



Marianna Farm and Hunting

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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: [View Here](#)

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

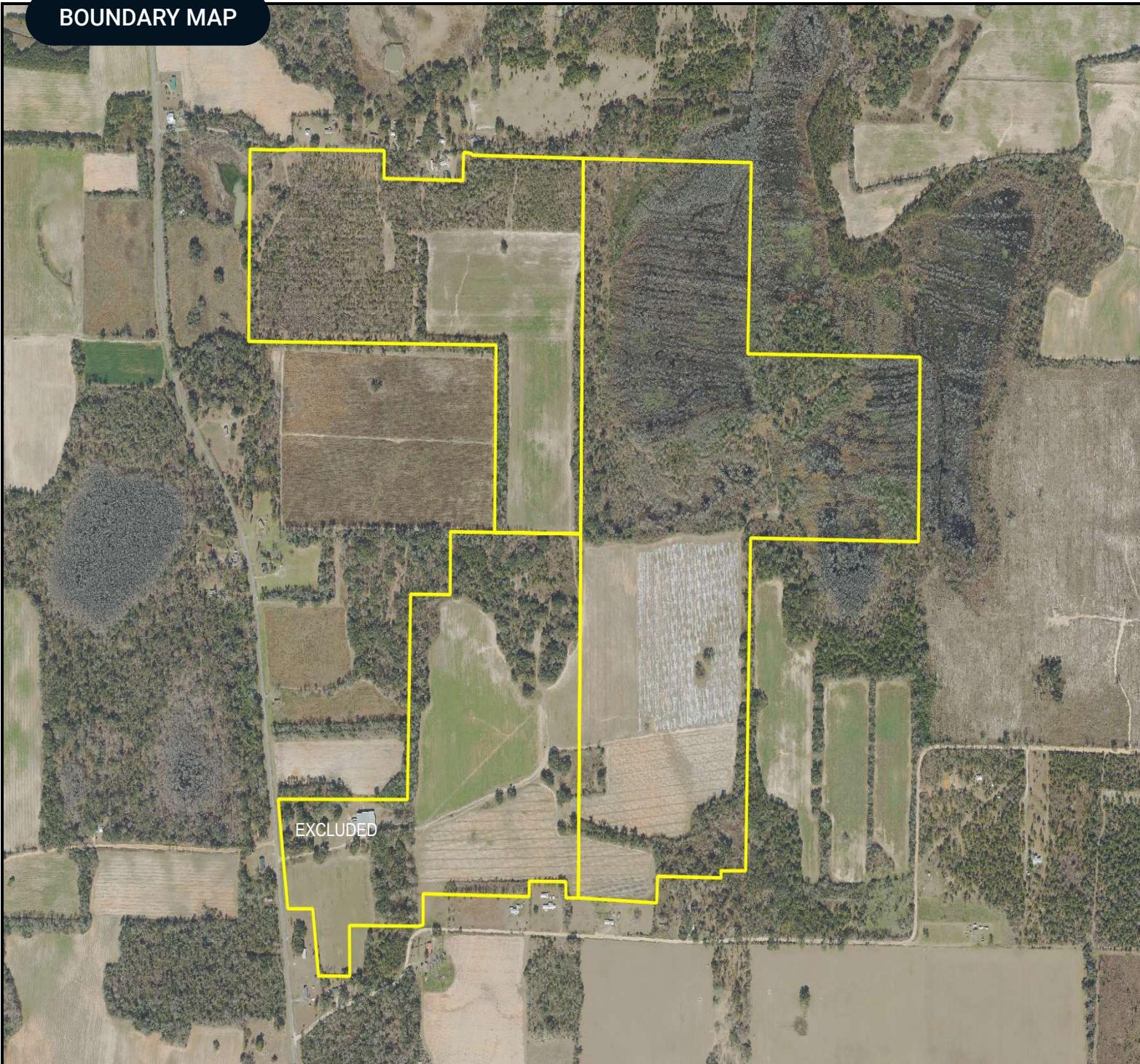


Specifications & Features

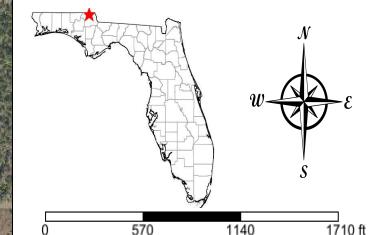
Uplands / Wetlands:	74% Uplands
Soil Types:	<ul style="list-style-type: none">Predominately DothanTroup and Fuquay
Taxes & Tax Year:	2024- \$3716.63
Zoning / FLU:	AG-2
Water Source & Utilities:	Permitted for 16.5 million gallons per month
Road Frontage:	Frontage on CR 167 and Floral Lane
Nearest Point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

BOUNDARY MAP

Boundary Map



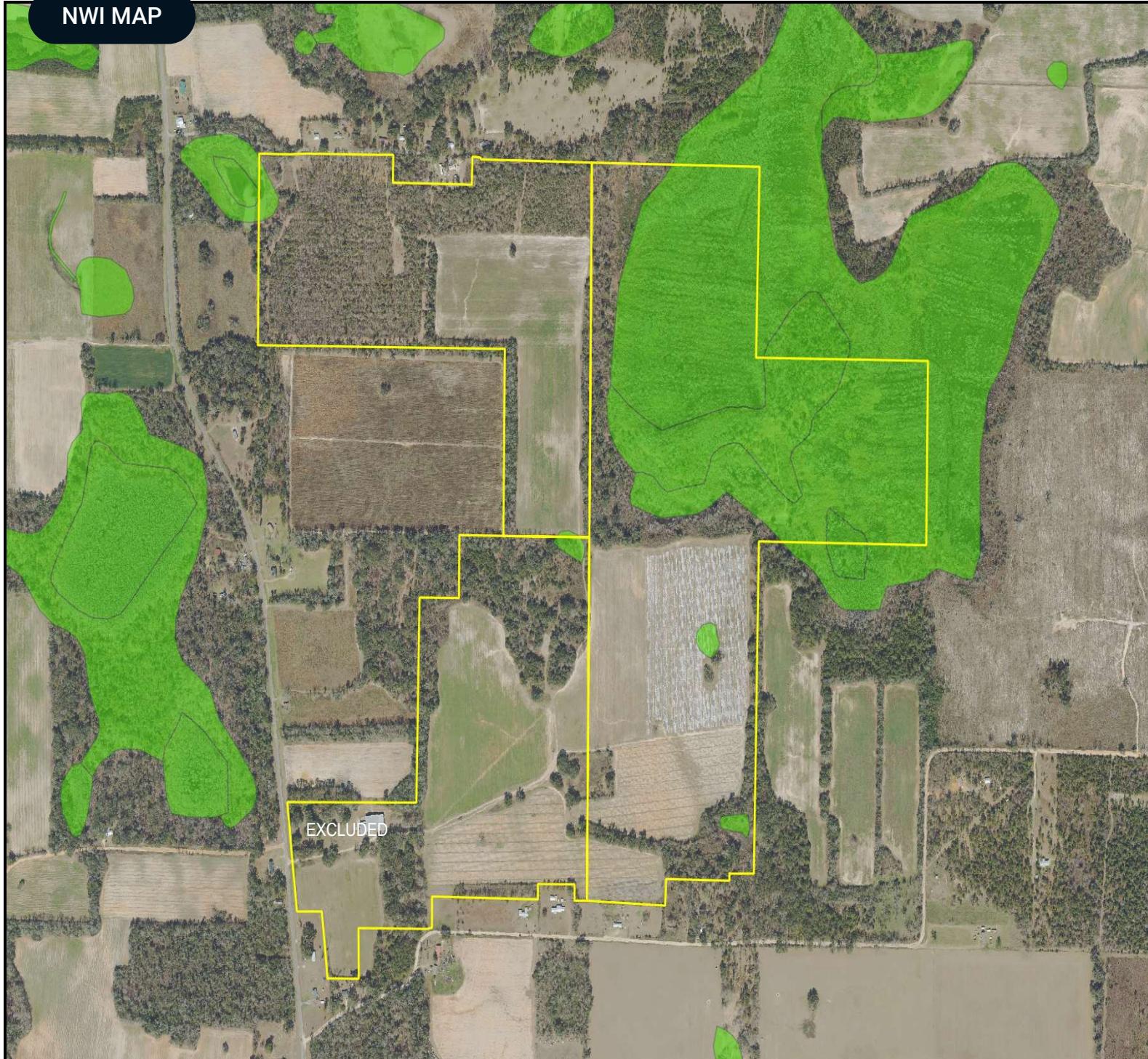
- County Boundaries
- Polylines Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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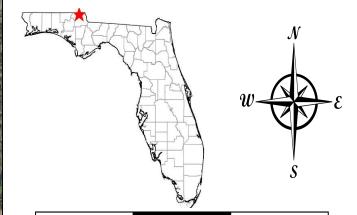
NWI MAP

NWI Map



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

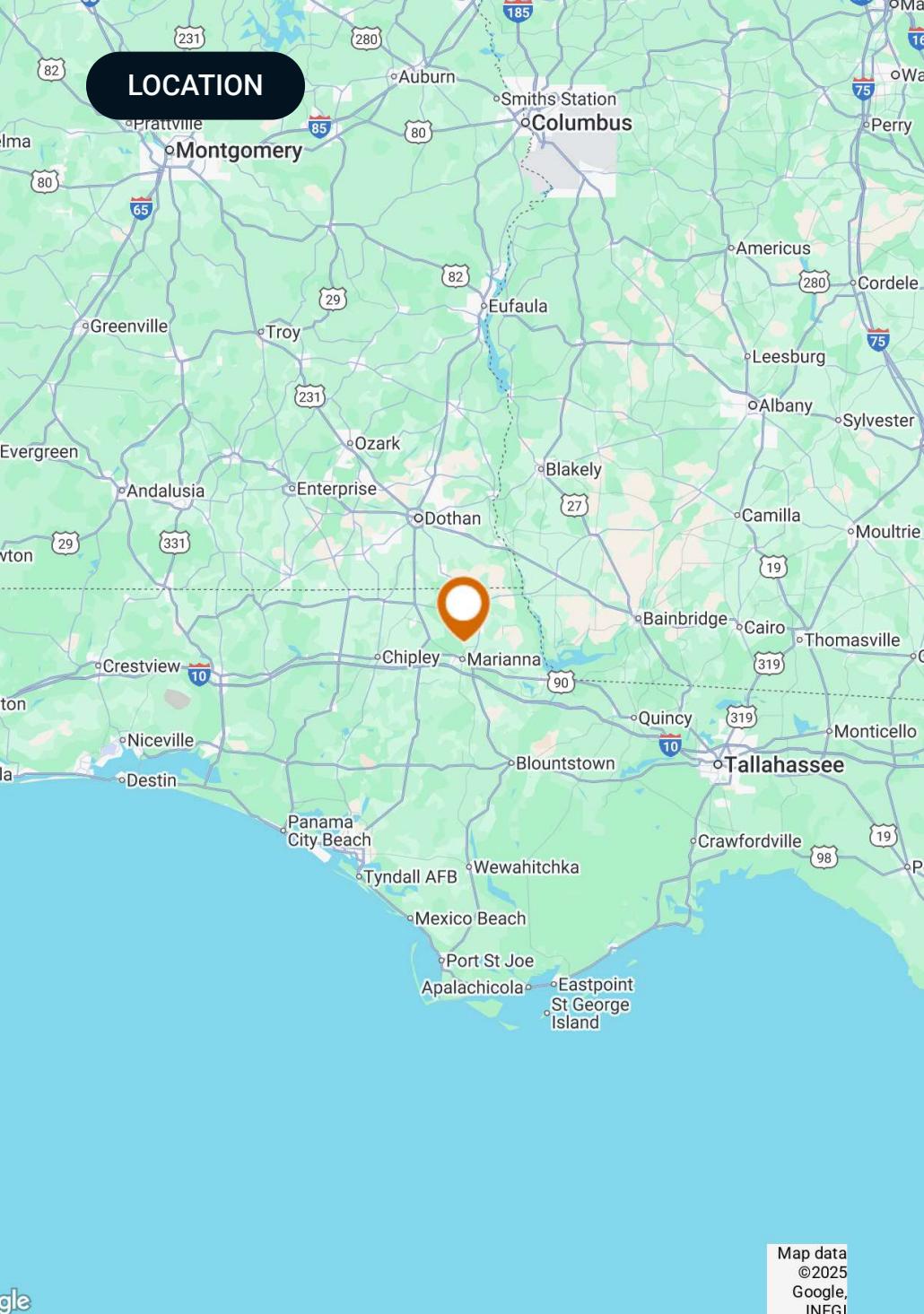
CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	74.3
PFO6/4C	Freshwater Forested/Shrub Wetland	18.7
PFO6C	Freshwater Forested/Shrub Wetland	1.8
PEM1C	Freshwater Emergent Wetland	1.7
PEM1F	Freshwater Emergent Wetland	.6
TOTAL WETLANDS		97.0
TOTAL UPLANDS		278.4
TOTAL ACRES		375.5



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FARM AERIAL





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

FARM AND TIMBERLAND





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