



Bay County 803

TBD Highway 231, Panama City, Florida 32404

Mark Wirick
850-545-6598
mark@saundersrealestate.com

Greg Driskell, ALC
386-867-2736
greg@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$3,900,000

Offering Summary

Acreage:	803 ± Acres
Price / Acre:	\$4,857
State:	Florida
City:	Panama City
County:	Bay
Property Type:	Timberland, Development, Hunting and Recreational

Property Overview

Discover a prime opportunity for development in Bay County, Florida.

Located just north of Panama City on U.S. Highway 231, the main artery connecting this burgeoning area of Florida's panhandle to Interstate 10, the Bay County 803 tract offers the investor a variety of options on over 800 acres of real estate.

Bordered on the south by Panama City Port Authority property and by Highway 231 and the Bay Line Railroad on the north, the tract also features easy access to existing utilities, including a main power transmission line, lending itself to an industrial use, with the appropriate zoning change.

With a mitigation bank to the east limiting incompatible development, this property is easily envisioned as a high-end, large lot residential subdivision that could retain its rural charm.

Currently used for timber production and wildlife-based recreation, the tract continues the area's history as a premier forestry region within the state and the existing stands of planted pines can provide an ongoing source of revenue. Whether you are looking for a site to develop now or an investor looking to purchase a fine timber and recreational property in the path of future progress, Bay County 803 is available to you.

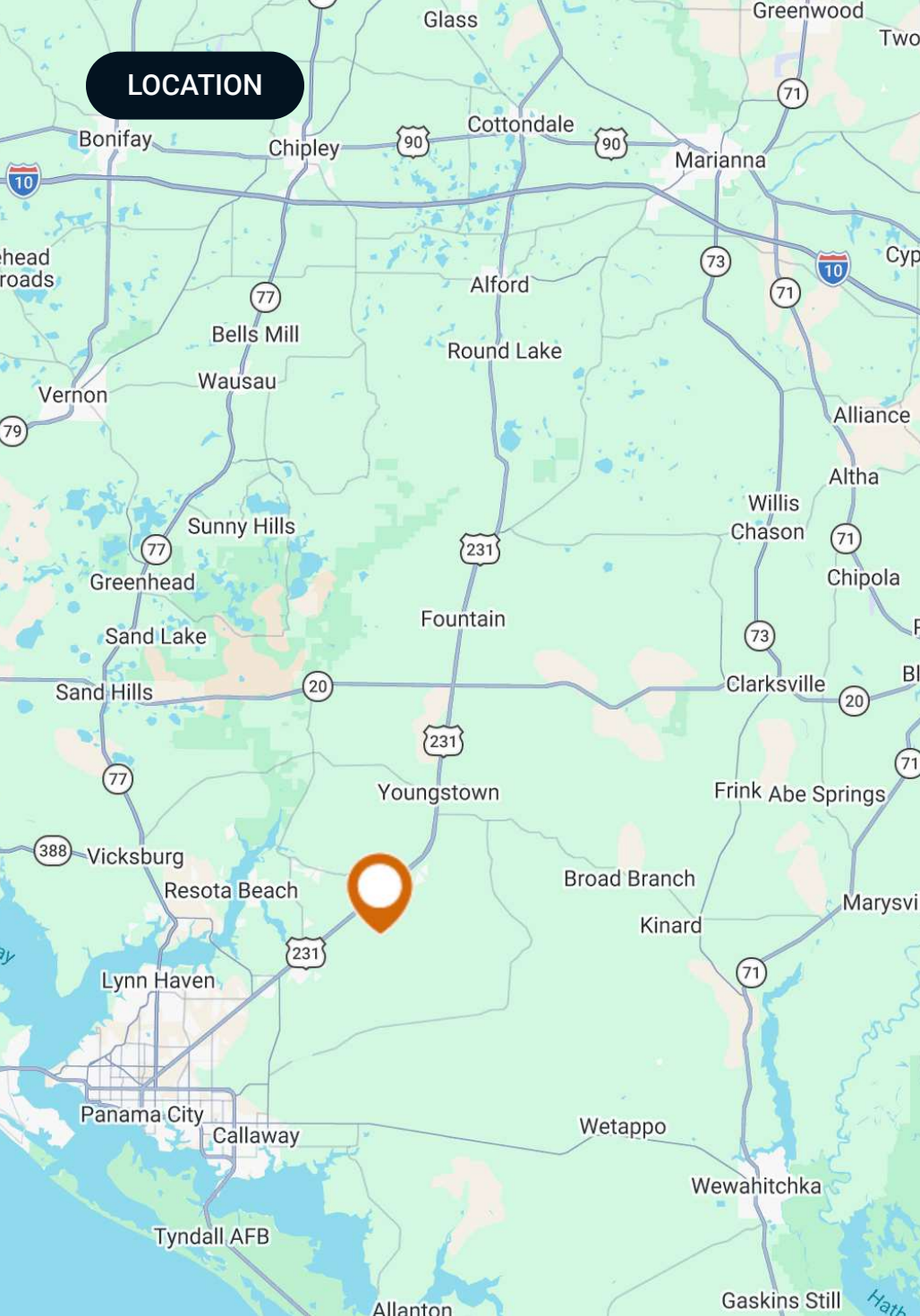
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	57% Uplands
Soil Types:	• Predominatly Rutlege • Leefield and Pelham
Taxes & Tax Year:	2025- \$1,716.16
Zoning / FLU:	AG-1, Agriculture
Road Frontage:	2,900' on Hwy 231
Nearest Point of Interest:	Panama City, FL- 12.8 miles
Current Use:	Timberland and Recreation
Potential Recreational / Alt Uses:	Hunting, Trail Riding
Land Cover:	Approximately half of the acreage is in various ages of planted pine with the remaining in hardwood/cypress drains.

LOCATION



Location & Driving Directions

Parcel: 03841-000-000 and 03861-000-000

GPS: 30.3015308445, -85.4822512895

Driving Directions:

- Drive 10.4 miles south on Hwy 231 from the intersection of Hwy 231 and Hwy 20
- The subject property is on the Southeast side of the road.

Showing Instructions:

Contact Listing agent.

BAY COUNTY 803 AERIAL



Bay County 803 Aerial

- County
- Polygon
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways



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BAY COUNTY 803 WETLANDS

Bay County 803 Wetlands : Wetlands NWI

- County
- Polygon
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways
- Bay County 803 Wetlands : Wetlands NWI: Palustrine
- Bay County 803 Wetlands : Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	137.51
PFO4/3C	Freshwater Forested/Shrub Wetland	127.88
PFO4/6C	Freshwater Forested/Shrub Wetland	55.03
PFO4/3A	Freshwater Forested/Shrub Wetland	7.76
PSS3/6C	Freshwater Forested/Shrub Wetland	6.29
PFO3/4C	Freshwater Forested/Shrub Wetland	5.32
PFO4C	Freshwater Forested/Shrub Wetland	3.97
PFO6C	Freshwater Forested/Shrub Wetland	1.69
R4SBC	Riverine	0.34
TOTAL UPLAND		457.67
TOTAL WETLAND		345.80
TOTAL		803.47



BAY COUNTY 803 SOILS

Bay County 803 Soils : Soils

- County
- Polygon
- County Roads
- Interstates
- State Roads
- Toll Roads
- Highways
- Bay County 803 Soils : Soils

MUID	COMPONENT NAME	ACRES
51	Rutlege	266.84
12	Leefield	182.84
33	Pelham	122.49
36	Alapaha	61.77
39	Pantego	56.03
15	Stilson	44.70
1	Albany	40.18
32	Plummer	28.62
TOTAL		803.47





Boundaries shown are
approximate only

AERIAL PHOTOS



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mark Wirick

Advisor

mark@saundersrealestate.com

Direct: **877-518-5263 x466** | Cell: **850-545-6598**

Professional Background

Mark Wirick is an Advisor at Saunders Real Estate.

Mark brings his clients over 35 years of forest industry experience in a variety of areas, ranging from timber cruising and estimation to tract procurement and silviculture consulting. The breadth of his involvement in the industry has allowed him to gain experience from, and share insight with, numerous landowners and property management teams across North Florida and South Georgia. His background as a small business owner in the realms of natural resource consulting, as well as product retail sales, has allowed Mark to gain valuable insight into financial management as both a buyer and as a seller.

As a 5th-generation Jefferson County, Floridian. Mark's roots run deep in North Florida. He was born, raised, and would go on to rear his own family in Monticello, Florida where he still resides with his wife, Brenda. Mark received his B.S. degree in Forest Management from the University of Florida in 1988 and is a current member of the Florida Forestry Association.

Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, however, as his free time is often enjoyed on the coastal waters of Florida's Big Bend in the pursuit of saltwater species of fish or drifting down the numerous pristine rivers the area has to offer. His deep love and appreciation for the outdoor experiences has provided clients with first-hand knowledge and insight into the intrinsic values that can be associated with investment properties.

Mark specializes in:

- Timberland
- Recreational Land
- Agricultural Land

Memberships

- Florida Forestry Association
- Natural Resource Planning Services

ADVISOR BIOGRAPHY



Greg Driskell, ALC

Senior Advisor

greg@saundersrealestate.com

Direct: **877-518-5263 x372** | Cell: **386-867-2736**

Professional Background

Greg Driskell, ALC is a Senior Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida, and is an Accredited Land Consultant (ALC) through the REALTORS® Land Institute (RLI). The ALC designation is earned by professionals who complete RLI's thorough education program and demonstrate a proven record of high-level land transactions, recognizing the most accomplished, the most experienced, and the highest performing land real estate experts across the country. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:

- Timberland
- Hunting and Recreational Land
- Farms and Cropland
- Conservation Easements

Education

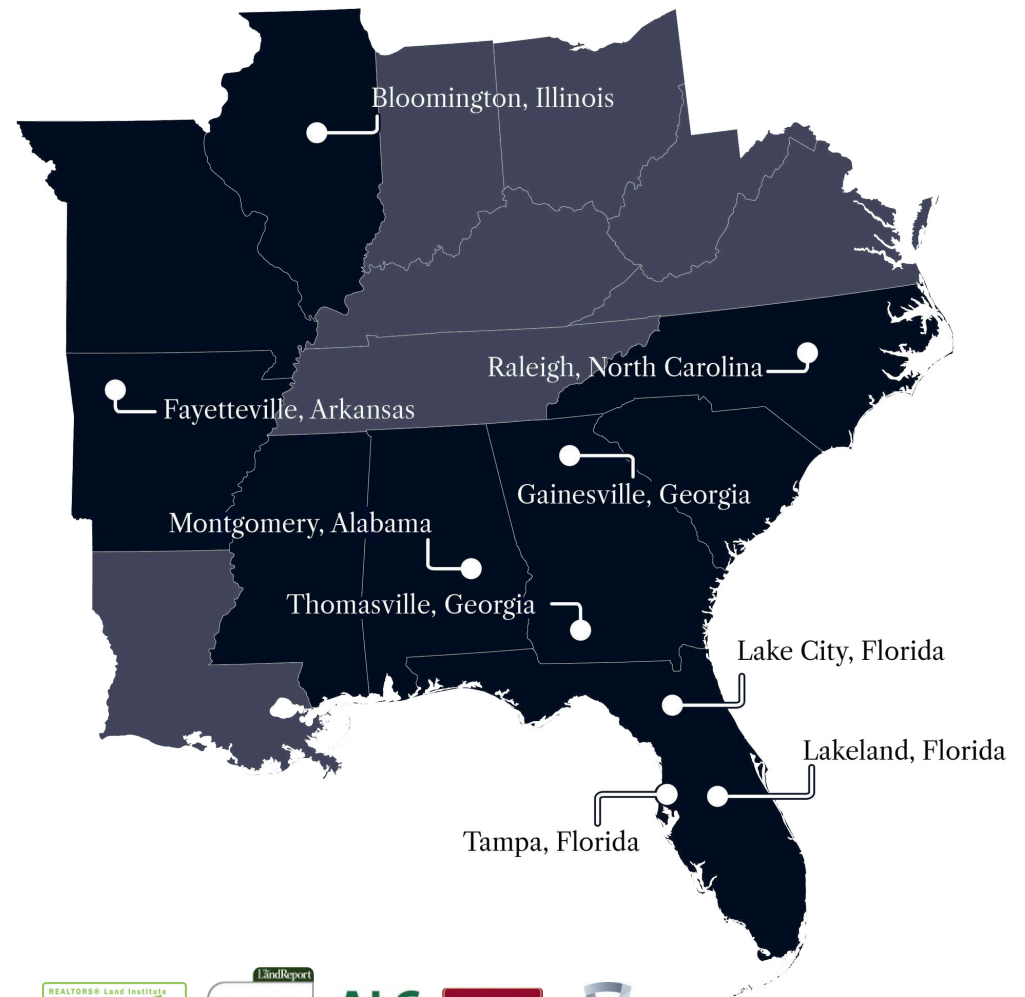
- Florida Forestry Association's "Forty Under Forty" Award in 2006



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