

Fountain Timberlands



Property Features

Finding a large acreage tract near a metro area is an increasingly difficult task, particularly one that is reasonably priced. So savvy investors should take note of the availability of the 636-acre Fountain Timberlands tract. Located a short 17-mile drive from Panama City's city limits via U.S. Highway 231, this property has many desirable features that make it a solid investment.

Historically, Fountain Timberlands has been used for timberland purposes which it continues to be well-suited for. Several desirable property characteristics enhance the economics for this use including:

- High plantable percentage (77%) of productive land.
- Ability to harvest during the rainy season which often brings higher prices due to unbalanced supply and demand conditions at local mills.
- Competition among those mills that compels them to pay good prices to a landowner. Wood outlets in this market including WestRock, Georgia Pacific (Hosford, Florida and Cedar Springs, Georgia), and Enviva for pulpwood along with Rex Lumber and Spanish Trail Lumber for chip-n-saw and sawtimber.

At a Glance:

Acreage:
636± acres

Asking Price:
\$1,995 per acre

Location:
Bay & Calhoun County, Florida

Special Attributes:

- 17 miles to Panama City
- Valuable Timber Resource
- Excellent Value
- Recreational Retreat

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Property Features *continued*

Fountain Timberlands doubles as a recreational tract made possible in part by having an important water source from Juniper Creek which borders the property for two miles. Surrounding the property on three sides are large landowners whose holdings also have a positive impact on wildlife populations and provide an added element of privacy. Hunting is just one of several outdoor pursuits someone can avail themselves of as the property's excellent road system lends itself to ATV and horseback riding.

While Fountain Timberlands is a special and private retreat, it's good to know that modern conveniences are readily available nearby as well some of the world's most famous beaches. Access is also excellent when traveling from areas beyond Panama City. I-10 is located only 23 miles to the north and the Northwest Florida Beaches International Airport (served by Delta, Southwest, and United Airlines) is just 31 miles away.

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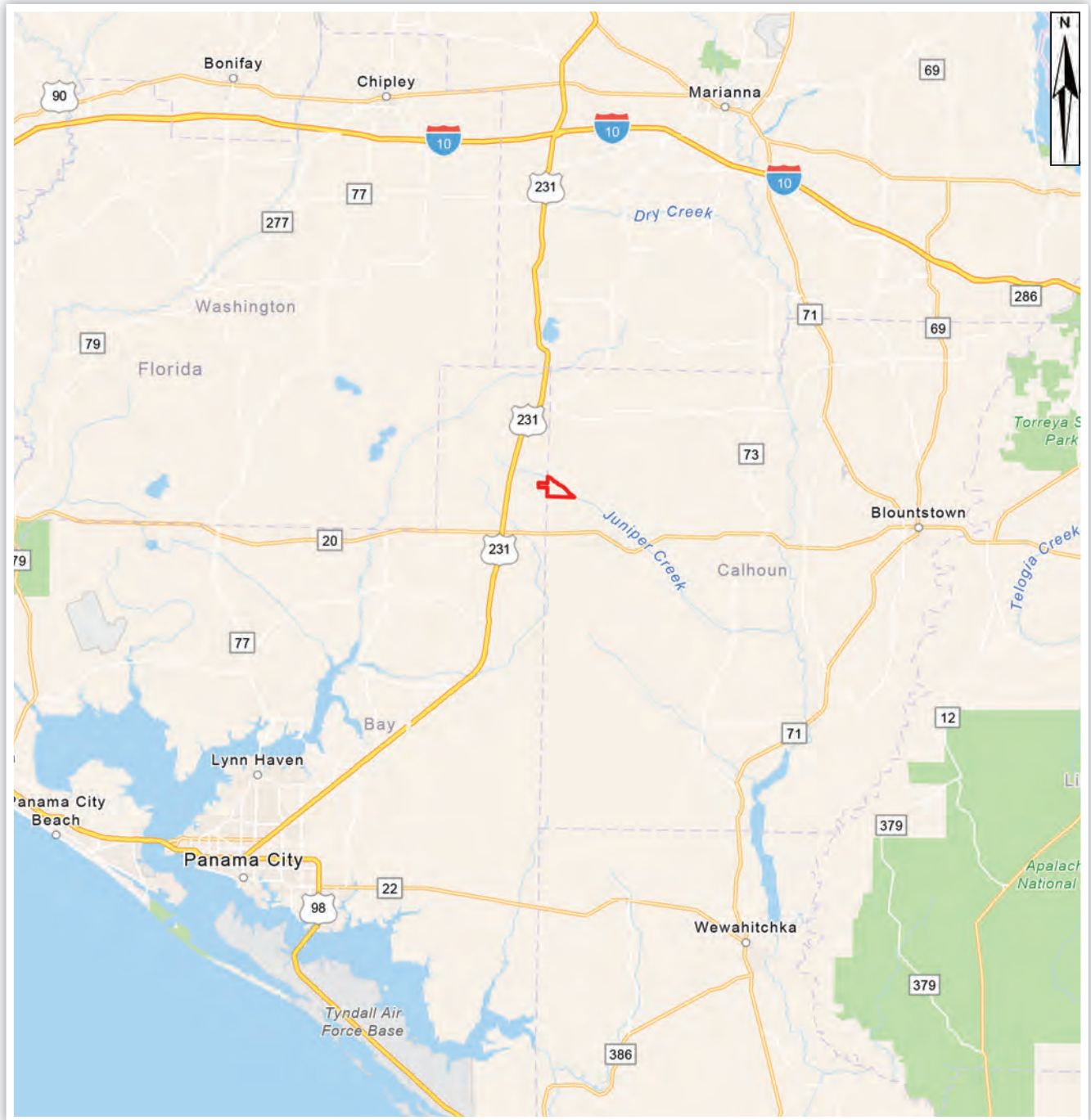
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Fountain Timberlands

Regional Map



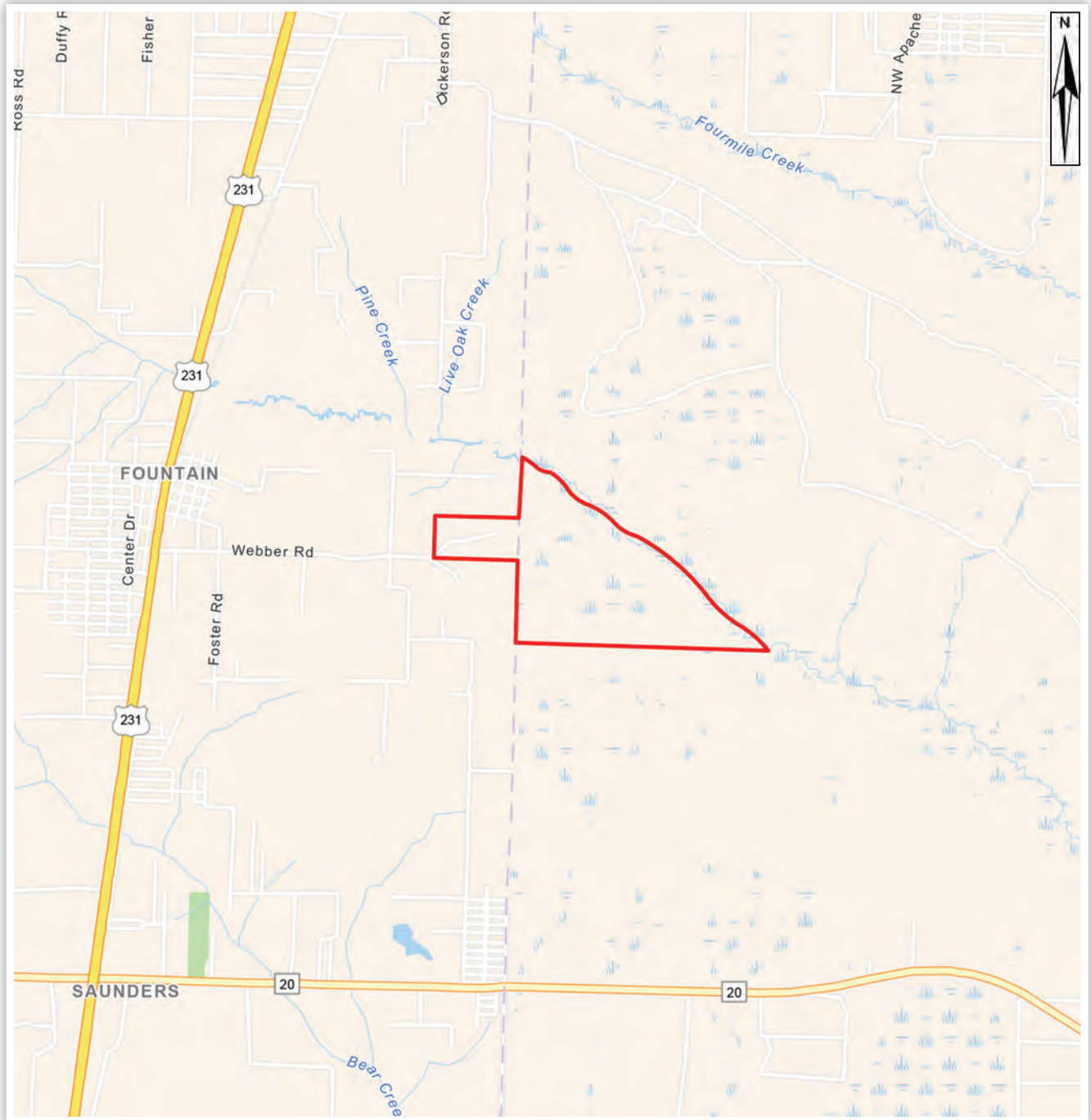
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Fountain Timberlands

Local Map



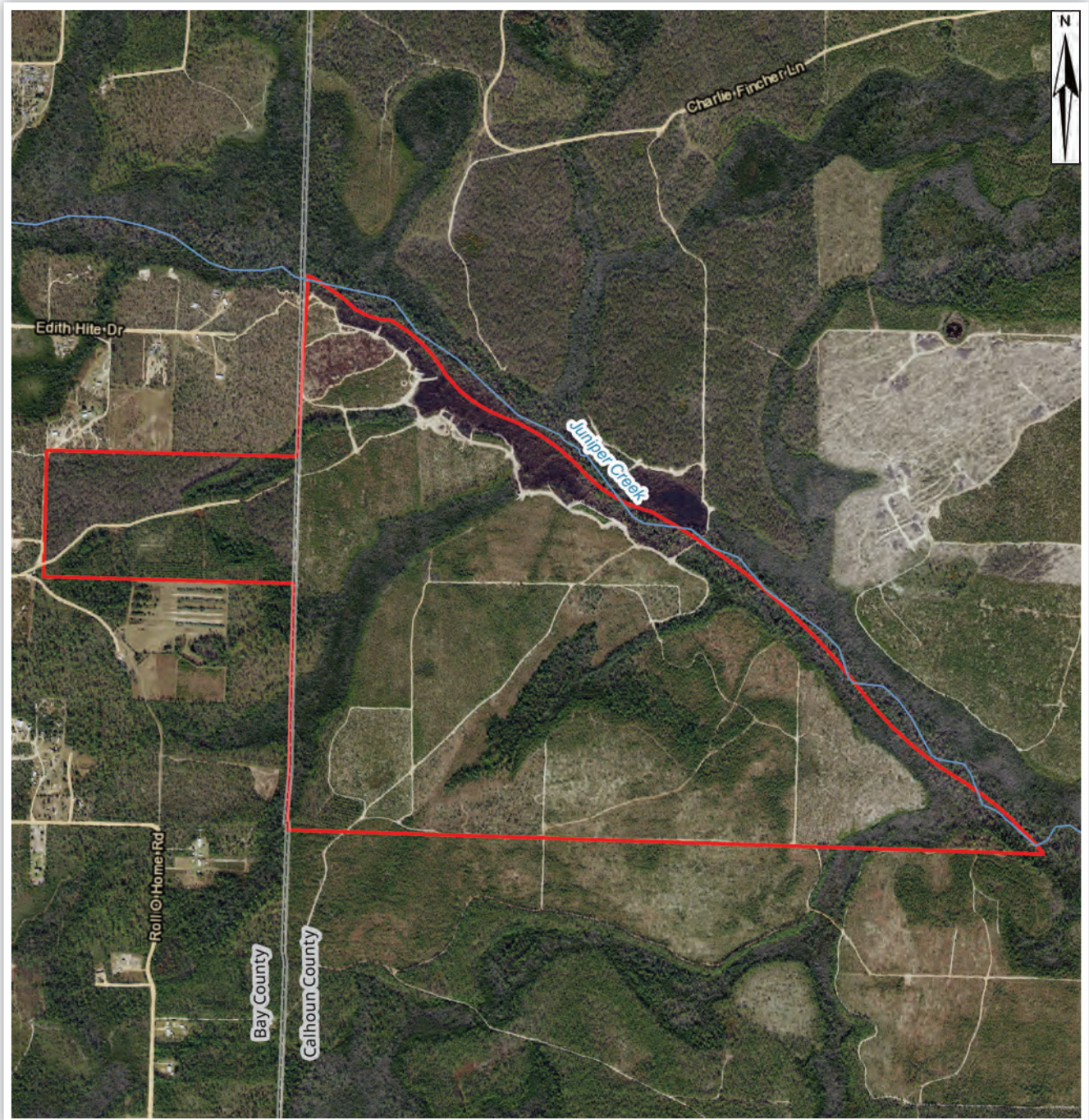
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Aerial Map



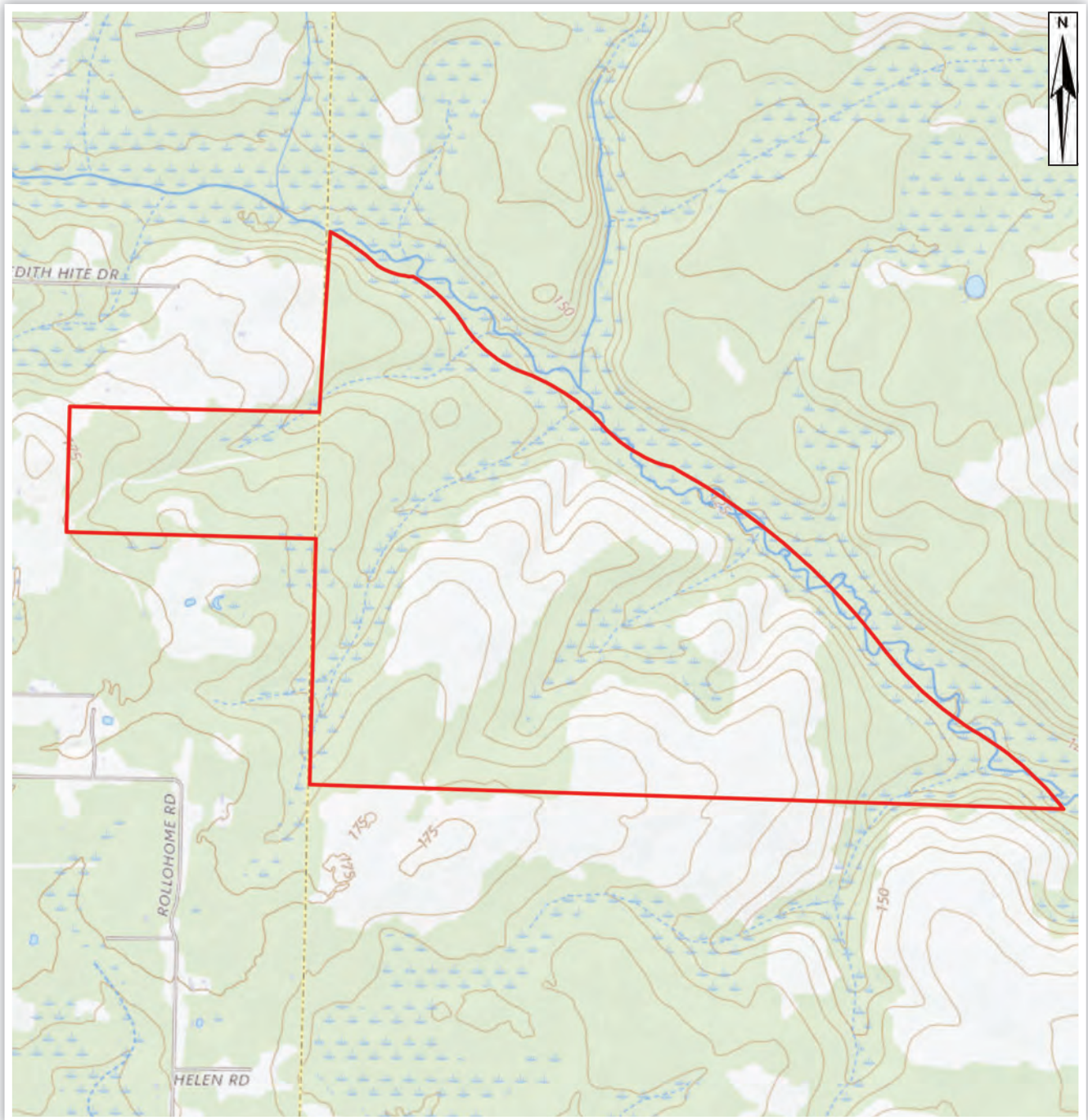
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Topo Map



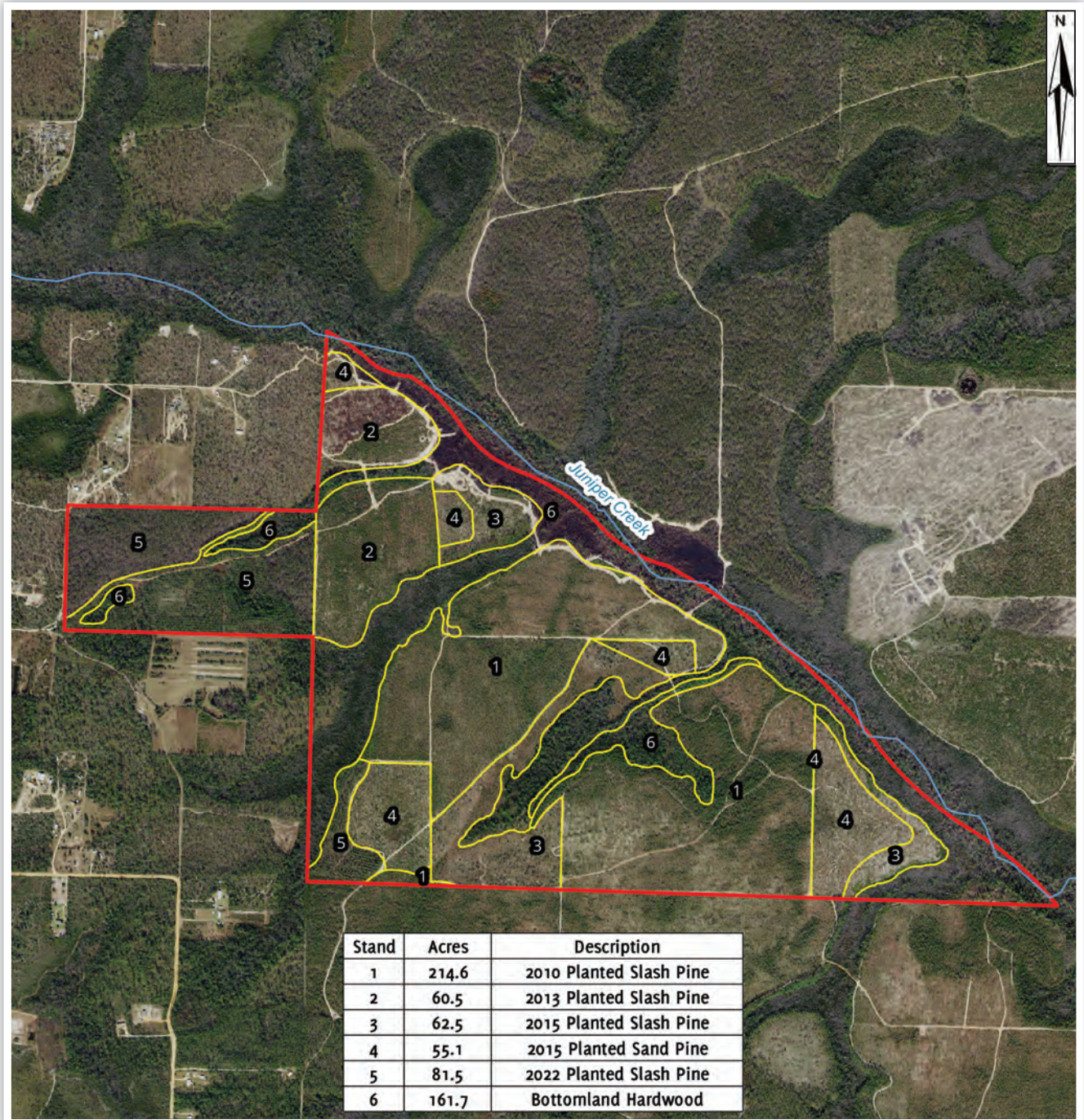
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Timber Map

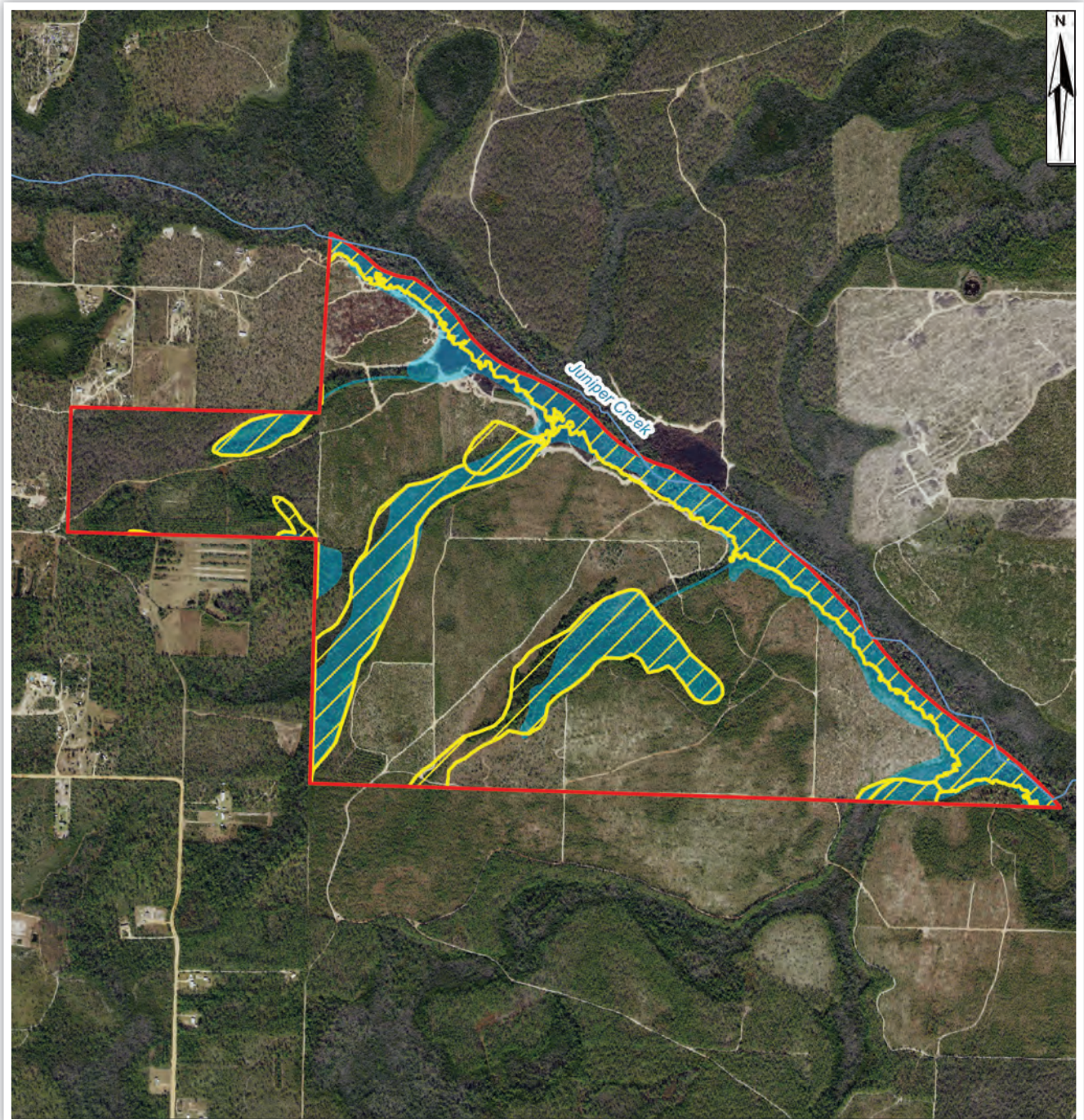


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Fountain Timberlands

Wetlands Map



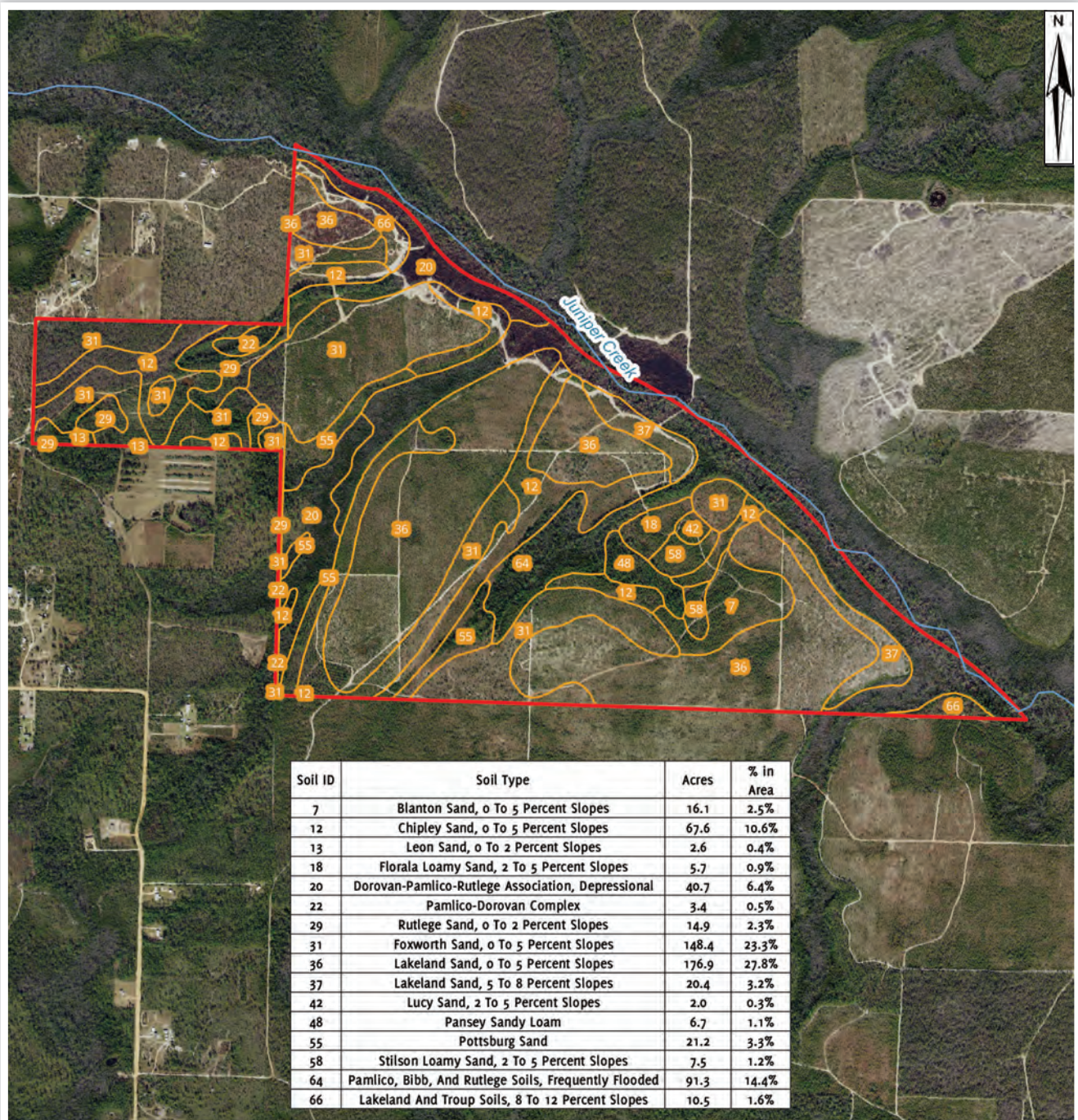
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Soils Map



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Photos



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