



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: CALKINS LAND

SIZE: 236 PLUS OR MINUS ACRES SUBJECT TO A UP DATED BOUNDARY SURVEY.

LOCATION: NORTH HOLMES CO. FL., ON HWY 179A, 12 PLUS OR MINUS MILES FROM WESTVILLE FL.

PRICE: \$767,000 OR \$3250 PER SURVEYED ACRE

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

TERMS: CASH

PHYSICAL FEATURES: PAVED HWY FRONTAGE ON HWY 179A, 131 ACRES OF PLANTED SLASH PINES 22-25 YEARS OLD, 31 ACRES OF THINNED 22-25 YEAR OLD PLANTED SLASH PINES, 66 ACRES OF NATURAL PINE AND HARDWOODS, 2 FISH PONDS CONSISTING OF 5 PLUS OR MINUS ACRES 3 ACRES IN FOOD PLOTS, WELL DEFINED PITTMAN CREEK FRONTAGE.

ESTIMATED TIMBER VALUE SUBJECT TO A CERTIFIED CRUISE OF \$235,000

IMPROVEMENTS: 2-3 DEER STANDS AND FEEDERS

BROKERS COMMENTS: PRESENT OWNER HAS MANAGED IT FOR WHITETAIL DEER HUNTING, TURKEY HUNTING FOR MANY YEARS, STOCKED FISH PONDS.

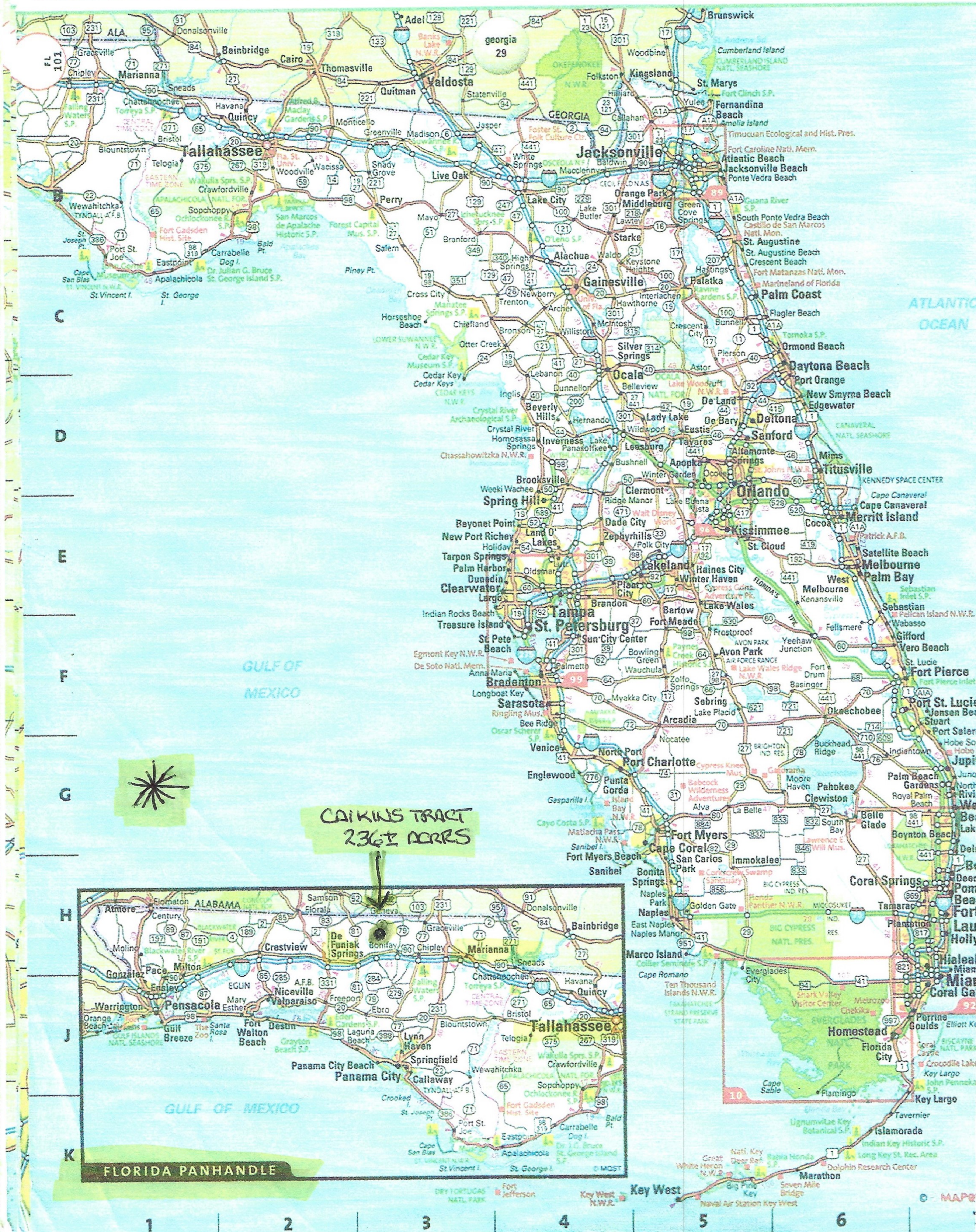
CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA., EMAIL landdealinfo@gmail.com, PHONE 850-545-7243. PROPERTY SHOWN BY APPOINTMENT ONLY.

DISCALIMER: ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE. NO REPRESENTATION IS MADE TO THE ACCURACY BY EITHER THE SELLER OR SOUTHERN LAND CONNECTION INC., THEY HAVE NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS CONTAINED HEREIN. ALL INFORMATION CONCERNING THIS PROPERTY IS TO BE VERIFIED BY THE BUYER OR THEIR REPRESENTATIVES.

Broker 30 Years Experience

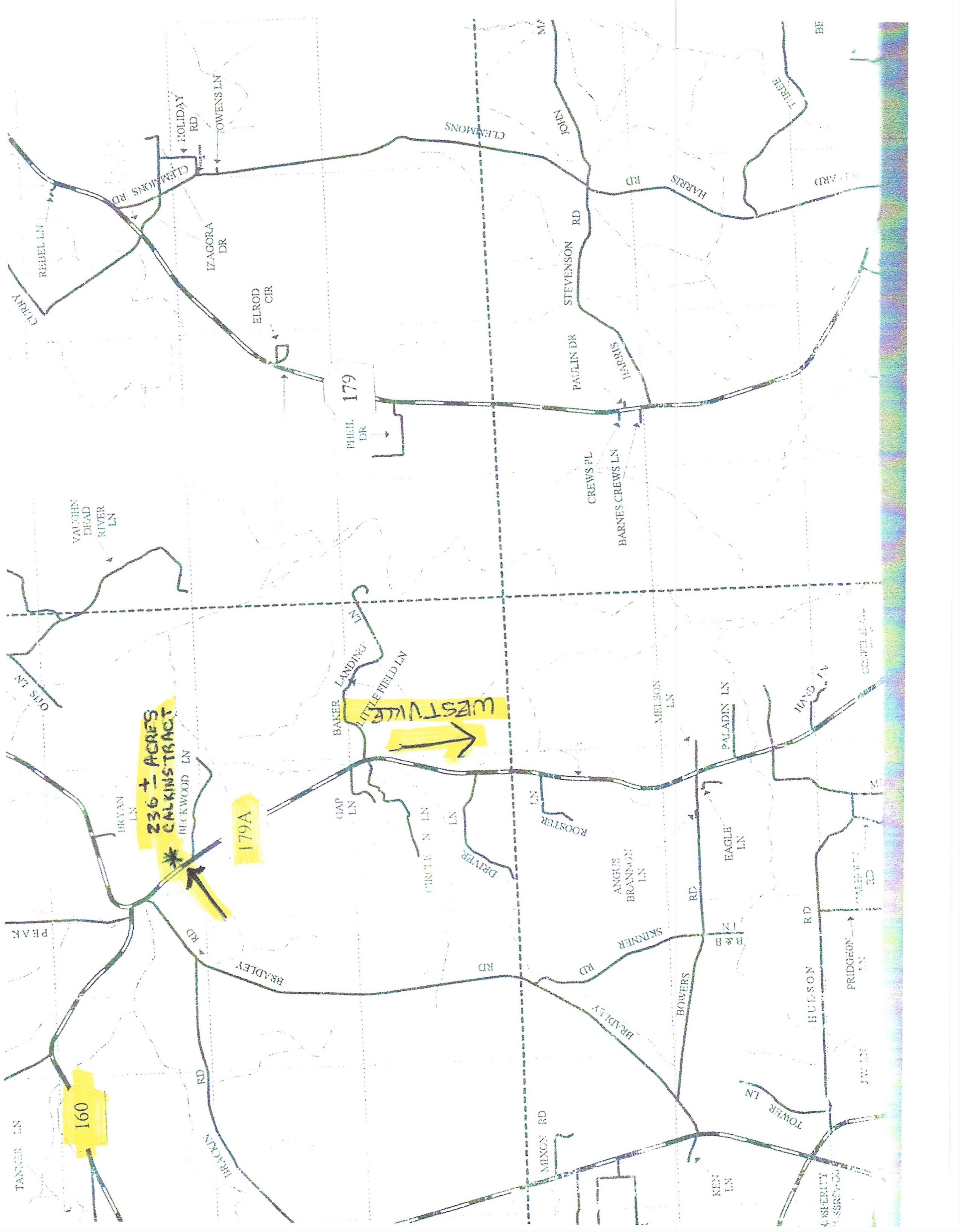
Licensed Real Estate Broker in Alabama • Georgia • Florida
Specializing in Farms, Timberland, Cattle & Recreational Tracts

28 Florida



CALIKINS TRACT
236± ACRES

FLORIDA PANHANDLE



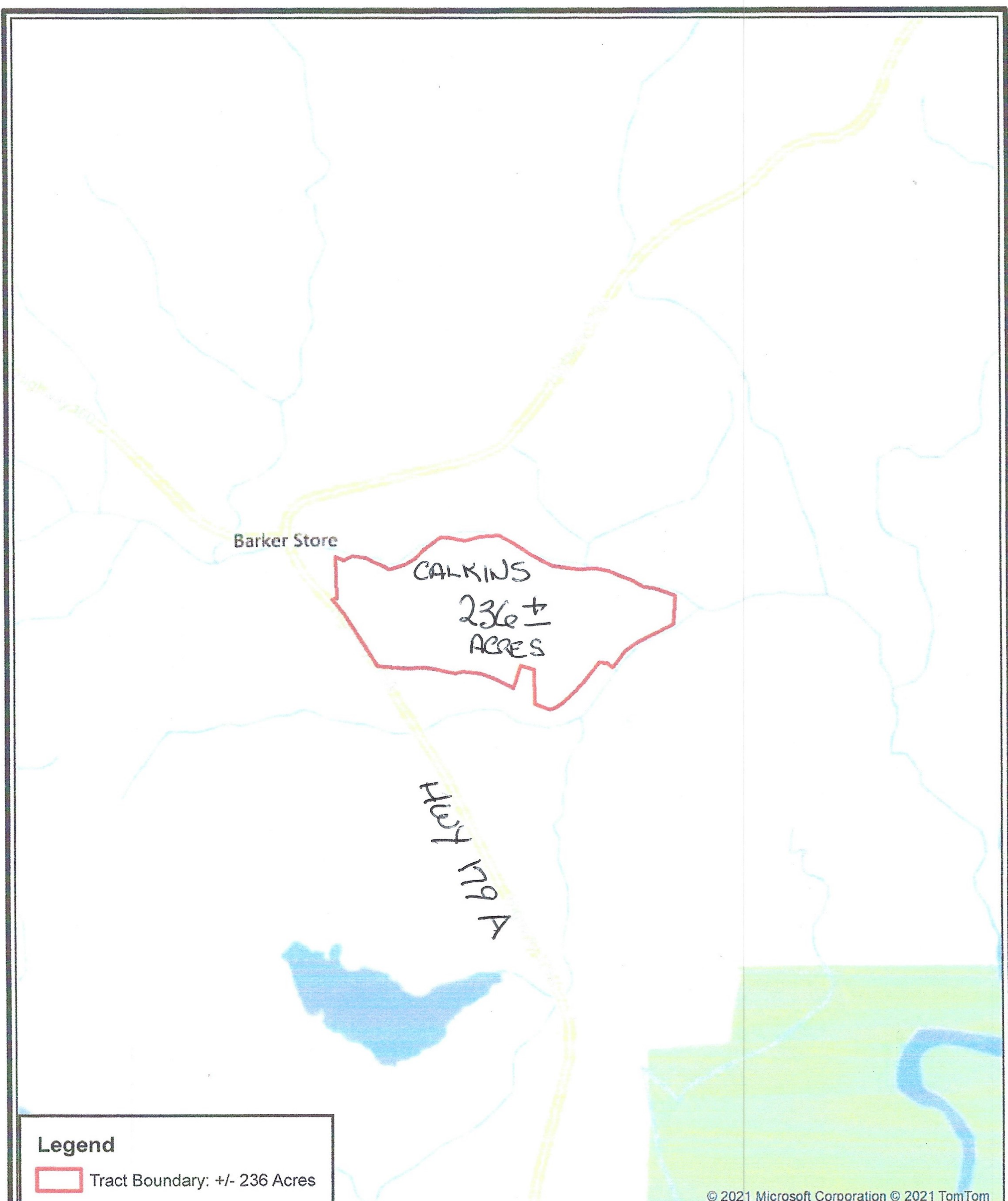
236 +/- ACRES
CALKIN TRACT

179A


160

WESTVILLE

Map labels include: TANGER LN, VALUEN DEAD RIVER LN, REBEL LN, CRYSTAL LN, HOLIDAY RD, OWENS LN, IZAGORA DR, ELROD CIR, PHEIL DR, 179, CLEMMONS RD, HARRIS RD, STEVENSON RD, PAULIN DR, HARRIS RD, BARNES CREWS LN, CREWS PL, VAUGHN DEAD RIVER LN, OTIS LN, BRYAN LN, BECKWOOD LN, 179A, GAP LN, BAKER LANDING LN, LITTLE FIELD LN, WESTVILLE, CIRCLE N LN, DRIVER LN, ROOSTER LN, MELSON LN, PALADIN LN, HAYD LN, COOPER LN, M, ANGLUS BRANNON LN, SKINNER RD, BRADLEY RD, BOWERS RD, EAGLE LN, PALADIN LN, HAYD LN, COOPER LN, M, BRADLEY RD, BRACKEN RD, TOWER LN, HUDSON RD, PRIDGEON LN, VALENTI RD, M, J.W. LN, KEN LN, SHERITY MASSARDS, MIXON RD, HARRIS RD, STEVENSON RD, PAULIN DR, HARRIS RD, BARNES CREWS LN, CREWS PL, PHEIL DR, 179, ELROD CIR, IZAGORA DR, OWENS LN, HOLIDAY RD, CLEMMONS RD, REBEL LN, CRYSTAL LN, TANGER LN, VALUEN DEAD RIVER LN, OTIS LN, BRYAN LN, BECKWOOD LN, GAP LN, BAKER LANDING LN, LITTLE FIELD LN, WESTVILLE, CIRCLE N LN, DRIVER LN, ROOSTER LN, MELSON LN, PALADIN LN, HAYD LN, COOPER LN, M, ANGLUS BRANNON LN, SKINNER RD, BRADLEY RD, BOWERS RD, EAGLE LN, PALADIN LN, HAYD LN, COOPER LN, M, BRADLEY RD, BRACKEN RD, TOWER LN, HUDSON RD, PRIDGEON LN, VALENTI RD, M, J.W. LN, KEN LN, SHERITY MASSARDS, MIXON RD, HARRIS RD, STEVENSON RD, PAULIN DR, HARRIS RD, BARNES CREWS LN, CREWS PL, PHEIL DR, 179, ELROD CIR, IZAGORA DR, OWENS LN, HOLIDAY RD, CLEMMONS RD, REBEL LN, CRYSTAL LN.



Legend

 Tract Boundary: +/- 236 Acres

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1 inch = 2,083 feet

Calkins Tract
Location Map

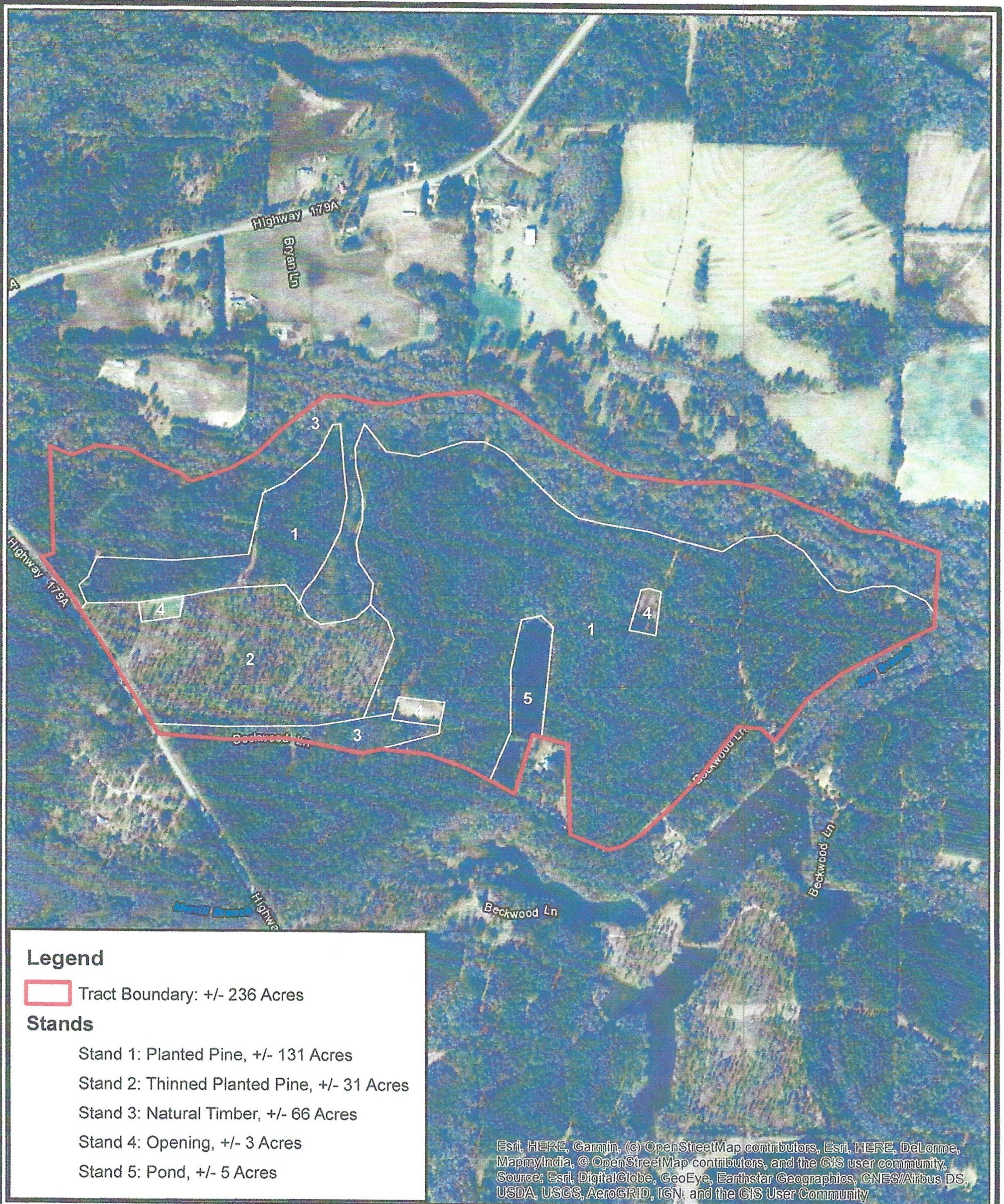
State:	FL
County:	Holmes
Twn:	Sec: 23 Twn:06N
Rng:	17W



Date: 2021
Drawn By: RP



Southern Forestry
Consultants, Inc



Legend

Tract Boundary: +/- 236 Acres

Stands

- Stand 1: Planted Pine, +/- 131 Acres
- Stand 2: Thinned Planted Pine, +/- 31 Acres
- Stand 3: Natural Timber, +/- 66 Acres
- Stand 4: Opening, +/- 3 Acres
- Stand 5: Pond, +/- 5 Acres

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1 inch = 792 feet

Calkins Tract
Stand Map

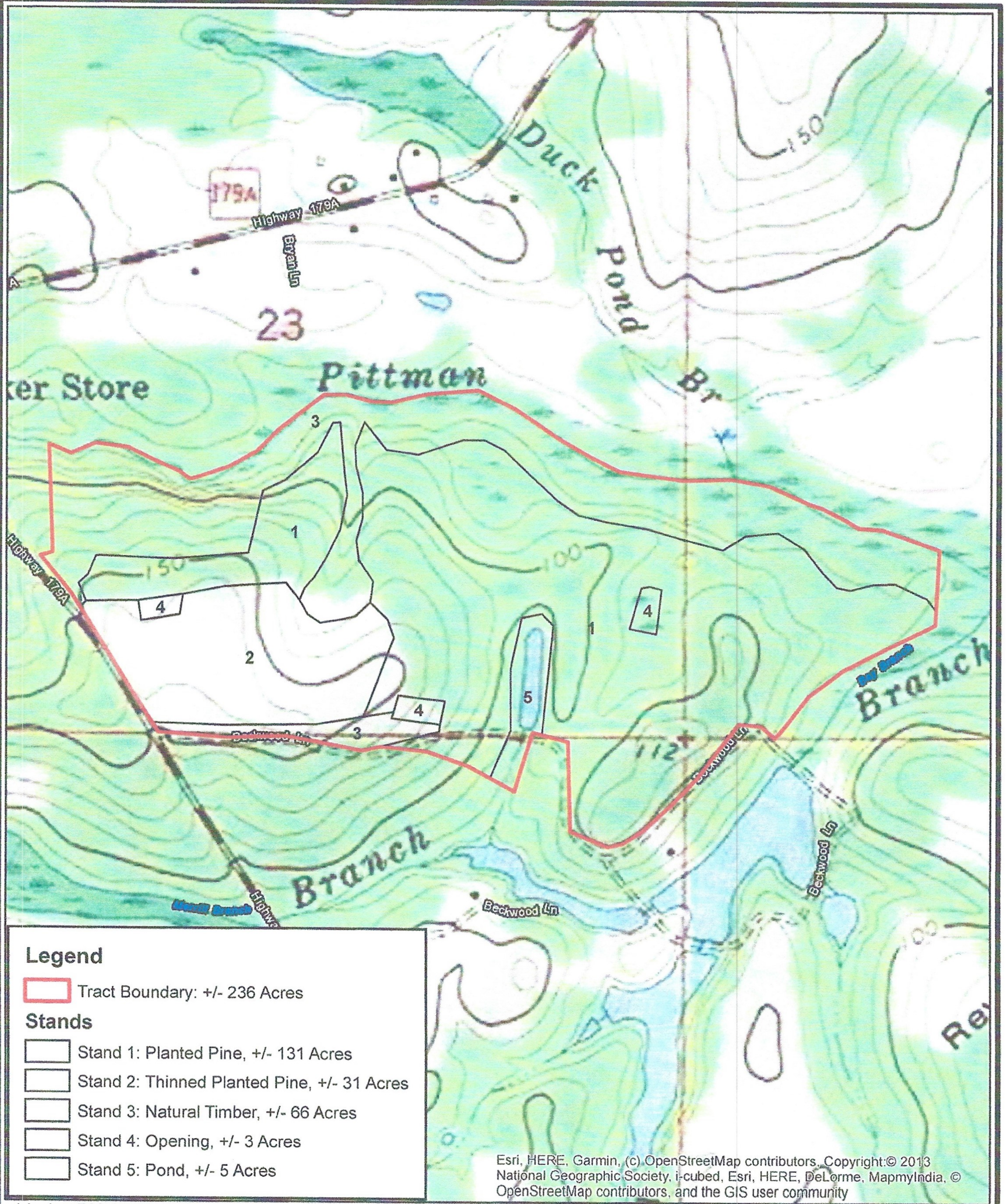
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