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5413 Hopetown Lane
Panama City Beach, FL 32408

LAND DESCRIPTION

NAME: CIRCLE P, PRESCOTT TRACT

SIZE: 325 ACRES SUBJECT TO A BOUNDARY SURVEY. WILL CONSIDER DIVIDING IT INTO TWO TRACTS HWY 27 SEPERATES THEM AS SHOWN ON ATTACHED MAPS. 166 ACRES ON THE WEST SIDE OF HWY 27 AT \$2950 PER ACRE WITH SUBSTANTIAL TIMBER VALUE. 159 ACRES ON THE EAST SIDE OF HWY 27 \$2450 PER ACRE

LOCATION: 30 MILES NORTH OF TALLAHASSEE FL. IN SOUTH DECATUR CO. GA,

PRICE: \$ 2500 PER SURVEYED ACRE TO BE ADJUSTED UP OR DOWN/ \$810,000 TOTAL

TOPOGRAPHY: GENTLY ROLLING

TERMS: CASH

PHYSICAL FEATURES: TIMBER STAND TYPE MAPS, CRUISE INFO TO BE FURNISHED UPON REQUEST

IMPROVEMENTS: NONE

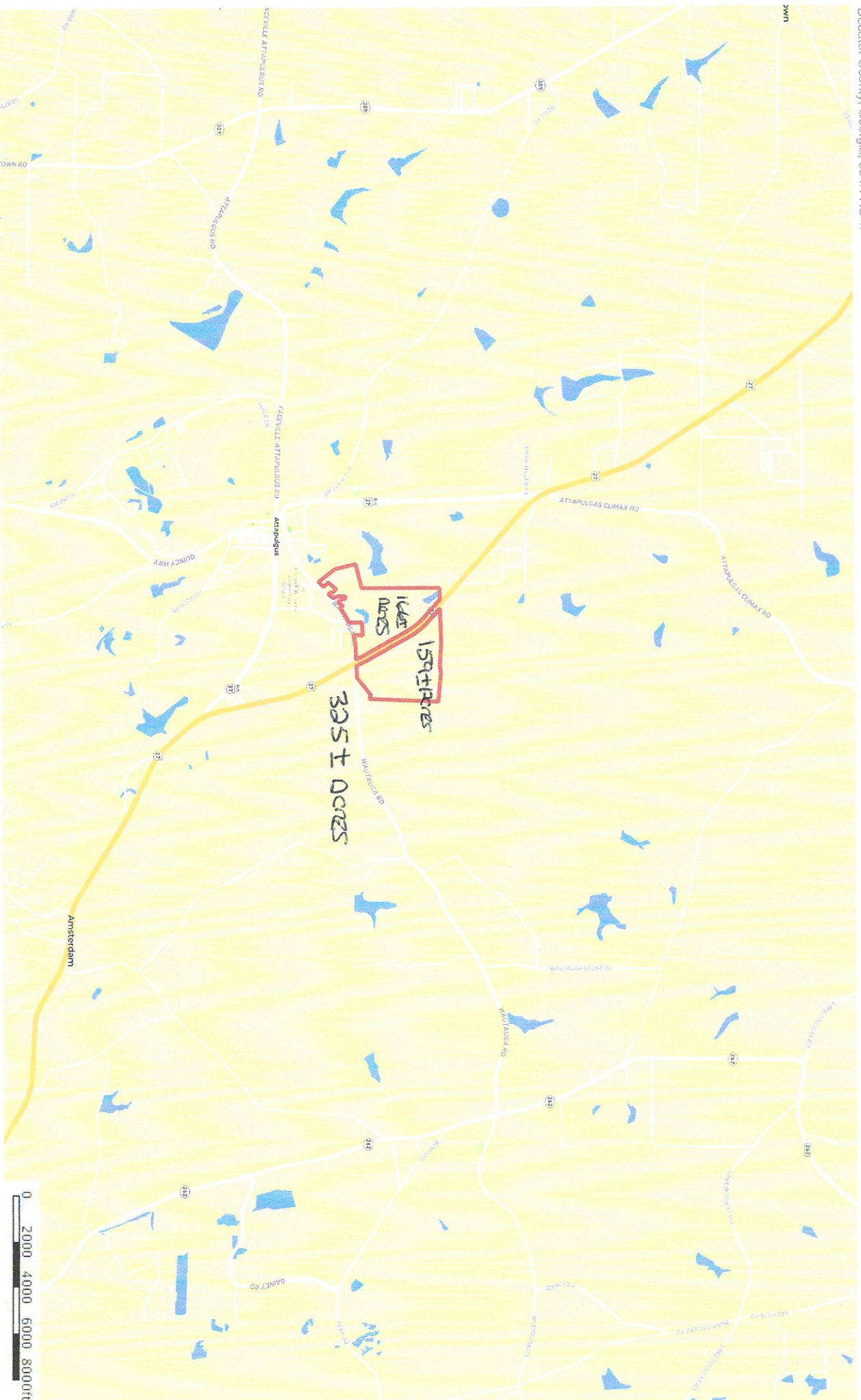
COMMENTS: GREAT RECREATIONAL TRACT WITH MANAGED GROWING PINE TIMBER, \$246,668 IN TIMBER VALUE. TWO PONDS WITH COLLAPSED DAMS THAT PROBABLY CAN BE RESTORED, GOOD HUNTING, PAVED ROAD FRONTAGE ON HWY 27 AND WATUGA RD

CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA., LANDDEALINFO@GMAIL.COM , 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 SELER OR SOUTHERN LAND CONNECTION INC. HAS 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

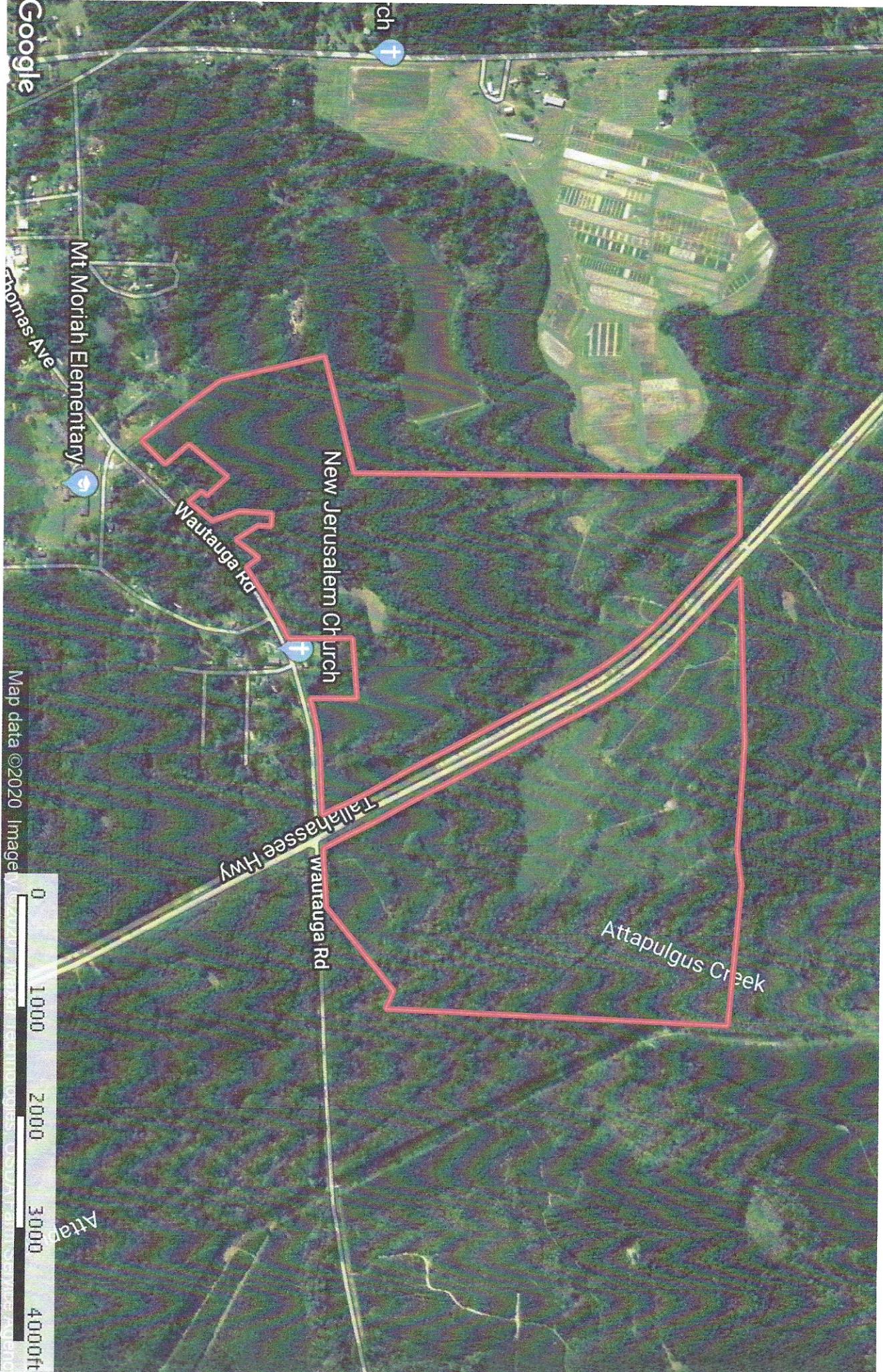
Licensed Real Estate Broker in Alabama • Georgia • Florida
Specializing in Farms, Timberland, Cattle & Recreational Tracts



Boundary

Ted Knight

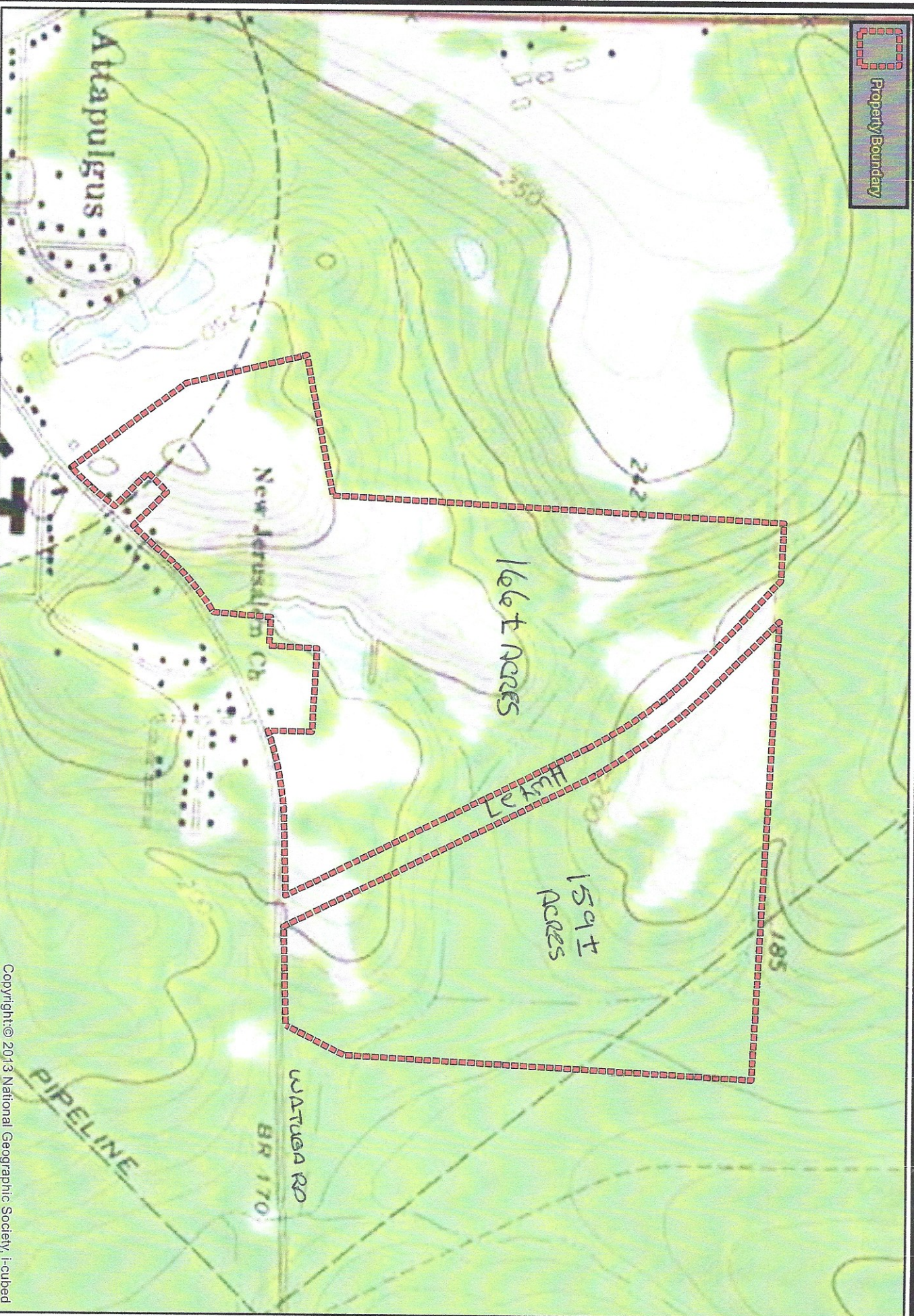
Prescott Property
Decatur County, Georgia, 324.1 AC +/-



Boundary

ed Knight

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1 inch = 833 feet

Circle P Farms

State:	GEORGIA
County:	DECATUR
Lot:	65, 66, 95, 96
District:	20

Topographic Map:
325 ± ~~208~~ GIS Acres



Date:	2/13/2019
Drawn By:	TR
Southern Forestry Consultants, Inc	

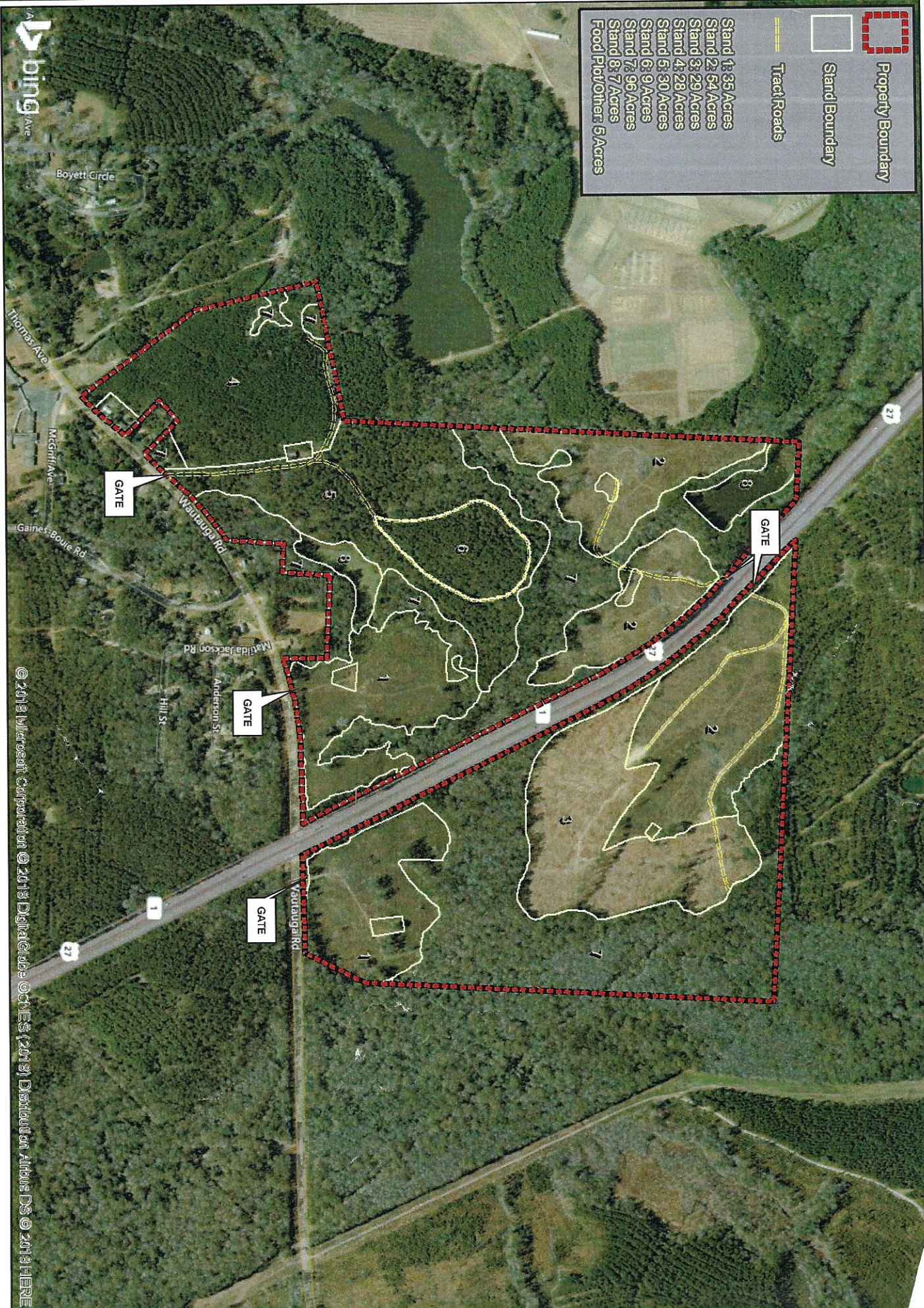
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Property Boundary

Stand Boundary

Tract/Roads

Stand 1: 35 Acres
Stand 2: 54 Acres
Stand 3: 29 Acres
Stand 4: 28 Acres
Stand 5: 30 Acres
Stand 6: 9 Acres
Stand 7: 96 Acres
Stand 8: 7 Acres
Food Plot/Other: 5 Acres



1 inch = 833 feet

Circle P Farms

State: GEORGIA
County: DECATUR
Lot: 65, 66, 95, 96
District: 20

Stand Map: 324± 999 GIS Acres

Date: 9/5/2018
Drawn By: TR
Southern Forestry Consultants, Inc

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