

# Marianna Farm and Hunting

5018 Old U S Rd, Marianna, Florida 32446

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## PROPERTY OVERVIEW



### Sale Price

**\$1,600,000**

### Offering Summary

Acreage:	358 Acres
Price / Acre:	\$4,469
State:	Florida
City:	Marianna
County:	Jackson
Property Type:	Farms and Cropland Hunting and Recreational Land
Video:	<a href="#">View Here</a>

### 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. There is an additional 9 acres available with a packing facility, 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 facility could be purchased and converted for a variety of 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, great agricultural soils, and excellent wildlife habitat.



## SPECIFICATIONS & FEATURES

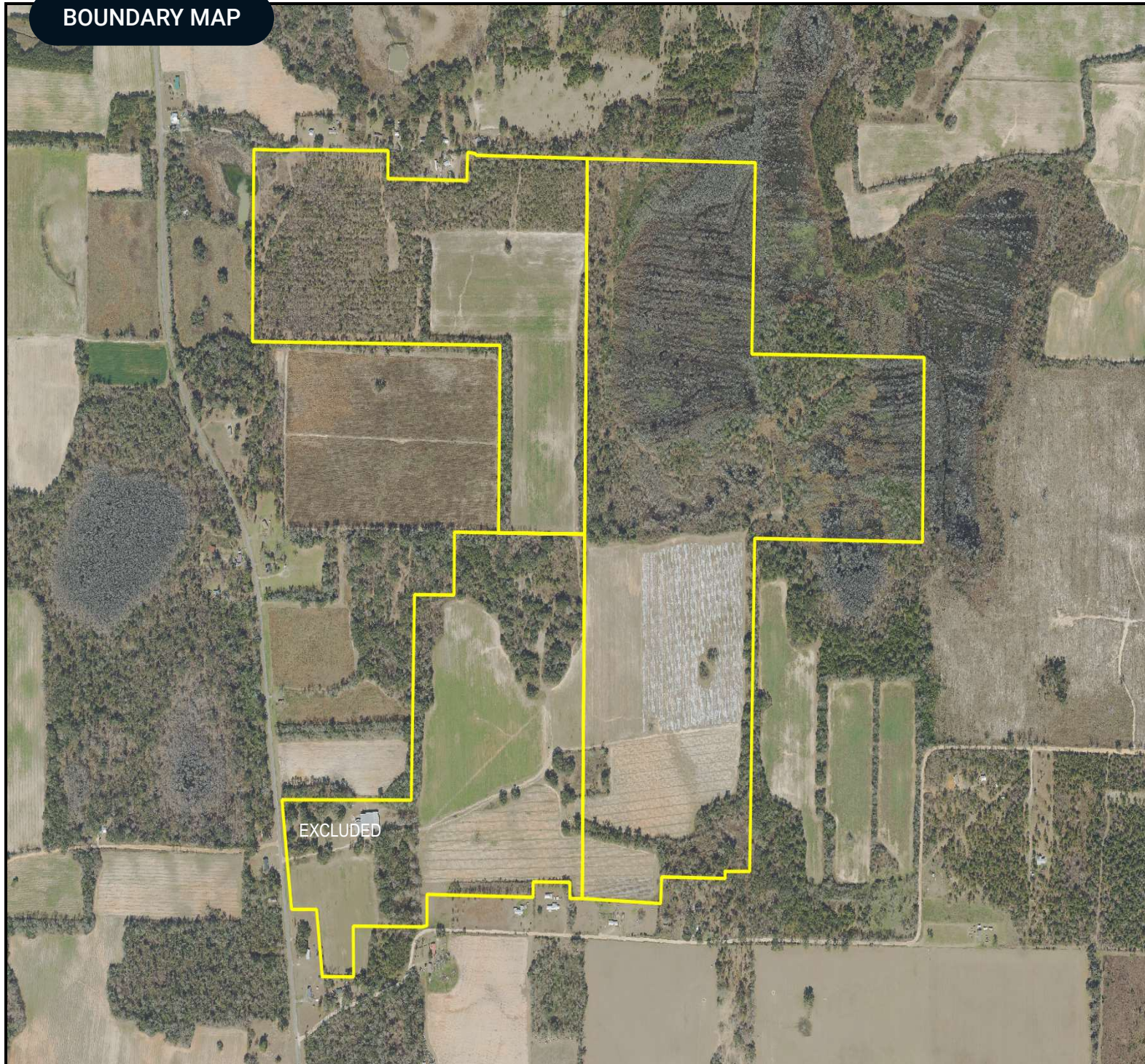


## Specifications & Features

<b>Uplands / Wetlands:</b>	74% Uplands
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• Predominately Dothan</li><li>• Troup and Fuquay</li></ul>
<b>Taxes &amp; Tax Year:</b>	2024- \$3716.63
<b>Zoning / FLU:</b>	AG-2
<b>Water Source &amp; Utilities:</b>	Permitted for 16.5 million gallons per month
<b>Road Frontage:</b>	Frontage on CR 167 and Floral Lane
<b>Nearest Point of Interest:</b>	12 miles to Marianna, FL 26 miles to Dothan, AL 67 miles to Panama City, FL 78 miles to Tallahassee, FL
<b>Fencing:</b>	40 acres of fenced organic pasture
<b>Current Use:</b>	Row crop and cattle
<b>Land Cover:</b>	150 Acres Farmland 168 Acres Timberland 40 Acres Organic Pasture
<b>Structures &amp; Year Built:</b>	Packing facility is excluded from the sale.
<b>Survey or Site Testing Reports:</b>	Survey, Phase 1, Well Permits Available

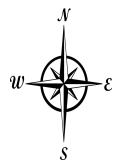
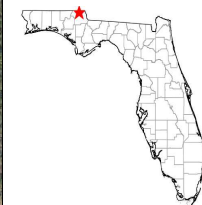


## BOUNDARY MAP



## Boundary Map

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

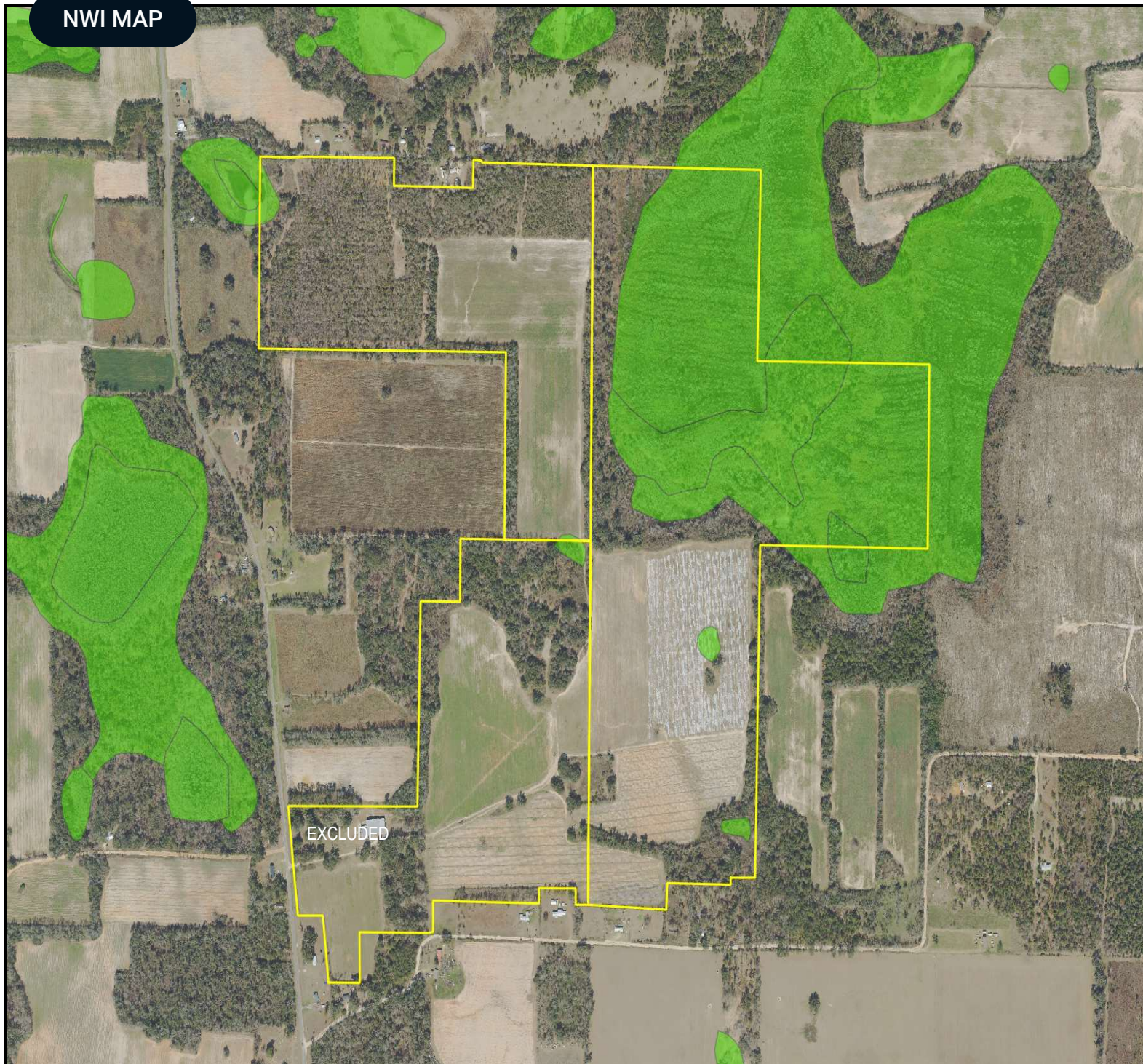


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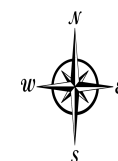
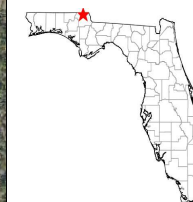
# NWI MAP



## 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

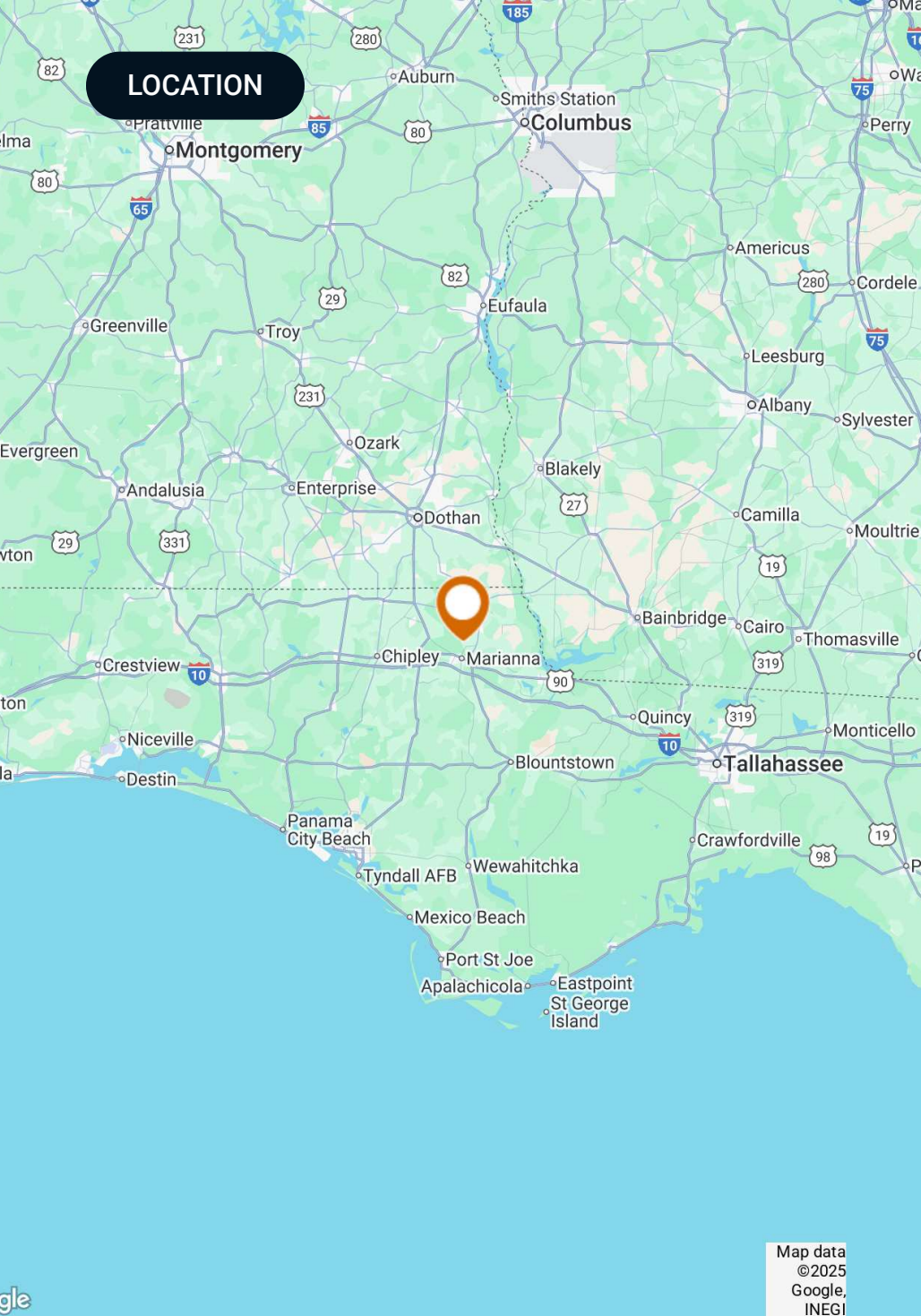


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## Location & Driving Directions

**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:** 30.9343509, -85.2262014

**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



## FARM AND TIMBERLAND







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LAND



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