

LAND DESCRIPTION

5413 Hopetown Lane

1327 Lawndale Road

Tallahassee, FL 32311

Panama City Beach, FL 32408

Ted Knight, Licensed RE Broker

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Phone: 850.545.7243

**NAME: WOOD TRACT** 

SIZE: 83 PLUS OR MINUS ACRES

LOCATION: 12 MILES WEST OF BONIFAY FL. IN HOLMES CO.

PRICE: \$221,275

**TOPOGRAPHY: LEVEL TO GENTLY ROLLING** 

**TERMS: CASH** 

PHYSICAL FEATURES: 60-65 ACRES OF UPLAND WOODLANDS, BALANCE IN WETLANDS WITH

A WET WEATHER POND.

IMPROVEMENT: OLDER MOBILE HOME WITH 2 BEDROOMS ONE BATH, AGE TO BE VERFIED

STORAGE BUILDING, WELL, SEPTIC TANK.

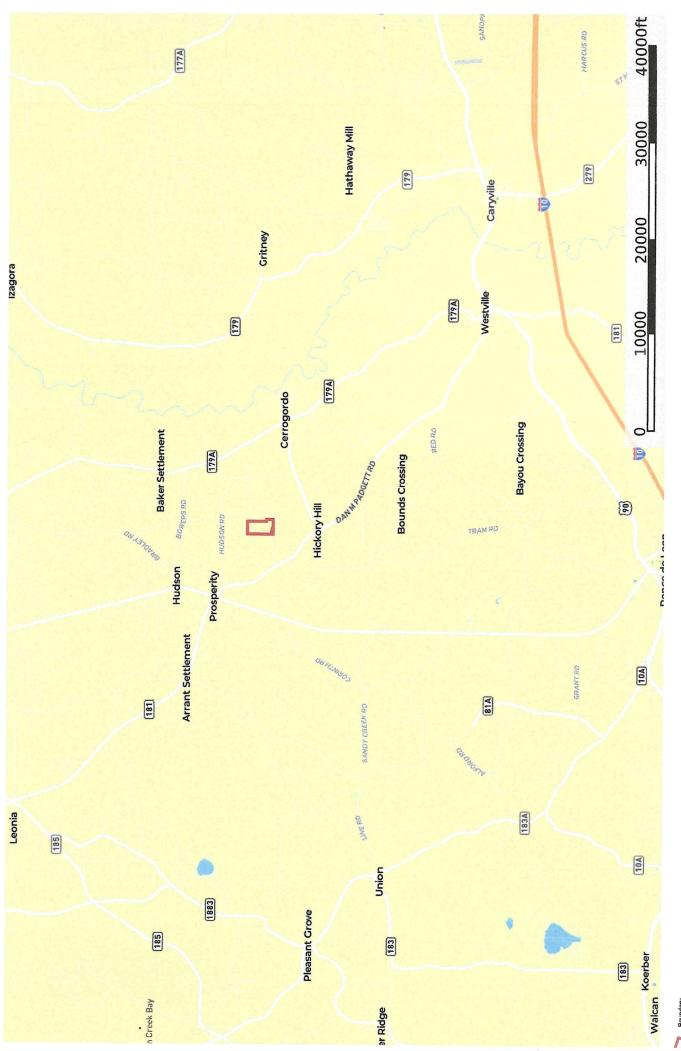
BROKER COMMENTS: PROPERTY IS AN INHERITANCE SALE BY TWO BROTHERS WHO ARE ABSENTEE SELLERS. THE PINE TIMBER WAS CUT OFF OF IT, ESTIMATED ABOUT 10-12 YEARS AGO. THERE IS UNDERBRUSH GROWTH THAT WILL HAVE TO BE CLEANED UP TO REPLANT PINE TREES OR CONVERT TO PASTURE FOR HORSES OR CATTLE. PRESENTLY BEING USED FOR HUNTING.

CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA. CALL 850-545-7243, EMAIL <a href="mailto:landealinfo@gmail.com">landealinfo@gmail.com</a>. PROPERTY SHOWN BY APPOINTMENT ONLY. DISCLAIMER: ALL INFORMATION FURNISHED IS FURNISHED FROM SOURCES DEEMED RRELIABLE. NO REPRESENTATION IS MADE TO THE ACCURACY BY EITHER SELLER OR SOUTHERN LAND CONNECTION INC./TED KNIGHT BROKER. THEY HAVE NO RESPONSIBILITY FOR ANY OMISSIONS CONTAINED HERE. ALL INFORMATION CONCERNING THIS PROPERTY IS TO BE VERIFIED BY THE BUYER OR THEIR REPRESENATIVES.

Broker 30 Years Experience censed Real Estate Broker in Alabama • Geor

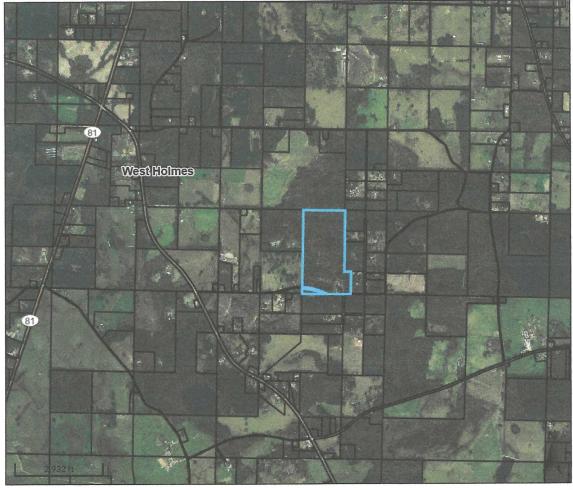
Licensed Real Estate Broker in Alabama • Georgia • Florida Specializing in Farms, Timberland, Cattle & Recreational Tracts

# Jairon & Jonan wood Location map Jolmes County, Florida, 83 AC +/-





Ynight



Overview Legend

Parcels

Roads

City Labels

Parcel ID

1715.00-000-000-011.000

Sec/Twp/Rng 15-05-17

Property Address 1647 HOLMES RD WESTVILLE

Alternate ID 1715.0-0-11

Class

**TIMBERLND** 

Acreage

83.44

Owner Address WOOD DALTON & JONAH

81754 W LUDLOW DR UNIT 354

**PEORIA, AZ 85381** 

**District** 

**Brief Tax Description** 

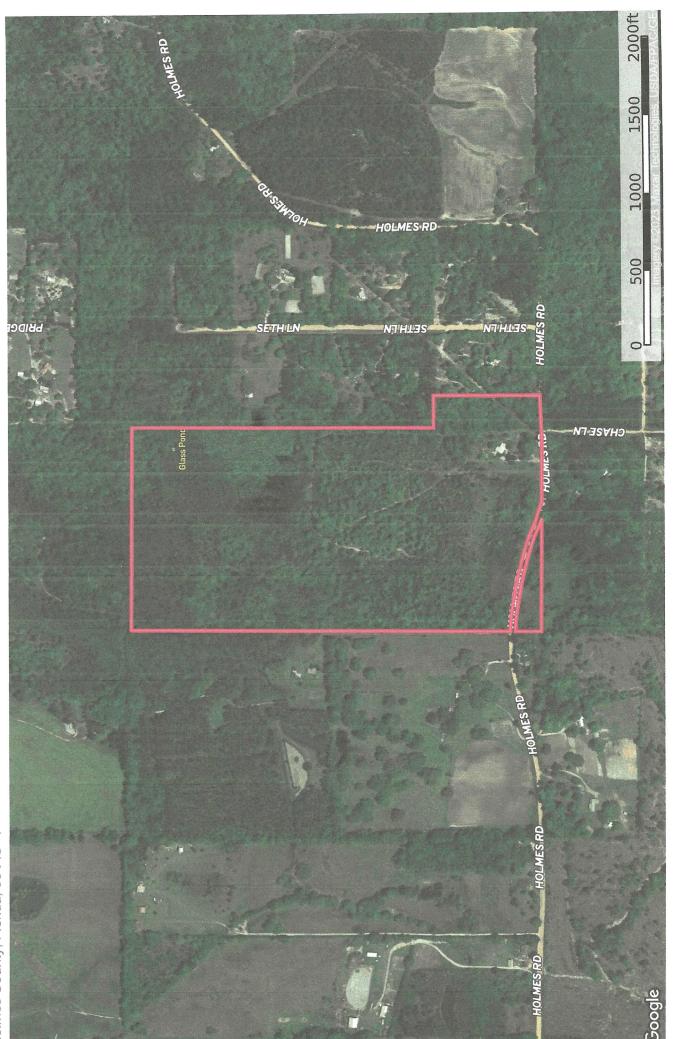
W1/2 OF SE1/4 OR-125/577 ALSO

(Note: Not to be used on legal documents)

Date created: 10/22/2023

Last Data Uploaded: 10/21/2023 12:27:49 AM

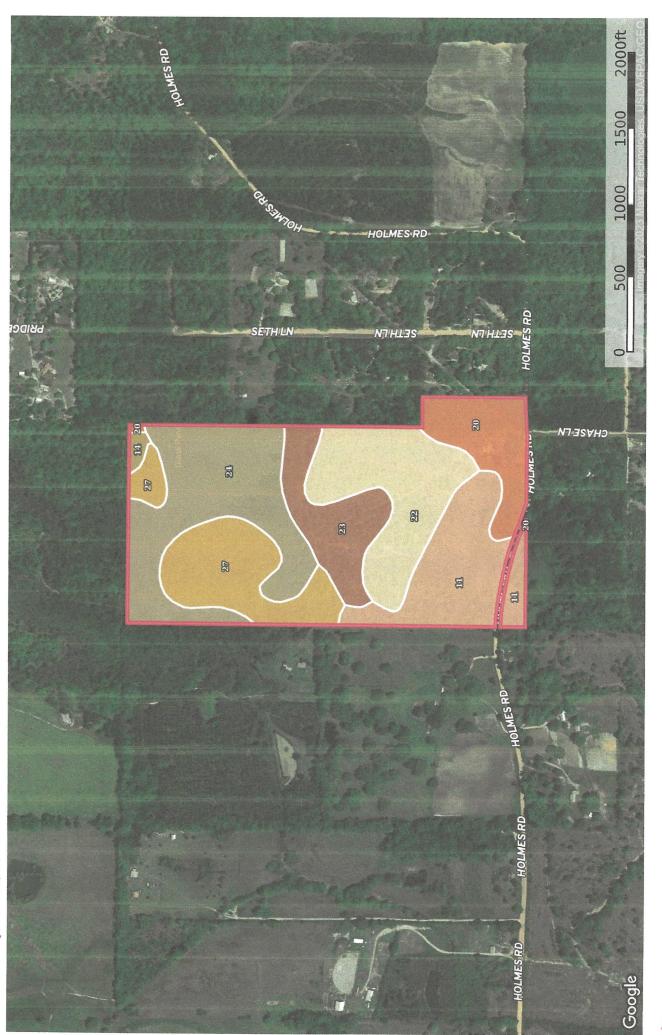
Developed by Schneider













Ted Knight

## | All Polygons 85.01 ac

| SOIL CODE | SOIL DESCRIPTION                             | ACRES        | %     | CPI | NCCPI | CAP  |
|-----------|--|--------------|-------|-----|-------|------|
| 24        | Pansey loamy sand                            | 21.64        | 25.45 | 0   | 41    | 4w   |
| 22        | Orangeburg loamy sand, 2 to 5 percent slopes | 16.13        | 18.97 | 0   | 69    | 2e   |
| 11        | Dothan complex                               | 14.63        | 17.21 | 0   | 42    | 4e   |
| 27        | Stilson loamy sand, 1 to 3 percent slopes    | 14.05        | 16.53 | 0   | 48    | 2s   |
| 23        | Orangeburg loamy sand, 5 to 8 percent slopes | 9.17         | 10.79 | 0   | 49    | 3e   |
| 20        | Lucy loamy sand, 1 to 8 percent slopes       |              | 10.29 | 0   | 43    | 3s   |
| 14        | Fuquay loamy sand, 1 to 8 percent slopes     | 0.64         | 0.75  | 0   | 43    | 3s   |
| TOTALS    |  | 85.01(<br>*) | 100%  | -   | 48.72 | 3.07 |

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

### | Boundary 83.2 ac

| SOIL CODE | SOIL DESCRIPTION                             | ACRES  | %     | СРІ | NCCPI | CAP  |
|-----------|--|--------|-------|-----|-------|------|
| 24        | Pansey loamy sand                            | 21.64  | 26.01 | 0   | 41    | 4w   |
| 22        | Orangeburg loamy sand, 2 to 5 percent slopes | 16.13  | 19.38 | 0   | 69    | 2e   |
| 27        | Stilson loamy sand, 1 to 3 percent slopes    | 14.05  | 16.88 | 0   | 48    | 2s   |
| 11        | Dothan complex                               | 12.85  | 15.44 | 0   | 42    | 4e   |
| 23        | Orangeburg loamy sand, 5 to 8 percent slopes | 9.17   | 11.02 | 0   | 49    | 3e   |
| 20        | Lucy loamy sand, 1 to 8 percent slopes       |        | 10.48 | 0   | 43    | 3s   |
| 14        | Fuquay loamy sand, 1 to 8 percent slopes     | 0.64   | 0.77  | 0   | 43    | 3s   |
| TOTALS    |  | 83.2(* | 100%  | -   | 48.87 | 3.05 |

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

## | Boundary 1.81 ac

| SOIL CODE | SOIL DESCRIPTION                       | ACRES  | %     | CPI | NCCPI | CAP  |
|-----------|--|--------|-------|-----|-------|------|
| 11        | Dothan complex                         | 1.78   | 98.34 | 0   | 42    | 4e   |
| 20        | Lucy loamy sand, 1 to 8 percent slopes | 0.03   | 1.66  | 0   | 43    | 3s   |
| TOTALS    |  | 1.81(* | 100%  | -   | 42.02 | 3.98 |

<sup>(\*)</sup> Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

# Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

| Land, Capability |   |   |   |   |   |   |   |   |  |
|------------------|---|---|---|---|---|---|---|---|--|
|                  | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 |  |
| 'Wild Life'      | • |   | • | • | • |   | • | • |  |
| Forestry         | • | • | • | • | • | • | • |   |  |
| Limited          |   | • | • | • | • | • | • |   |  |
| Moderate         | • | • | • | • | • | • |   |   |  |
| Intense          | • | • | • | • | • |   |   |   |  |
| Limited          | • | • | • | • |   |   |   |   |  |
| Moderate         | • | • | • |   |   |   |   |   |  |
| Intense          | • | • |   |   |   |   |   |   |  |
| Very Intense     | • |   |   |   |   |   |   |   |  |

# **Grazing Cultivation**

- (c) climatic limitations (e) susceptibility to erosion
- (s) soil limitations within the rooting zone (w) excess of water