



Seaside Farms Tract

1684 +/- Acres located in Gulf County, Florida

Parcel ID # 01095-001R

Price: \$2965 per acre/\$4.99 million

Location: About 12 miles from Gulf of Mexico and Port St. Joe, FL; 45 minutes from Panama City, FL; 1.5 hours from Tallahassee, FL.

Zoning: We have rezoned it from 1 house per 40 acres to 1 house per 2.5 acres

Wetlands and Environment: Delineation is complete; approximately 52% uplands. The phase I environmental study is complete with no adverse findings.

Utilities: Electric and Telephone are available, no municipal water or sewer is available at this time.

Frontage: Tract fronts on paved county road – Doc Whitfield Road.

Interior roads: We have built and/or improved 7 miles of elevated sand roads with 4 entrances from surrounding county roads.

Timber: 400 acres of 32 yr old slash pine with good density; 300 acres of 12- 15 yr old slash that has been lightly thinned; 200 acres 10 yr old slash; 400 acres of wetlands with natural pine and hardwood. The standing timber value of at least **\$500,000**.

Ponds: One crystal blue 3 acre pond has recently been constructed.

Subdividing: Eligible for 670 parcels per the rezoning. We have approved subdivision plan for 97 parcels from 2.5 to 76 acres. Plan can be recorded and parcels sold with little cost. Subdivision plan does not have to be used.

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