



Marianna Farm and Hunting

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PROPERTY OVERVIEW



Sale Price

\$2,199,999

Offering Summary

Acreage:	377 Acres
Price / Acre:	\$5,836
State:	Florida
City:	Marianna
County:	Jackson
Property Type:	Farmland

Property Overview

Located only 15 minutes north of Marianna, Florida this diverse property consists of income producing farmland and great wildlife habitat. The farm is a great opportunity for any investor looking to generate income while also capitalizing on excellent deer and turkey hunting. This property can also serve an agricultural investor looking for turn-key farmland complete with packing house, cold storage and office. There are multiple irrigation wells permitted for up to 16.5 million gallons of water per month from the Floridan Aquifer. The packing house facility could be used for produce or converted to other uses.

The diversity of revenue streams and multiple uses for this property make for a truly unique investment opportunity. The farm also benefits from proximity to the amenities of Marianna and the Florida Panhandle Beaches. The NW Florida Beaches International Airport provides convenient access to the entire country and is located less than 1.5 hours from this farm. This property serves as a quality long term investment due to the permitted water use, existing infrastructure, great agricultural soils, and excellent wildlife habitat.

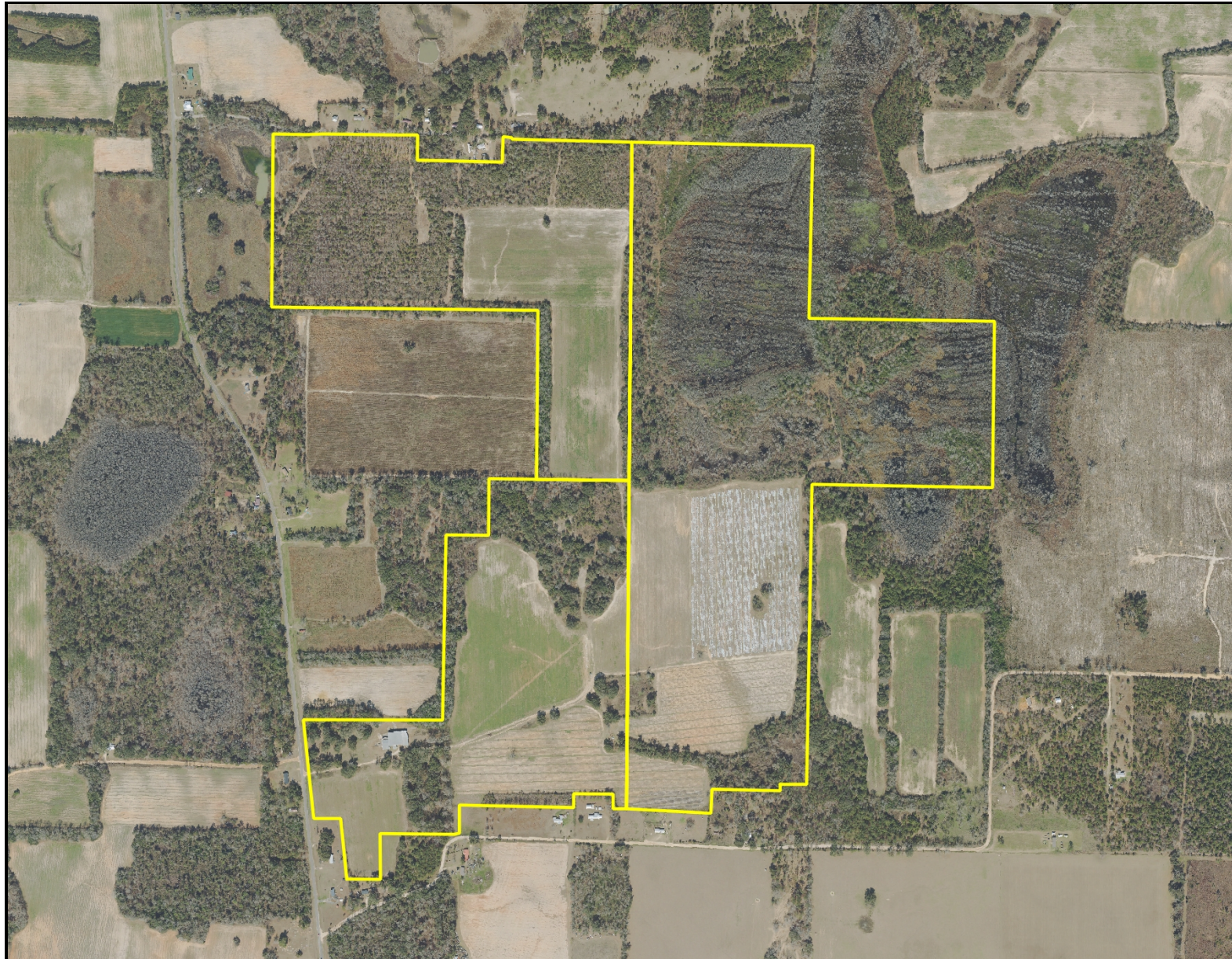
SPECIFICATIONS & FEATURES



Specifications & Features

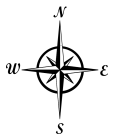
Land Types:	Timberland
Uplands / Wetlands:	74% Uplands
Soil Types:	<ul style="list-style-type: none">• Predominately Dothan• Troup and Fuquay
Taxes & Tax Year:	2024- \$3716.63
Zoning / FLU:	AG-2
Water Source & Utilities:	Permitted for 16.5 million gallons per month
Road Frontage:	725' paved road frontage on CR 167
Nearest Point of Interest:	12 miles to Marianna, FL 26 miles to Dothan, AL 67 miles to Panama City, FL 78 miles to Tallahassee, FL
Fencing:	Fenced Organic Pasture
Current Use:	Row Crop and Timber
Land Cover:	150 Acres Farmland 180 Acres Timberland 40 Acres Organic Pasture
Structures & Year Built:	16370 sq ft packing house with storage & office (2004) 2400 sq ft cold storage facility (2004)
Survey or Site Testing Reports:	Survey, Phase 1, Well Permits Available

BOUNDARY MAP



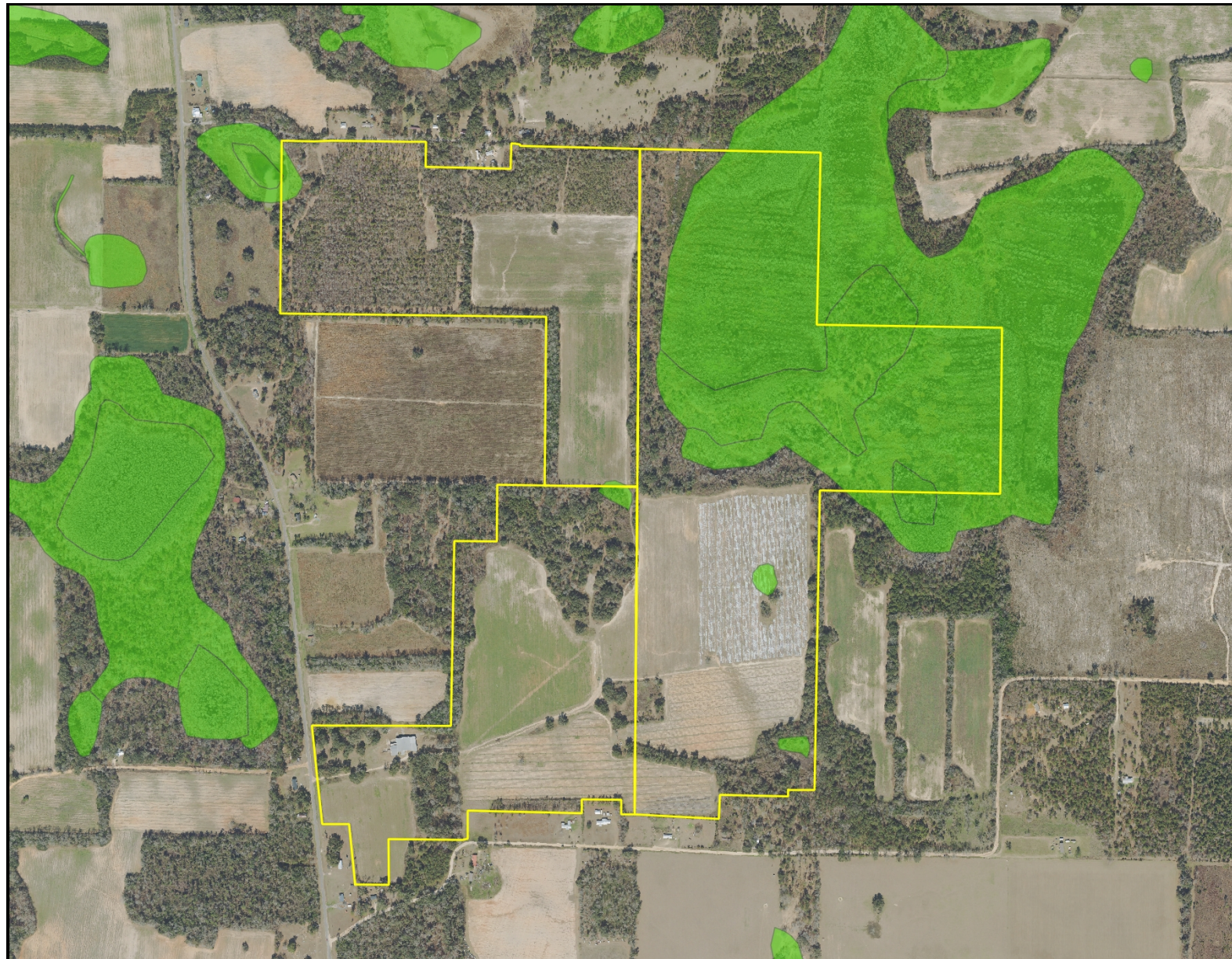
Boundary Map

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



0 570 1140 1710 ft

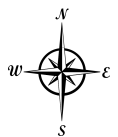
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NWI Map

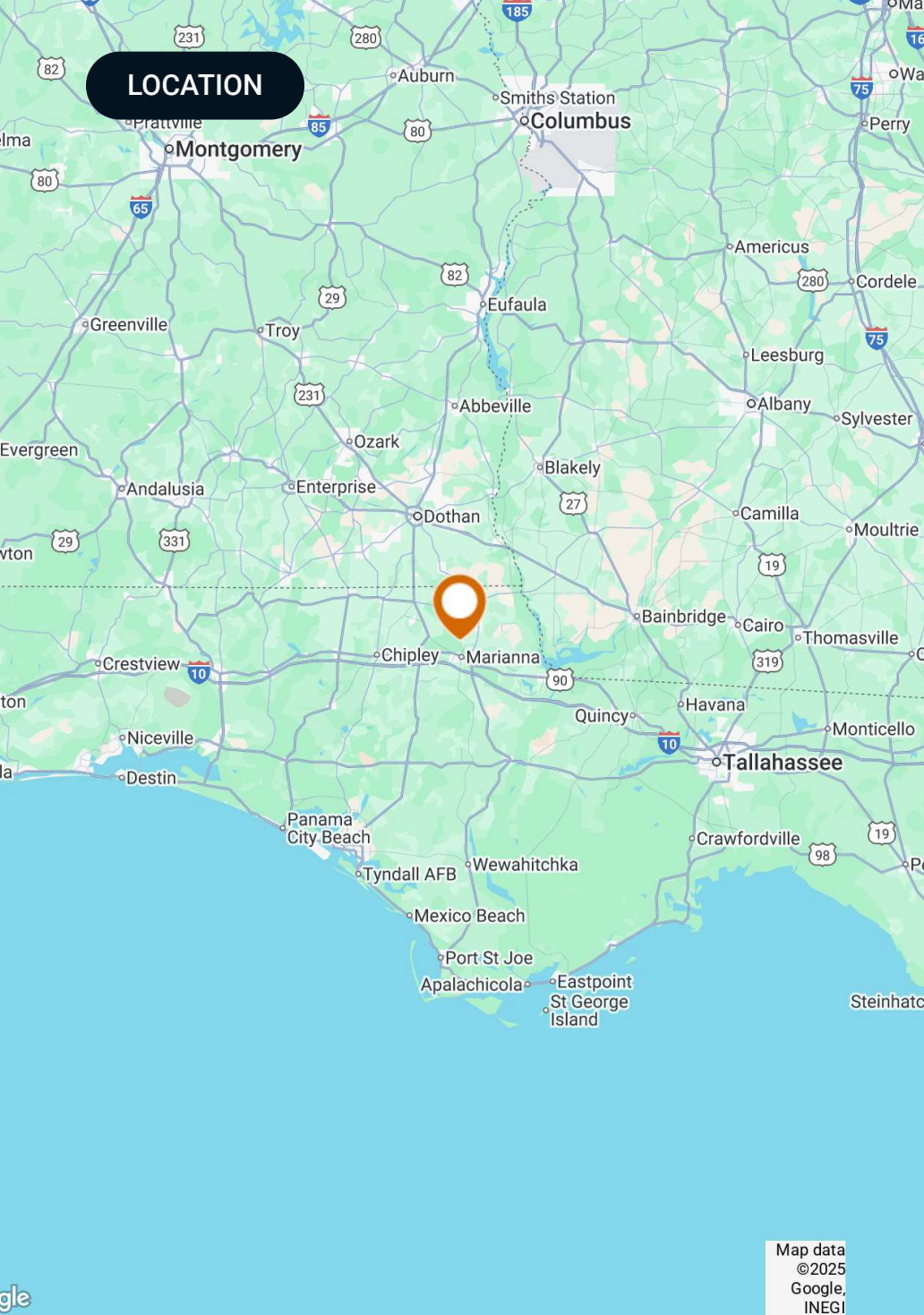
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	74.3
PFO6/4C	Freshwater Forested/Shrub Wetland	18.7
PFO6C	Freshwater Forested/Shrub Wetland	1.8
PEM1C	Freshwater Emergent Wetland	1.7
PEM1F	Freshwater Emergent Wetland	.6
TOTAL WETLANDS		97.0
TOTAL UPLANDS		278.4
TOTAL ACRES		375.5



0 570 1140 1710 ft

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Location & Driving Directions

Parcel: 09-6N-10-0000-0010-0000 09-6N-10-0000-0200-0040 10-6N-10-0000-0030-0000 16-6N-10-0000-0020-0000

GPS: 30.9314428, -85.2336472

**Driving
Directions:**

- Travel 4.7 miles west on Highway 2 from the intersection of Highway 71 and Highway 2 in Malone, FL
- South on Highway 167 for 1.5 miles to entrance of property.

**Showing
Instructions:**

Contact listing agent

Map data
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Google,
INEGI

PACKING FACILITY





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