

Seven  Hills
AUCTIONS

Selling in Association with
 SAUNDERS
LAND



796[±]
AC

***BROKER
COMPENSATION
AVAILABLE!***

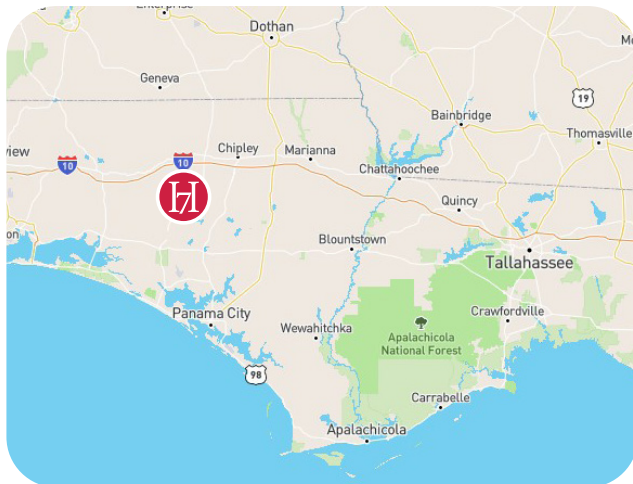
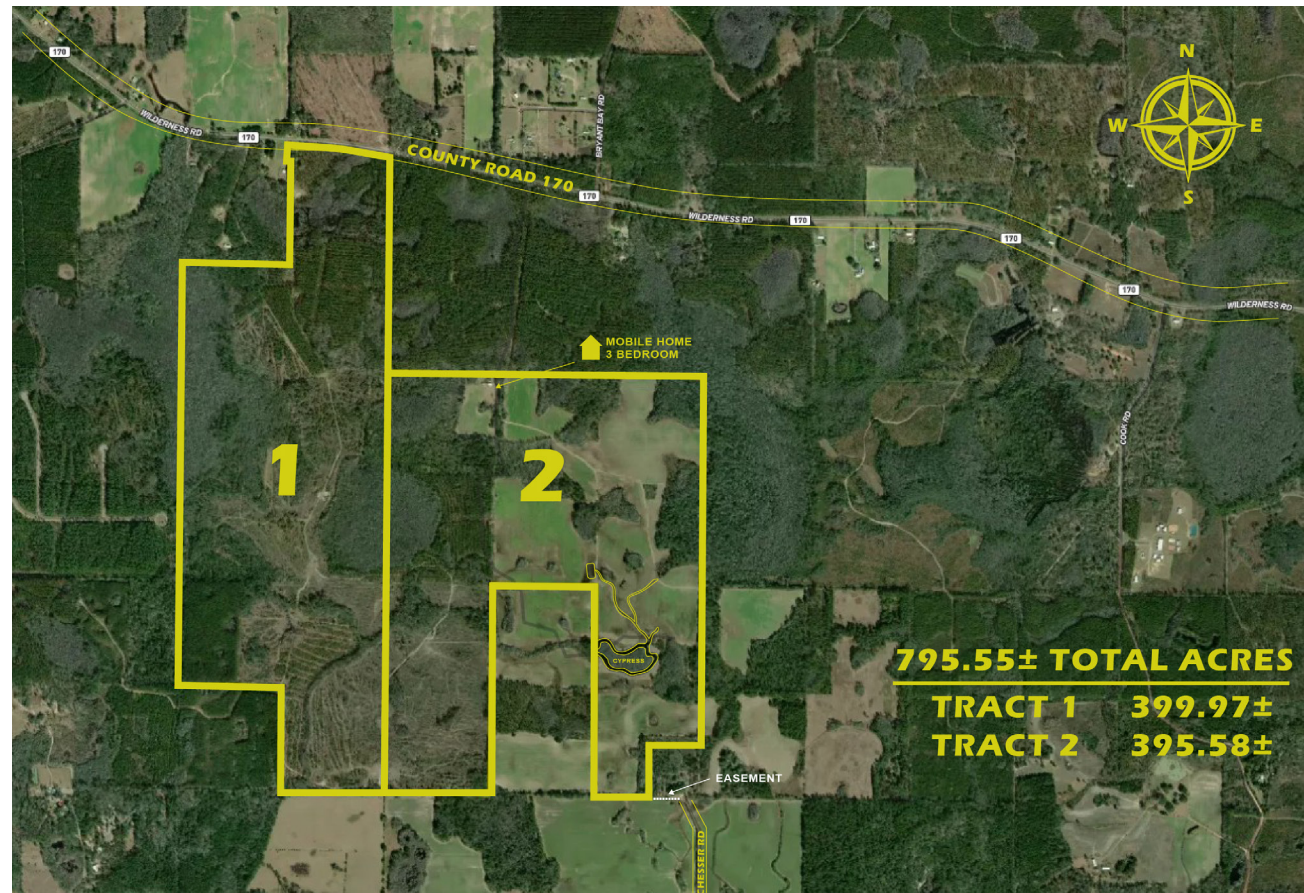
LAND AUCTION
PREMIER FARM & TIMBERLAND
ONLINE BIDDING ENDS OCTOBER 28

800-742-9165
7HAUCTIONS.COM

 **WASHINGTON COUNTY, FL**

PREMIER FARM & TIMBERLAND AUCTION

Seven Hills Auctions in association with Saunders Land have been commissioned to sell an exceptional property in North Florida. This exceptional 796± acre property in Vernon, Florida combines 150± acres of productive cropland with 384± acres of timber and 263± acres of forested wetlands, offering immediate income potential and long-term investment value. Strategically located just 39 miles from Northwest Florida Beaches International Airport in one of Florida's fastest-growing regions, the property features 1,300± feet of paved road frontage and excellent development potential with 67% uplands. The auction will offer maximum flexibility with two separate tracts (399.97± and 395.58± acres) - bid on individual parcels or compete for the entire portfolio. With Washington County's proposed world-class golf course development nearby, this represents a rare opportunity to acquire substantial Panhandle acreage in a prime growth corridor.



Address: S/S of Wilderness Rd
Vernon, Florida 32462

County: Washington

Tax ID: 00000000-00-5650-0001;
00000000-00-5659-0000;
00000000-00-4660-0000

Tract 1: 399.97 ± Acres

Tract 2: 395.58 ± Acres

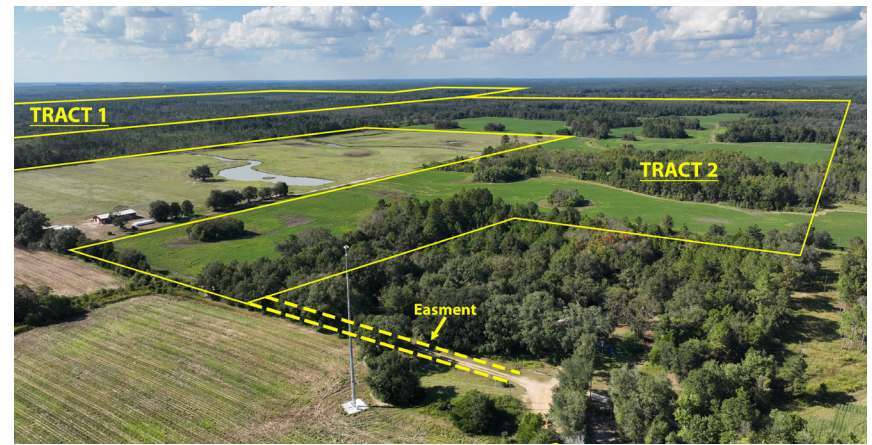
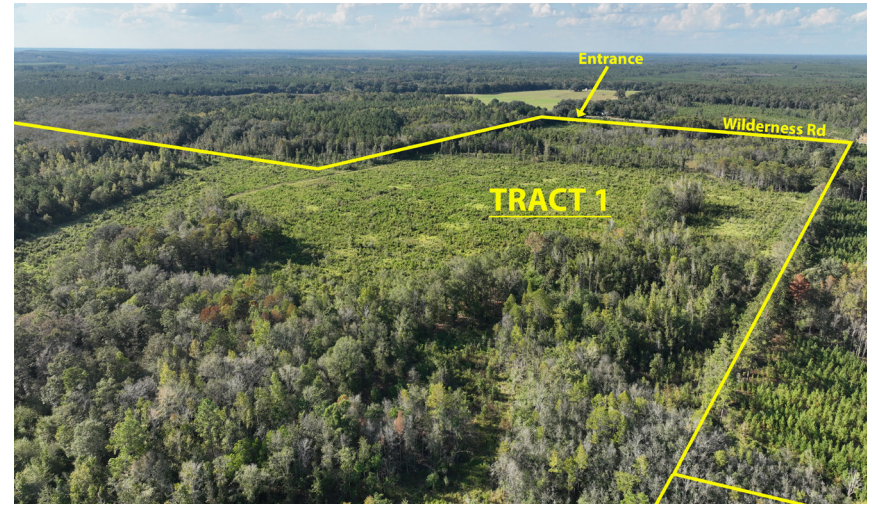
Lat/Lon: 30.63711, -85.77884

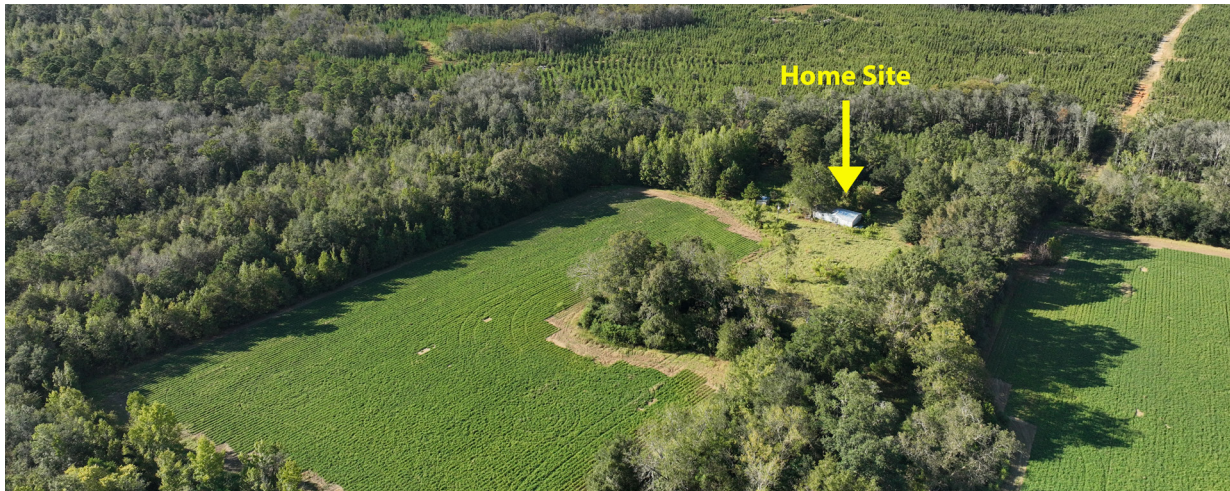
Bed/Bath: 3/2

Year Built: 1985

Square Feet: 1,248

*An in-depth Property Information Package
is available at 7Hauctions.com*





ONLINE BIDDING ENDS:
October 28th, 2PM (EDT)

This auction is subject to an extended bidding period, please see terms for details.

AUCTION TERMS:
10% Buyer's Premium

Review full terms & conditions for this auction at www.7Hauctions.com



BROKERS:
Commission Available

Agents must submit a Broker Registration Form found at www.7Hauctions.com



BUDDY LEE
Seven Hills Auctions
229-873-4211



BRYANT PEACE
Saunders Land
229-726-9088

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AU4335, BK3266710