

# Compass Pines



## Overview

Taking its name from nearby beautiful Compass Lake, the 686-acre Compass Pines tract enjoys an excellent North Florida location only 25 minutes to the city limits of Panama City by way of four-lane U.S. Highway 231. In an era of rising real estate prices in Florida, Compass Pines offers an investor a compelling value. In addition, there is the opportunity for future revenue from timber harvesting and recreational outlets abound.

One of the most important features of Compass Pines is its neighbor - the State of Florida. A two-mile shared boundary with the State's 1,300-acre property that will be forever preserved enhances the privacy and desirability of Compass Pines. Compass Pines itself includes upland areas that consist predominately of 447 acres of slash pines planted in 2016. Mixing with the pines are mature hardwoods that flank an Econfina Creek tributary that snakes through the eastern side of the property before reaching the clear spring-fed waterway a short distance away. All this is accentuated by an attractive gently rolling topography coveted by many landowners.

Compass Pines is a great place to get away whether for an active lifestyle such as hunting, horseback riding, ATV riding, or simply unwinding. Regardless, this property offers privacy that belies its convenience to nearby modern amenities and some of the world's most famous beaches. Getting here from further reaches is also easy. The Northwest Florida Beaches International Airport (served by Delta, Southwest, and United Airlines) is only 42 miles away while Interstate 10 is just 14 miles to the north.

## At a Glance:

### *Acreage:*

686± acres

### *Asking Price:*

\$2,332 per acre

### *Location:*

Jackson County, Florida

### *Special Attributes:*

- Proximity to Panama City
- Value-Priced
- Borders State Lands
- Rolling topography
- Recreational Opportunities

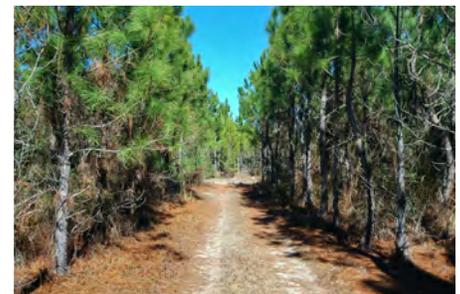
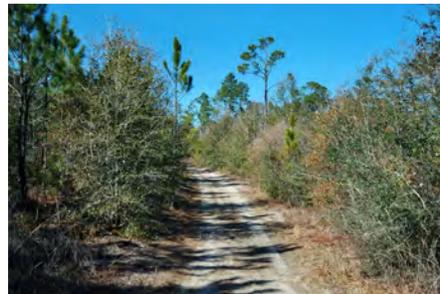
## **Arnie Rogers, Licensed Real Estate Broker**

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# Compass Pines

## Photos



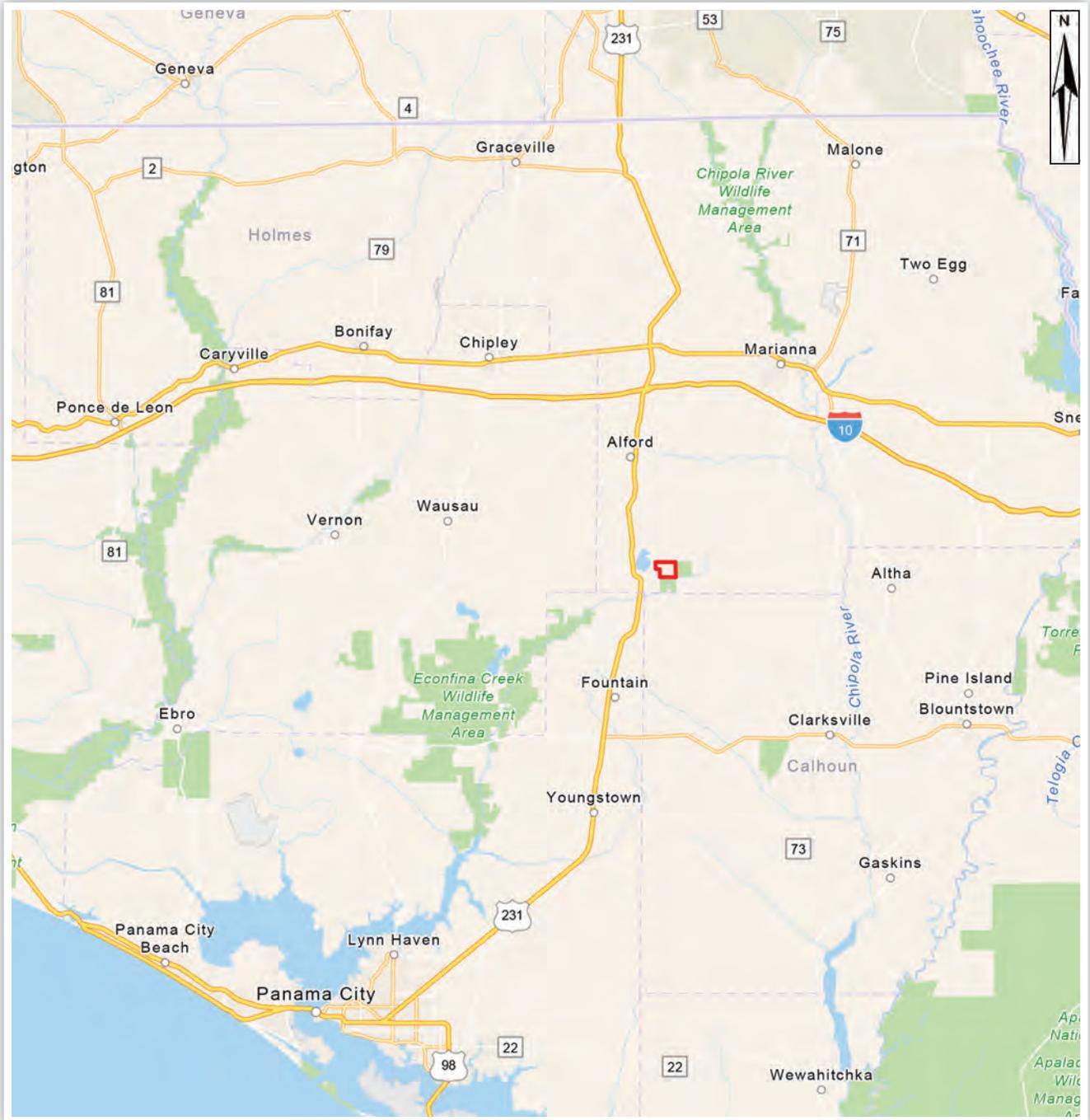
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## Location



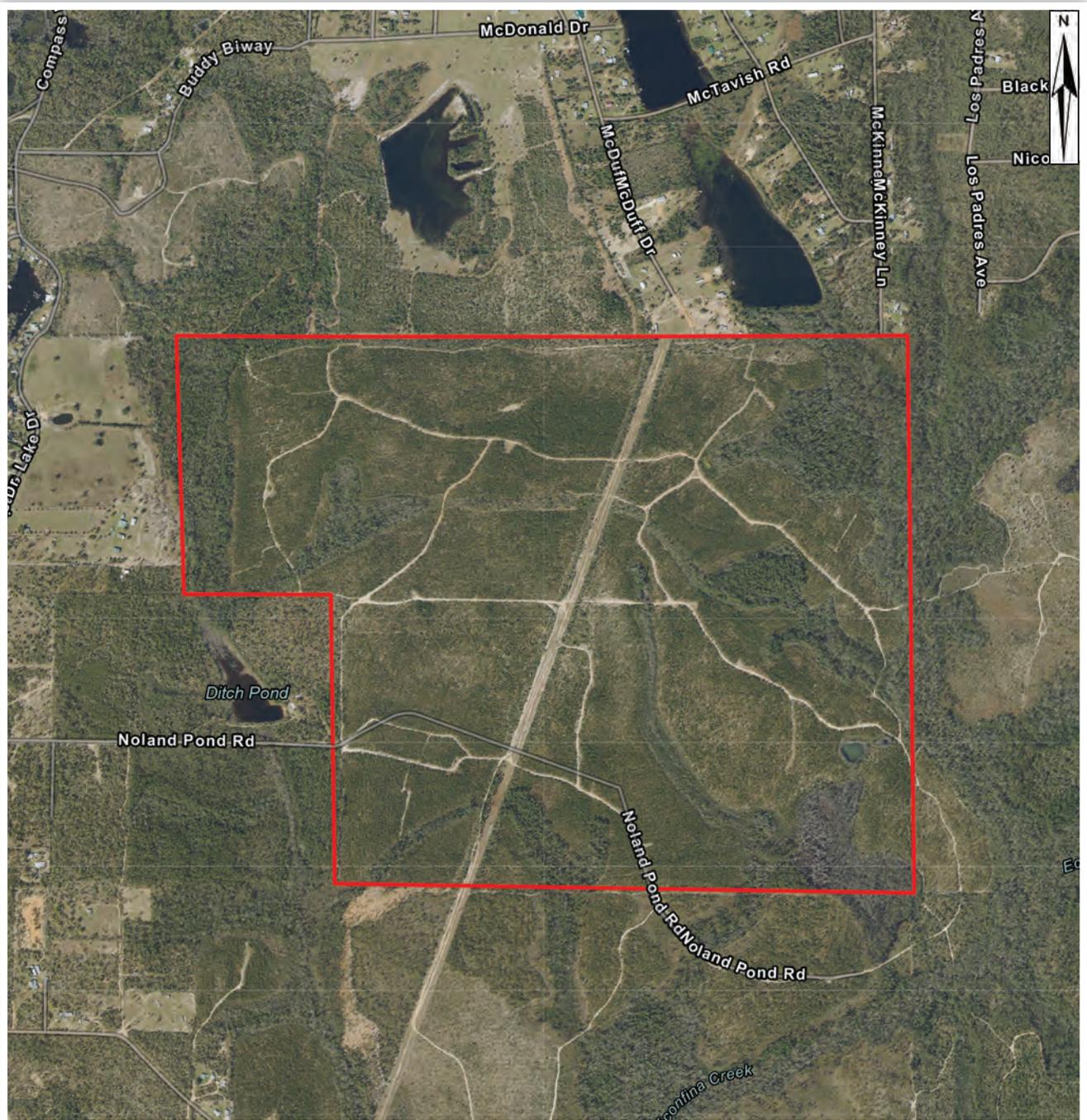
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## Aerial



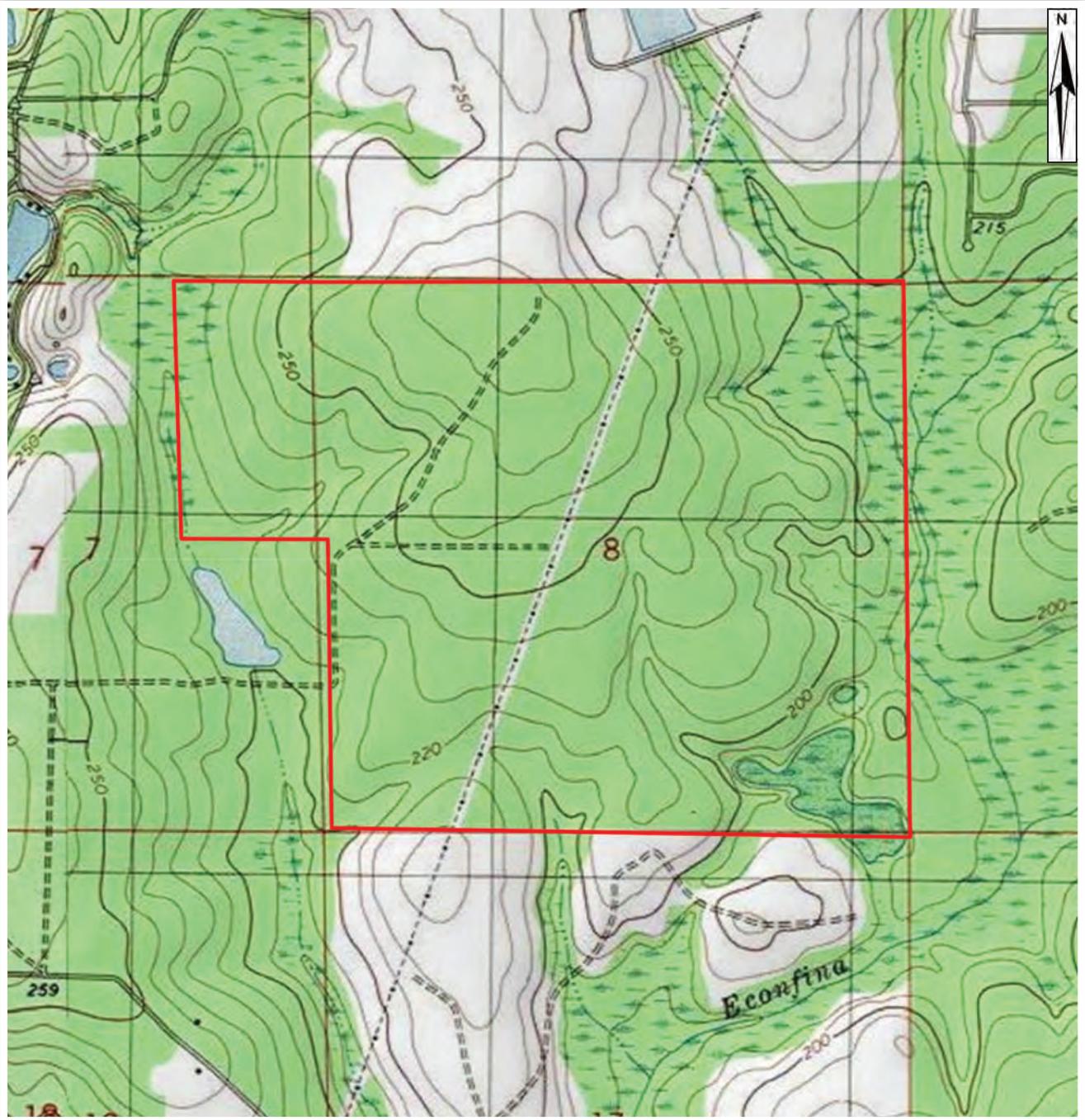
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Topo



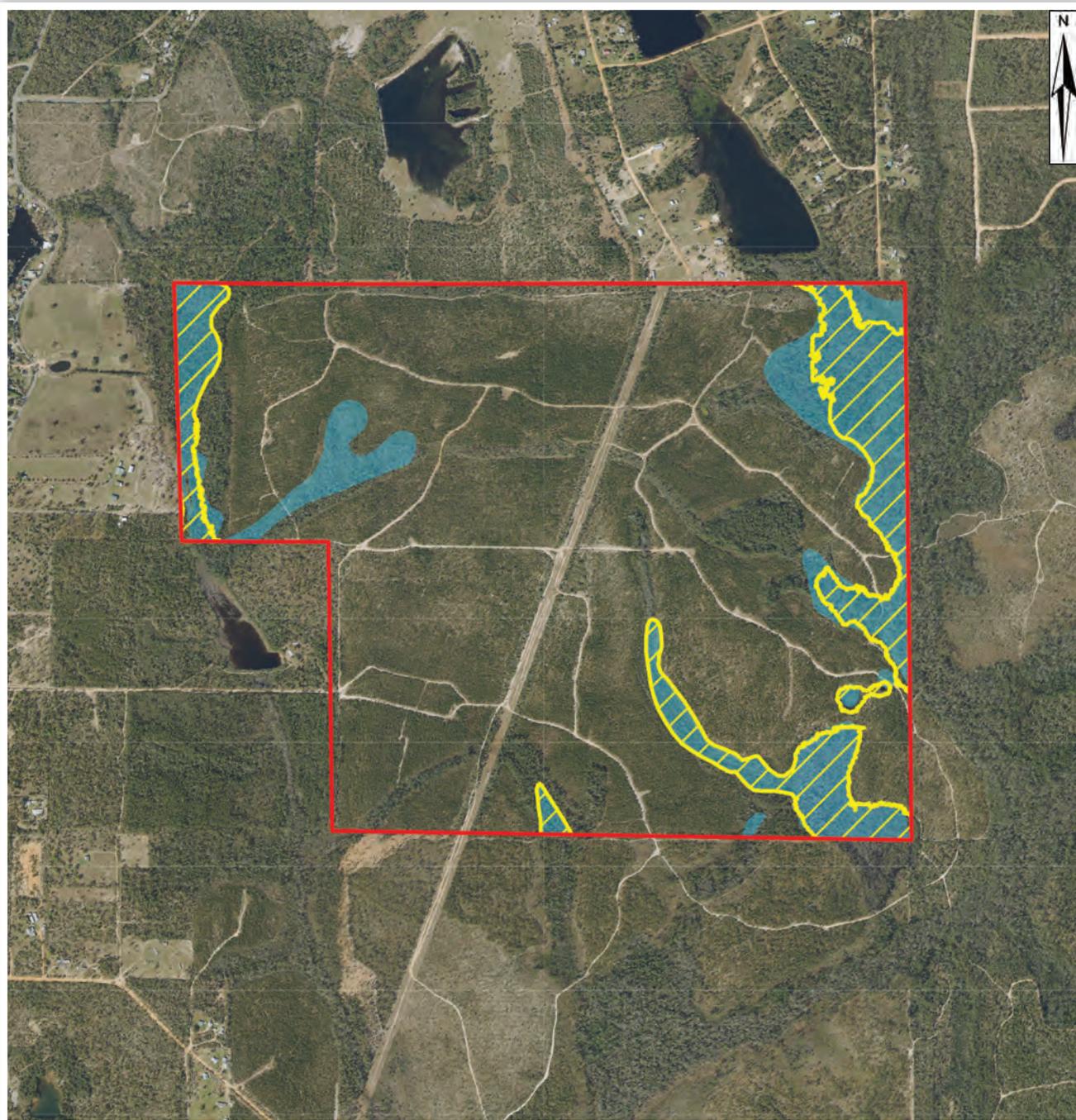
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## Wetlands



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