Orlando, FL 32801  
407.516.4300

#### North Florida

356 NW Lake City  
Avenue  
Lake City, FL 32055  
352.364.0070

#### Georgia

203 E Monroe Street  
Thomasville, GA 31792  
229.299.8600

#### Arkansas

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

