



Ted Knight, Licensed RE Broker
Email: landdealinfo@gmail.com
Website: www.landdealinfo.com
Phone: 850.545.7243

5413 Hopetown Lane
Panama City Beach, FL 32408
1327 Lawndale Road
Tallahassee, FL 32311

LAND DESCRIPTION

NAME: DURHAM FARM

SIZE: 79 PLUS OR MINUS ACRES WITH BEAUTIFUL CUSTOM-BUILT HOME

LOCATION: 4 MILES EAST OF BONIFAY FL. JUST SOUTH OF HWY 90 IN HOLMES CO. FL.

PRICE: \$1,695,000

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

TERMS: CASH

PHYSICAL FEATURES: 65-70 ACRES OF ARGENTINE BAHIA GRASS/IMPROVED PASTURE FENCED AND CROSS FENCED, SET UP FOR CATTLE.

IMPROVEMENTS: 5123 TOTAL SQ FOOT, WITH 3443 HEATED AND COOLED. 3 BEDROOMS, 4 BATHS 1680 SQUARE FOOT OF PORCHES, FRONT AND BACK. BUILT IN APPLIANCES, MARBLE, QUARTZ COUNTER TOPS. DOWNSTAIR OPEN FLOOR PLAN WITH LIVING, DINING, KITCHEN AREA. MASTER BEDROOM WITH WALK IN CLOSET DOWNSTAIRS. 2 BEDROOMS WITH BATHS, WALK IN CLOSETS, SITTING AREA UP STAIRS. HARDY BOARD EXTERIOR, METAL ROOF, LUXURY LVL FLOOR PANK THROUGH OUT HOUSE. IT IS BUILT TO LAST BY THE PRESENT OWNER. FLOOR PLAN AVAILABLE UPON REQUEST. HURRICANE WINDOWS, PRO-BOLT SYSTEM, 2 X 6 EXTERIOR WALLS, CLOSED CELL SPRAY FOAM INSULATION. 32 X 48 POLE BARN, 12 X 20 CHCKEN PEN. GENERAC BACK UP GENERATOR WITH PROPANE TANK. WATER WELL AND SEPTIC SYSTEM.

BROKER COMMENTS: PROPERTY IS LOCATED ABOUT 50 MILES OF NORTH OF PANAMA CITY BEACH FL. THE PRESENT OWNER HAS CATTLE ON IT, GOOD FOR HORSES. HARD TO FIND A TRACT OF THIS SIZE THAT IS ALMOST ENTIRELY USABLE WITHOUT WETLANDS.

CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA. CALL 850-545-7243, EMAIL landdealinfo@gmail.com. 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 BROKER.

Broker 30 Years Experience

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

Holmes County, Florida, AC +/-



The information contained herein was obtained from sources deemed to be reliable.
Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Durham Aerial Map
Holmes County, Florida, AC +/-



 Boundary

Ted Knight

id. The information contained herein was obtained from sources deemed to be reliable. Land id™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.

Durham Wetland Map
Holmes County, Florida, AC +/-



 Boundary

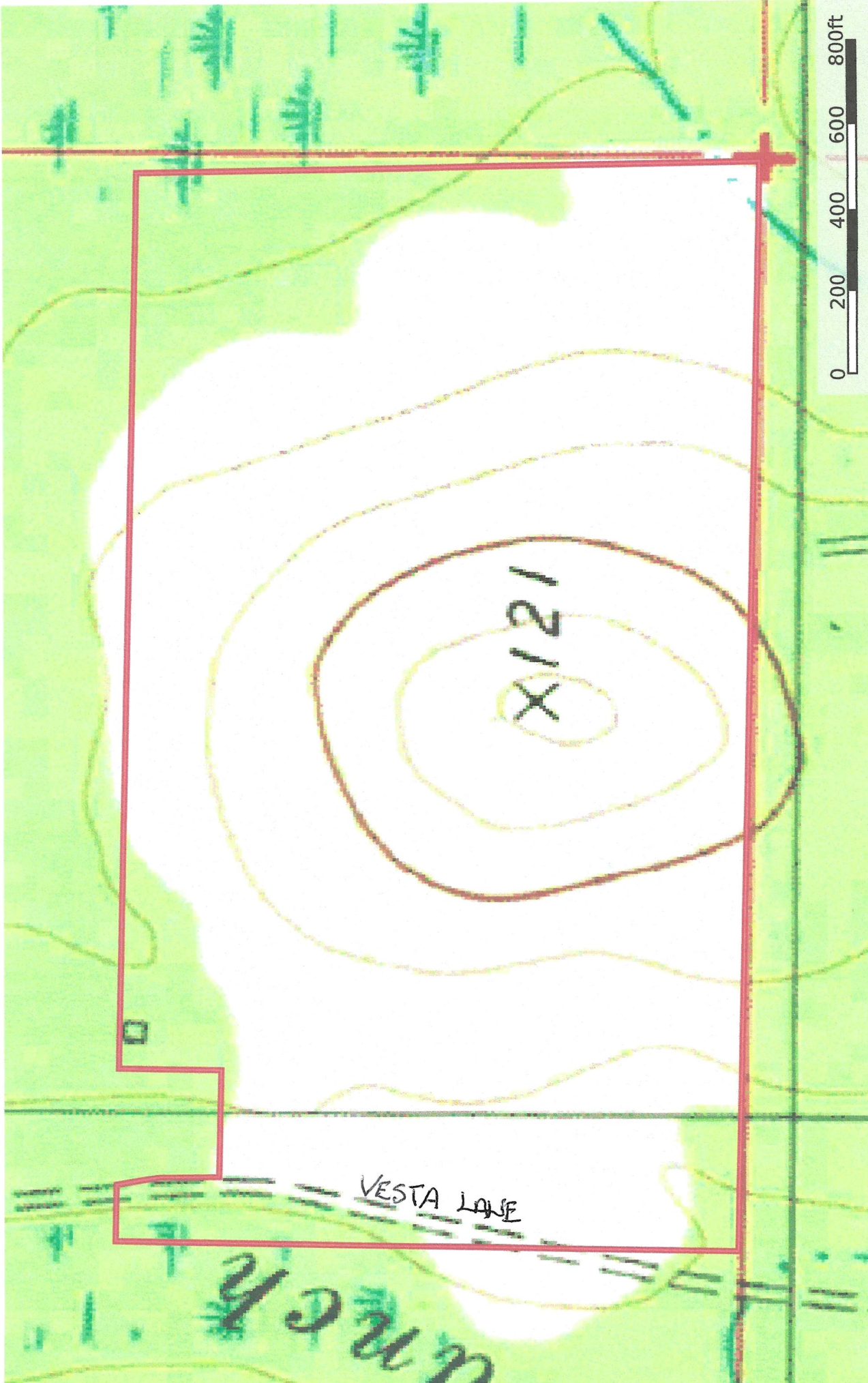
 Wetlands

 Riparian

Ted Knight

id.

The information contained herein was obtained from sources deemed to be reliable. Land ID™ Services makes no warranties or guarantees as to the completeness or accuracy thereof.



Boundary

Ted Knight

Durham Soil Map
Holmes County, Florida, AC +/-



 Boundary

Ted Knight

| Boundary 75.91 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
9	Dothan loamy sand, 2 to 5 percent slopes	18.78	24.74	0	61	2e
28	Tifton loamy sand, 2 to 5 percent slopes	13.35	17.59	0	65	2e
4	Ardilla loamy sand, 0 to 2 percent slopes	12.65	16.66	0	55	2w
29	Tifton loamy sand, 5 to 8 percent slopes	9.41	12.4	0	47	3e
23	Orangeburg loamy sand, 5 to 8 percent slopes	8.54	11.25	0	48	3e
22	Orangeburg loamy sand, 2 to 5 percent slopes	6.56	8.64	0	69	2e
14	Fuquay loamy sand, 1 to 8 percent slopes	2.65	3.49	0	43	3s
24	Pansey loamy sand	2.18	2.87	0	40	4w
25	Pantego complex	1.64	2.16	0	31	6w
5	Bibb association	0.15	0.2	0	20	5w
TOTALS		75.91(*)	100%	-	56.24	2.42

(*) 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