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Panama City Beach, FL 32408
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LAND DESCRIPTION

NAME: MILLER FARM/ORGANIC APPROVED

SIZE: 210 PLUS OR MINUS ACRES WITH PIVOT IRRIGATION

LOCATION: 3 MILES NORTHEAST OF MALONE FL., JACKSON CO. ON KLONDIKE RD

PRICE: \$1,419,000

TOPOGRAPHY: LEVEL TO GENTLY ROLLING

TERMS: CASH

PHYSICAL FEATURES: PERIMETER FENCED, 107 ACRES OF IRRIGATED LAND. 3 PLUS OR MINUS ACRE STOCKED FISHPOND, 12 PLUS OR MINUS ACRE WET WEATHER POND, 10 PLUS OR MINUS ACRE LIVE OAK GROVE, 60 PLUS OR MINUS ACRES OF OPEN FARMLAND. THE FARM HAS BEEN CERTIFIED ORGANIC FOR FARMING.

IMPROVEMENTS: ONE FOUR INCH WATER WELL, ONE SEPTIC TANK. ONE 30X40 WOOD BUILDING WITH CONCRETE FLOOR, 2 BATHROOMS. ONE 30X40 WOOD BUILDING WITH CONCRETE FLOOR. ONE OPEN 36X40 OPEN BUILDING WITH DIRT FLOOR. TWO EIGHT INCH WELLS WITH 32 HP SUBMERSIBLE PUMPS, 65 ACRE VALLEY PIVOT, 24 ACRE VALLEY PIVOT, 18 ACRE VALLEY PIVOT, ELECTRIC POWERED USING TWO ELECTRIC CONVERTORS. HAS FLIGHT PENS FOR QUAIL, DUCKS.

BROKER COMMENTS: PROPERTY HAS BEEN FARMED FOR SWEET CORN, OTHER CROPS IN THE PAST FEW YEARS UNDER STANDARDS FOR A ORGANIC OPERATION. THE PRESENT OWNER HAS ALSO OPERATED COMMERCIAL HUNTS FOR DUCKS AND QUAIL FOR THE PAST 2 YEARS. THE OWNER WOULD LIKE TO LEASE THE FARM BACK FOR UP TO 5 YEARS. CONTINUE WITH BOTH FARMING AND HUNTING WITH LEASE AMOUNT NEGOTIATED WITH NEW OWNER,

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

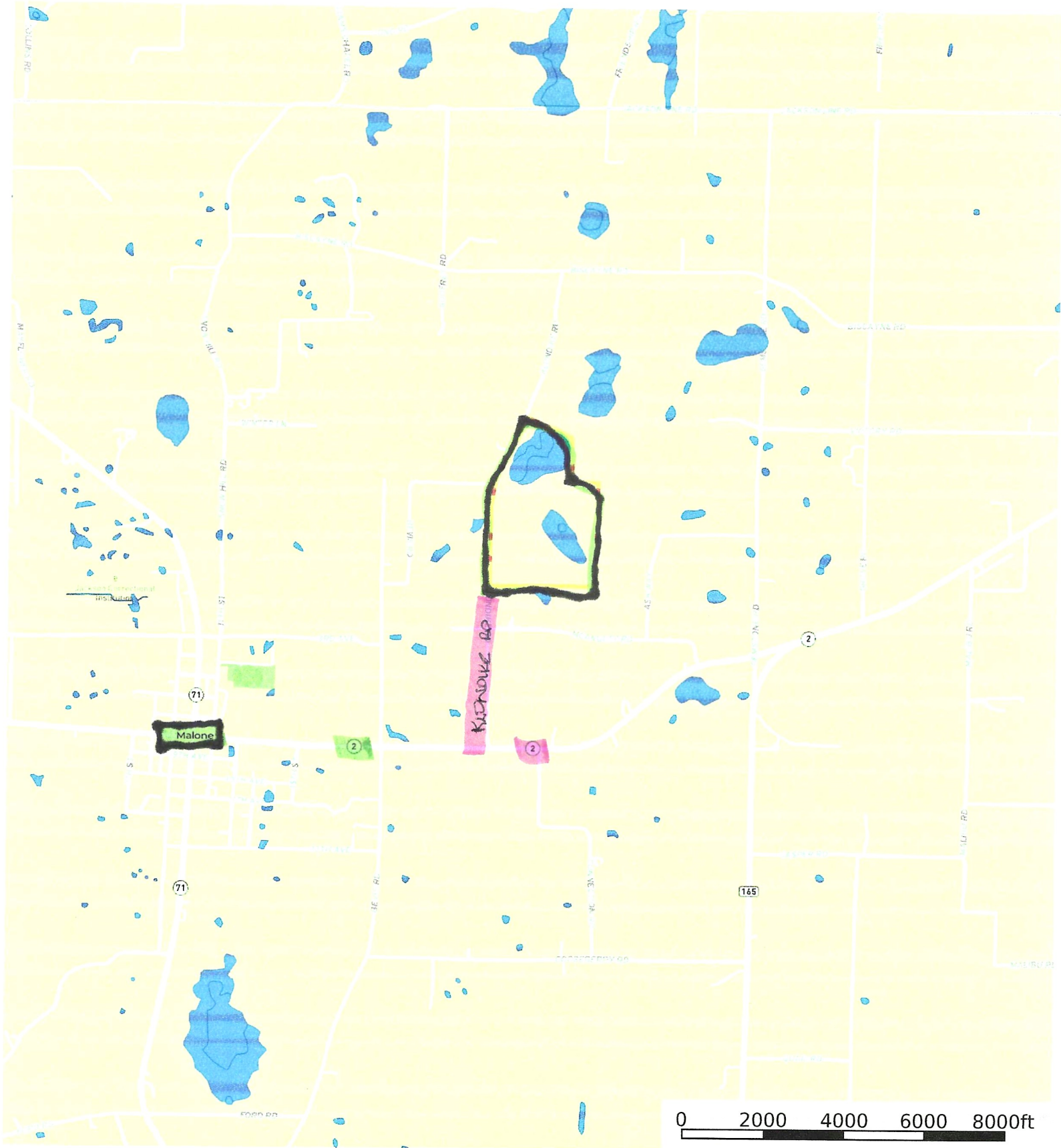
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Broker 30 Years Experience

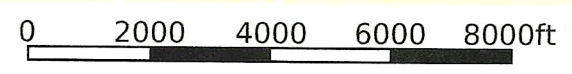
Licensed Real Estate Broker in Alabama • Georgia • Florida
Specializing in Farms, Timberland, Cattle & Recreational Tracts

Michael Miller Location

Jackson County, Florida, 210 AC +/-



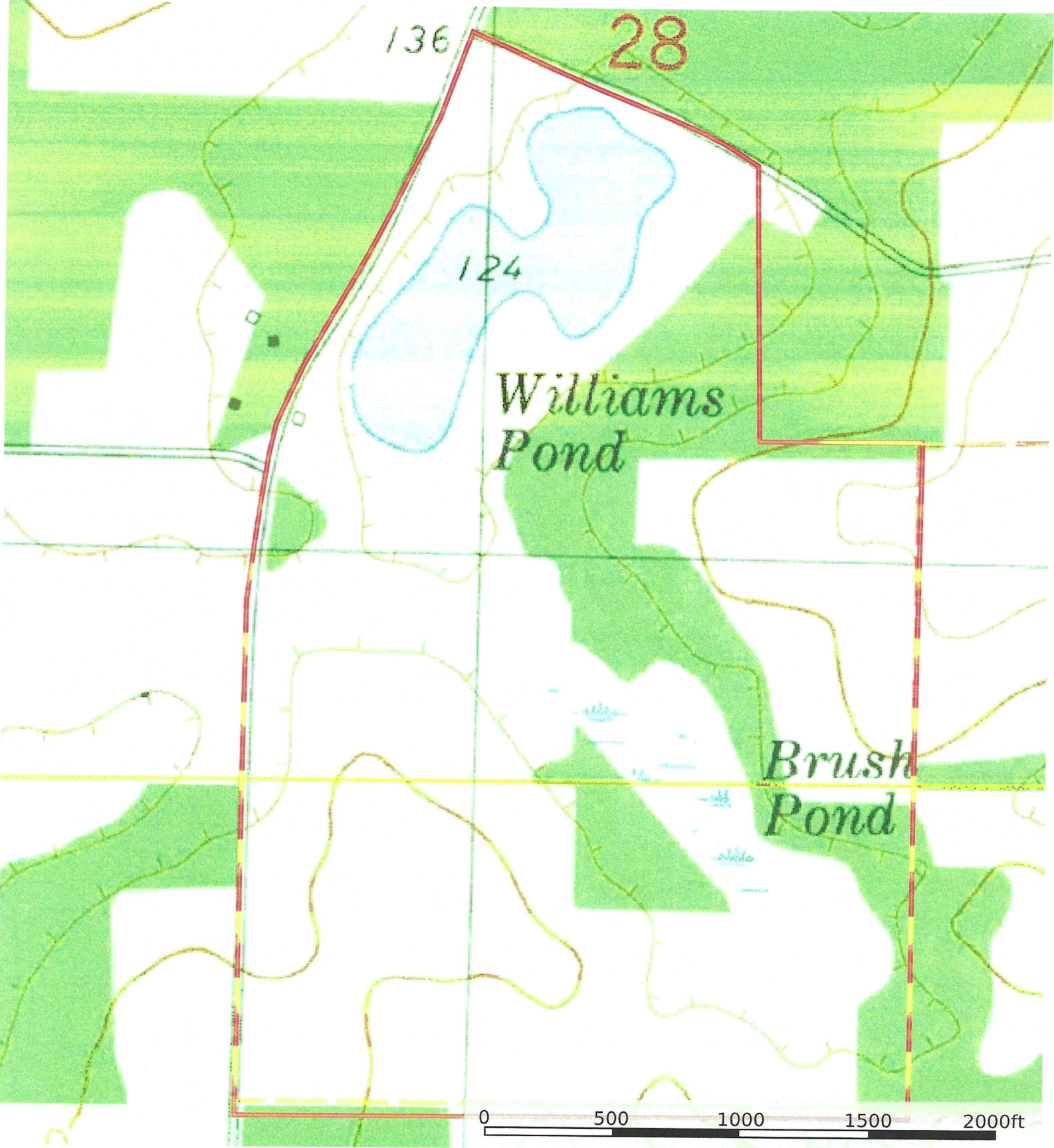
- Boundary
- Wetlands
- Riparian



Michael Miller Wetlands
Jackson County, Florida, 210 AC +/-



-  Boundary
-  Wetlands
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 Boundary

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 Boundary

Boundary 209.31 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
2	Albany sand, 0 to 5 percent slopes	59.94	28.64	0	20	3w
8	Bonifay sand, 0 to 5 percent slopes	58.95	28.16	0	40	3s
51	Plummer sand	33.1	15.81	0	29	4w
30	Fuquay coarse sand, 0 to 5 percent slopes	28.94	13.83	0	39	2s
99	Water	16.77	8.01	0	-	-
57	Tifton loamy sand, 2 to 5 percent slopes	10.04	4.8	0	65	2e
17	Dothan loamy sand, 2 to 5 percent slopes	1.57	0.75	0	61	2e
TOTALS		209.31(*)	100%	-	30.55	2.96

(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

(s) soil limitations within the rooting zone (w) excess of water

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