



Calhoun 102

NW CR 275 , Altha, Florida 32421

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

PROPERTY OVERVIEW



Sale Price

\$530,504

Property Overview

This 102-acre property is zoned Ag and boasts paved road frontage, offering easy access and visibility. Situated in close proximity to I-10, it presents an ideal location for a range of endeavors. With a focus on recreational and timber investment, this property offers a versatile canvas for a prospective Land investors.

Offering Summary

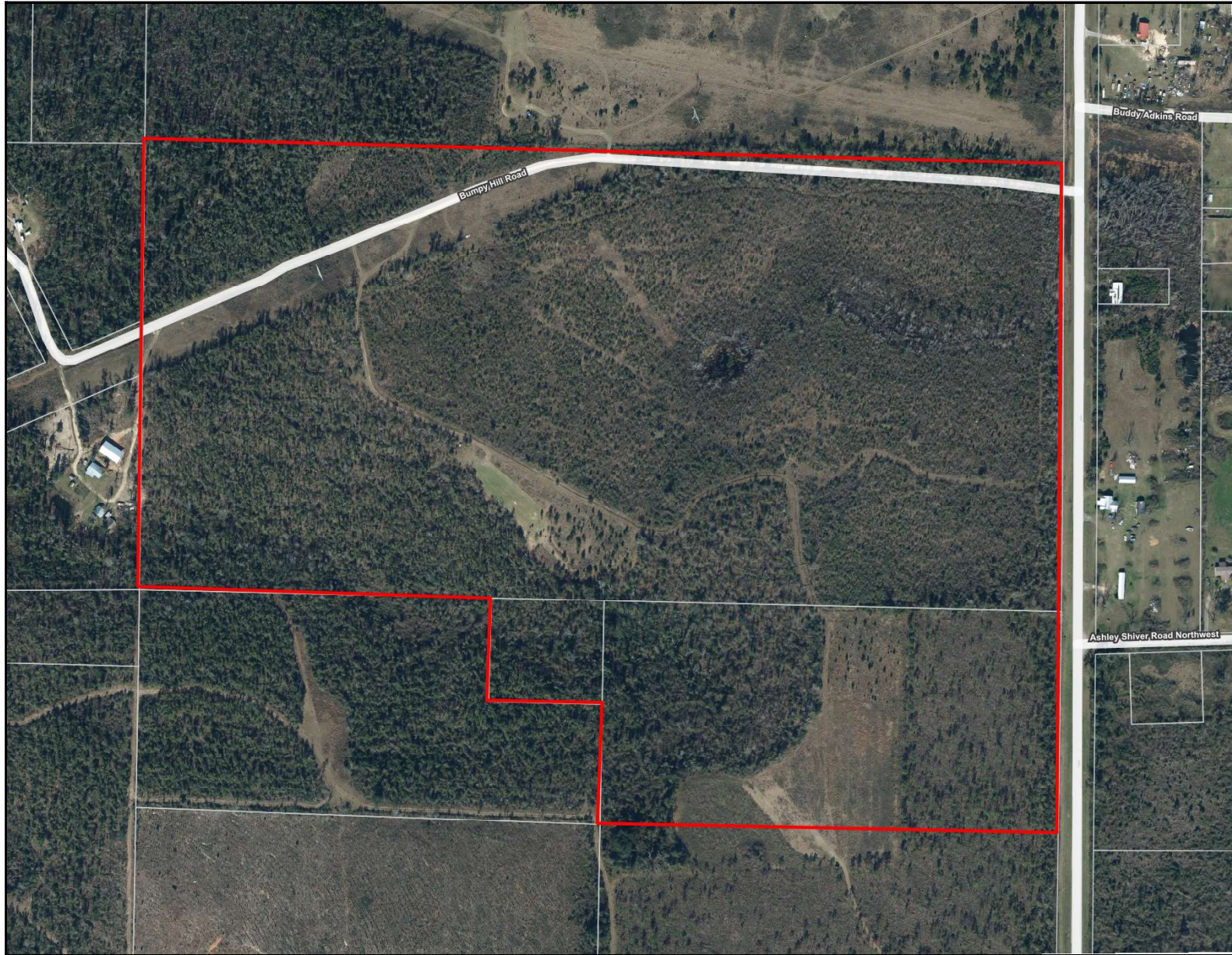
Acreage:	102 Acres
Price / Acre:	\$5,201
State:	Florida
City:	Altha
County:	Calhoun
Property Type:	Timberland

SPECIFICATIONS & FEATURES



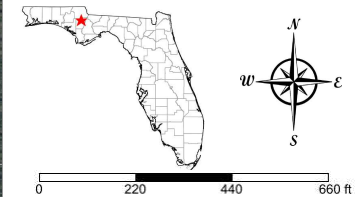
Specifications & Features

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	98% Uplands
Soil Types:	Predominately Fuquay Loamy Sand and Florala Loamy Sand
Taxes & Tax Year:	2024- \$457.26
Zoning / FLU:	Ag
Road Frontage:	2000' Paved Road Frontage
Current Use:	Timberland
Potential Recreational / Alt Uses:	Hunting, Outdoor recreation
Land Cover:	Natural Timber



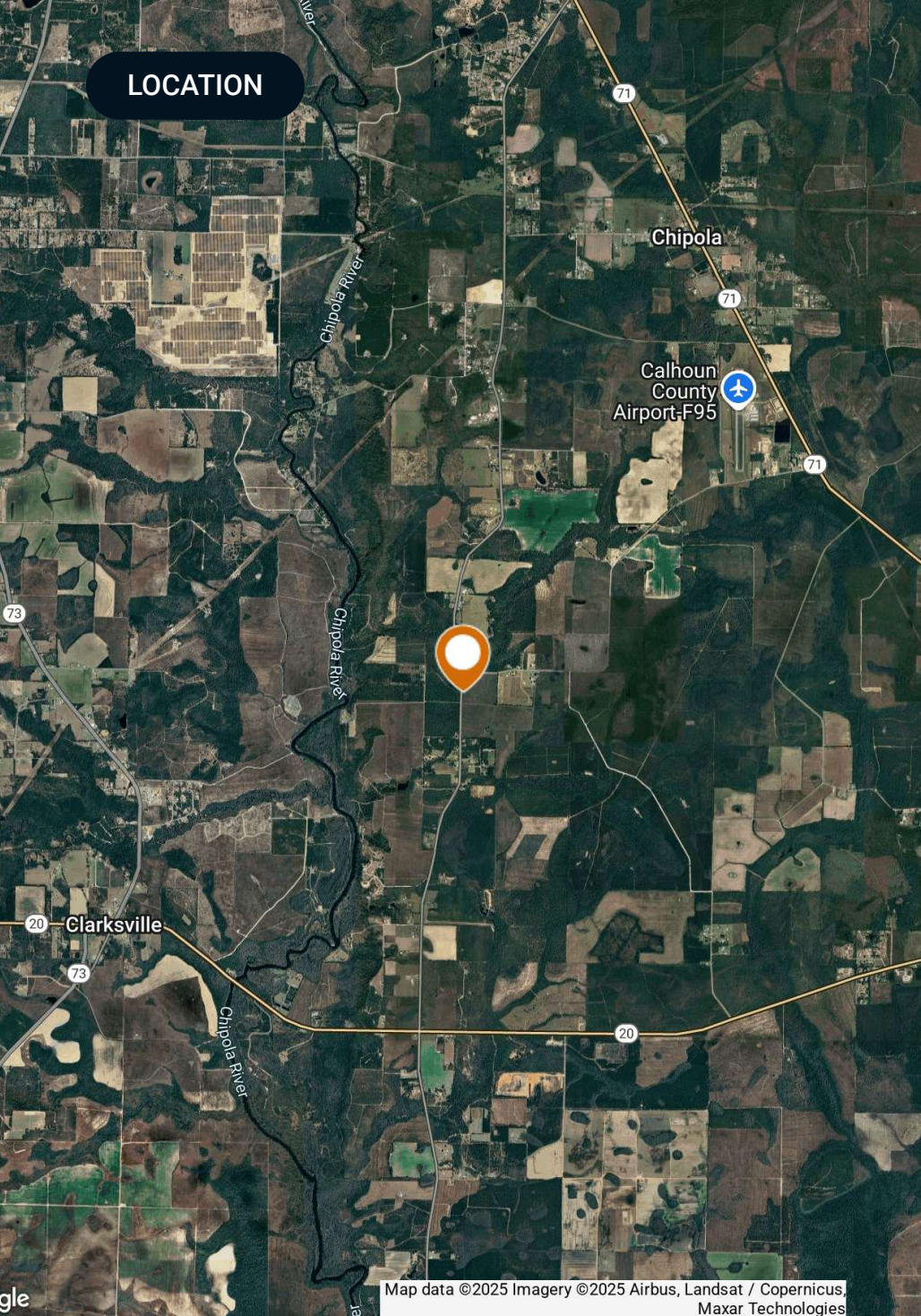
Shuler Aerial

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



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LOCATION



Location & Driving Directions

Parcel:

GPS: 30.4631997, -85.1454207

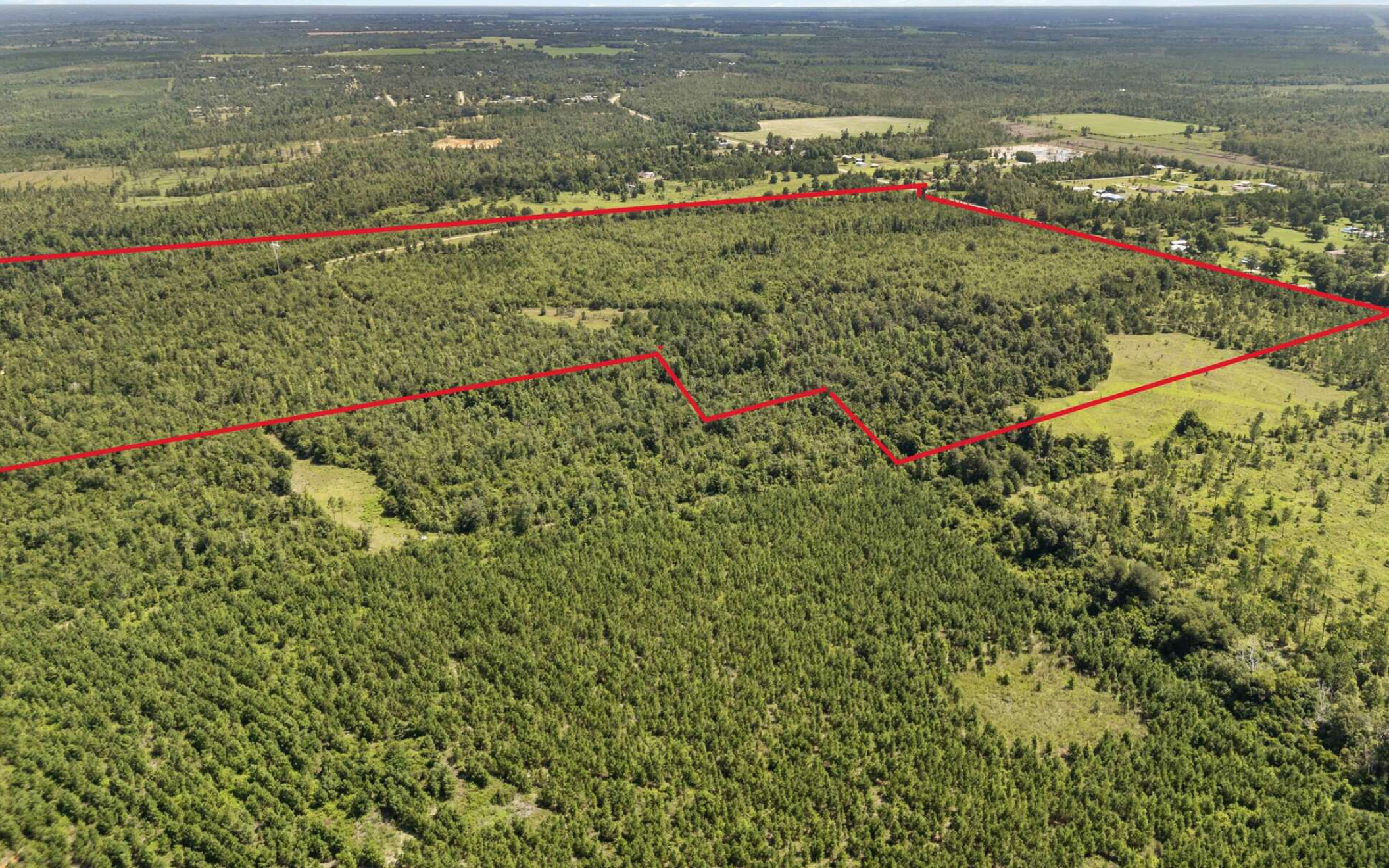
Driving
Directions:

- Travel South from Altha, FL on Highway 71 approximately 3 miles to County Road 275
- Turn right on 275 and the property is on the left.

Showing
Instructions:

Contact listing agent

ADDITIONAL PHOTOS



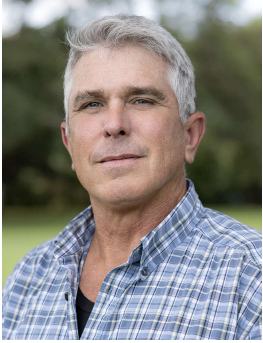
ADDITIONAL PHOTOS



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ADVISOR BIOGRAPHY



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



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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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