

Property Overview





Sale Price **\$325,000**

OFFERING SUMMARY

Acreage: 100 Acres

Price / Acre: \$3,250

City: Youngstown

County: Bay

Property Type: Timberland

PROPERTY OVERVIEW

Located in the sand hills of Bay County, FL this property serves as an exceptional homesite and recreational opportunity. The land is diversified with upland pine plantation, upland hardwood and forested wetlands. The road frontage is county maintained and features power available at the north end of the property. The property is also situated on the west side of land conserved by the Northwest Florida Water Management District which translates to exceptional game flow. The property is located inside 30 minutes from the Gulf Coast creating a sportsman's dream scenario.

Specifications & Features





SPECIFICATIONS & FEATURES

Uplands / Wetlands:

Soil Types:

Zoning / FLU:

Road Frontage:

Nearest Point of Interest:

Land Cover:

67% Uplands

Leon Sand

· Rutlege Sand

• Pamlico-Dorovan Complex

ΑG

2,200 ft along Enfinger Rd

18 +/- miles from NW FL Beaches International Airport 26 +/- miles from Panama City Beach 43 +/- miles from Mexico Beach 65 +/- miles from Destin

50 +/- acres of pine plantation 50 +/- acres of hardwood

Location





LOCATION & DRIVING DIRECTIONS

05076-000-000 05078-Parcel: 000-000 05079-000-

000

GPS: 30.3891506, -85.5794982

• From Southport head north on US-77

• Turn right on US-388

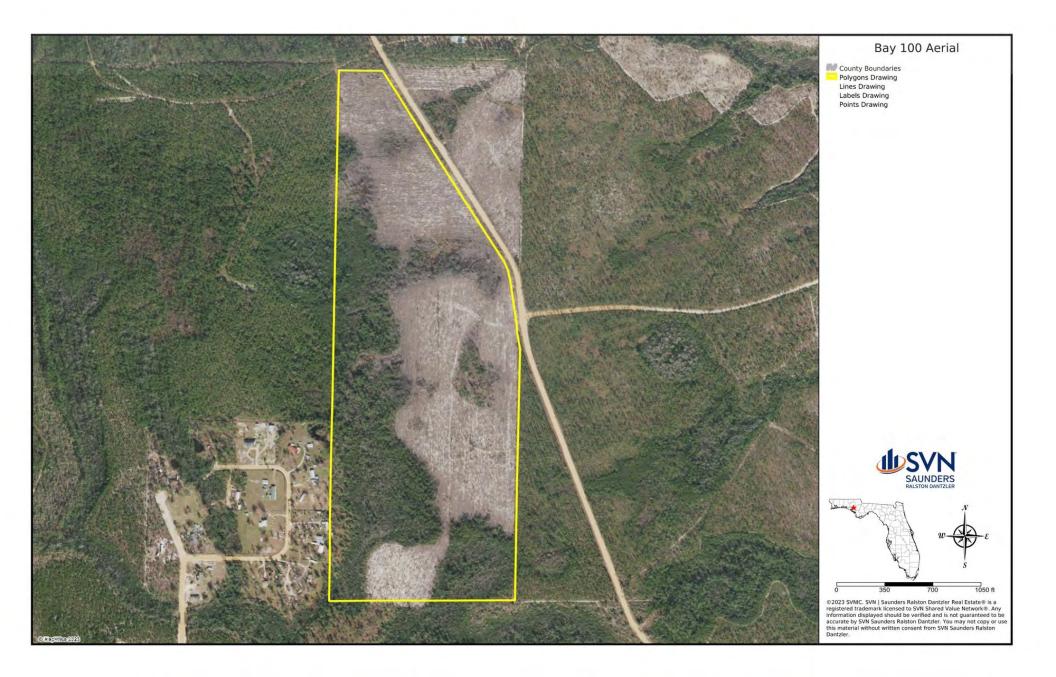
Driving Directions:

• Turn left on Enfinger

 Property is less than one mile down

Enfinger on the left





Additional Photos











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