

WASHINGTON COUNTY, FL

Farm & Timberland Tractbid Auction

**796± ACRES
OFFERED DIVIDED
OR AS A WHOLE**

**BIDDING ENDS
OCTOBER 28TH
2PM (EDT)**

**7HAUCTIONS.COM
800.742.9165**

**Seven  Hills
AUCTIONS**

Selling in Association with
**SAUNDERS
LAND**



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CONTACT INFORMATION



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BRYANT PEACE
Saunders Land
Bryant@SaundersRealEstate.com
229.726.9088 (M)
877.518.5263 x374 (O)

Dear Prospective Bidders,

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.

The information contained in this package has been prepared to assist you in your pre-auction due diligence. Please review this information carefully before bidding. We certainly appreciate your interest in this auction. It's our goal to make the auction process simple and easy for you. Should you have any questions, please do not hesitate to contact us at 800.742.9165. Our staff of auction professionals are ready to answer any questions you may have.

Good luck!

Sincerely,

A handwritten signature in blue ink, appearing to read "Buddy Lee".

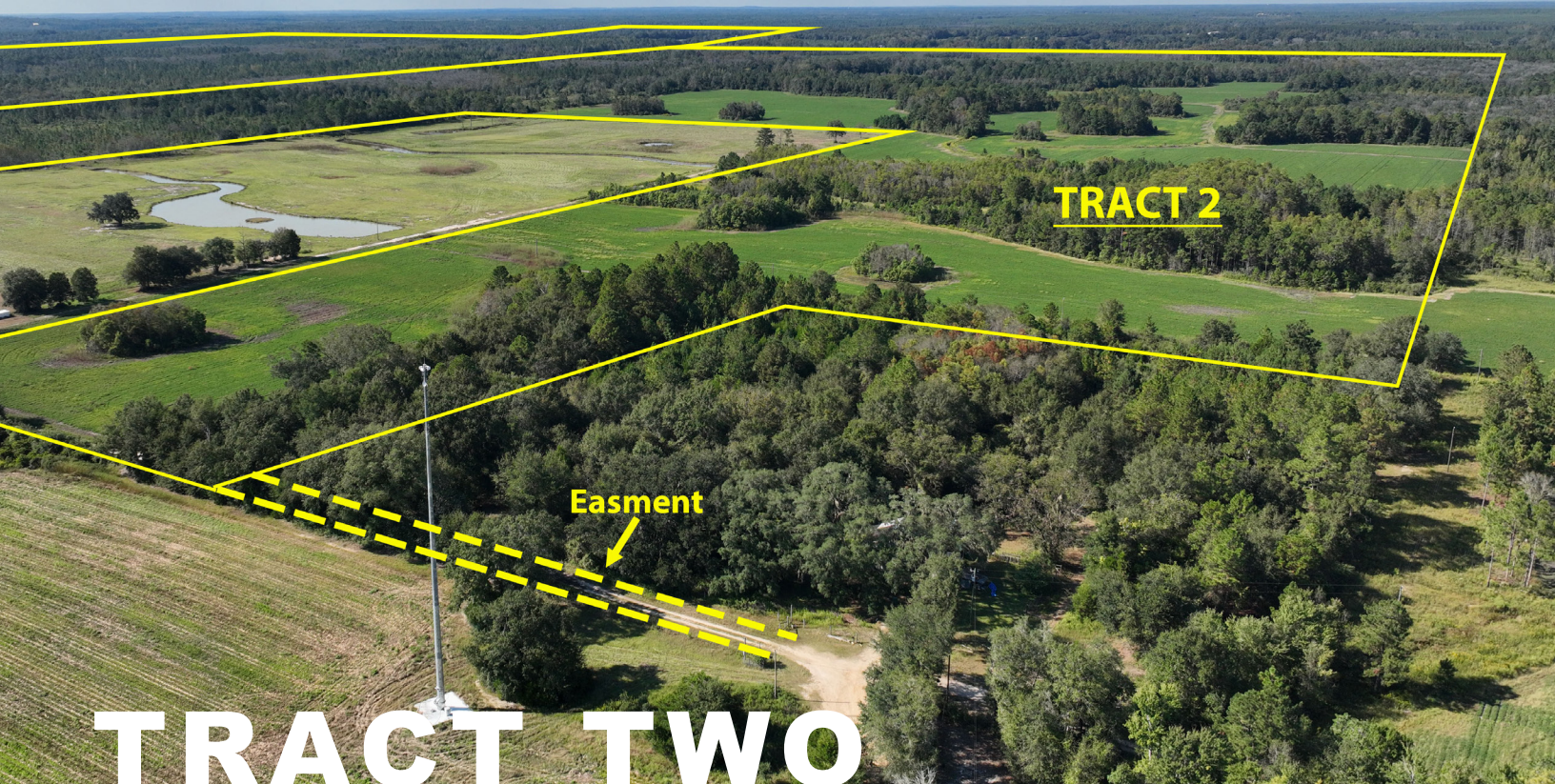
Buddy Lee, CAI

DISCLAIMER

All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.



Property Type:	Timberland
Seller Type:	Private Equity Group
Address:	S/S of Wilderness Rd Vernon, Florida 32462
County:	Washington
Lat/Lon:	30.65, -85.79022
Total Land Area:	399.97± Acres
Improvements:	Vacant Land - No Improvements
Parcel Identification:	00000000-00-5650-0001; 00000000-00-5659-0000
Auction Format:	TractBID Auction - Conducted at 7Hauctions.com <i>Bidders may elect to bid on the tracts individually or the property in its entirety.</i>
Broker Compensation:	Available - Review Terms & Conditions for complete details.



Property Type: Agricultural / Timberland / Mobile Home

Seller Type: Private Equity Group

Address: End of Chesser Rd
Vernon, Florida 32462

County: Washington

Lat/Lon: 30.63711, -85.77884

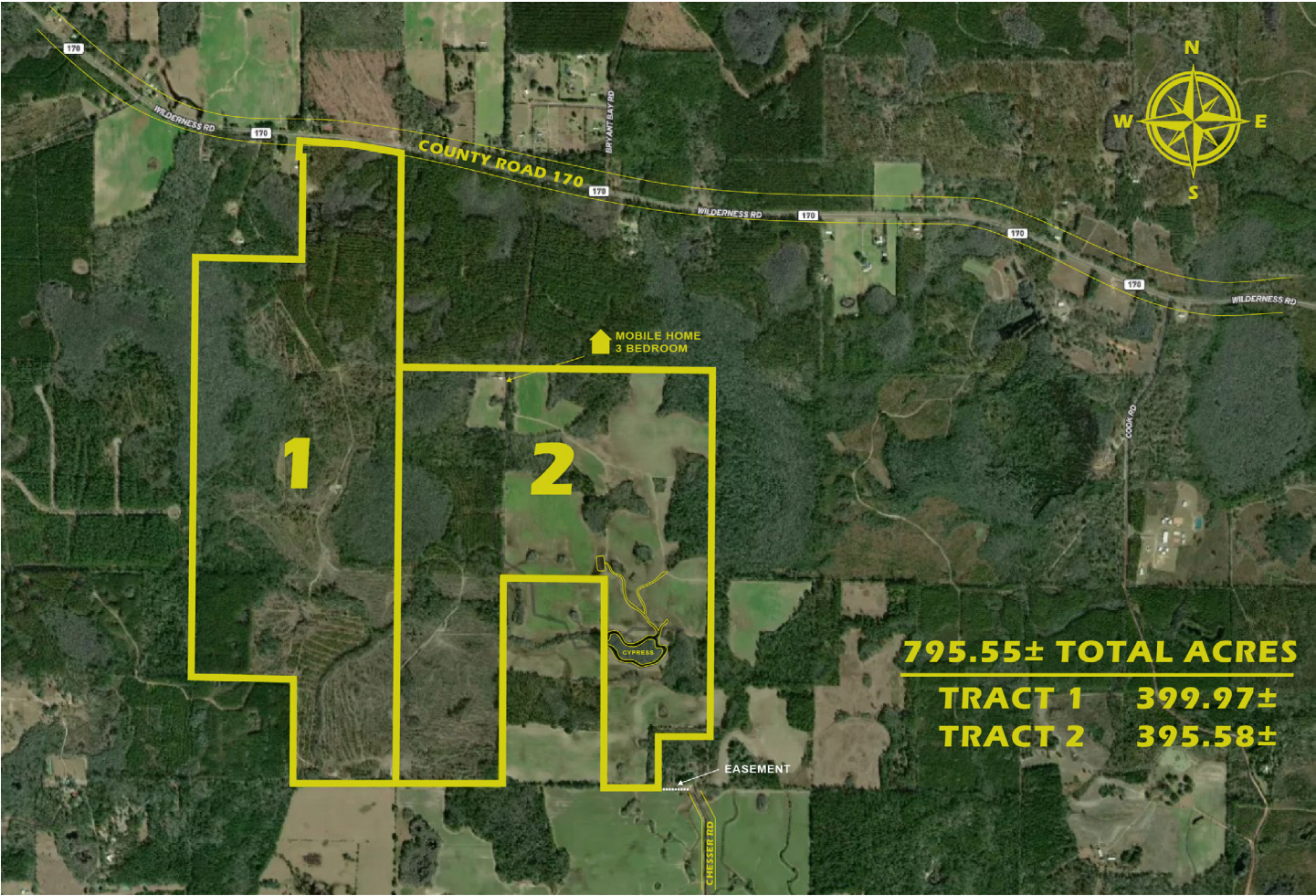
Total Land Area: 395.58± Acres

Improvements: Mobile Home
- Built: 1985
- SF: 1,248±
- Bill of Sale Only - No Title

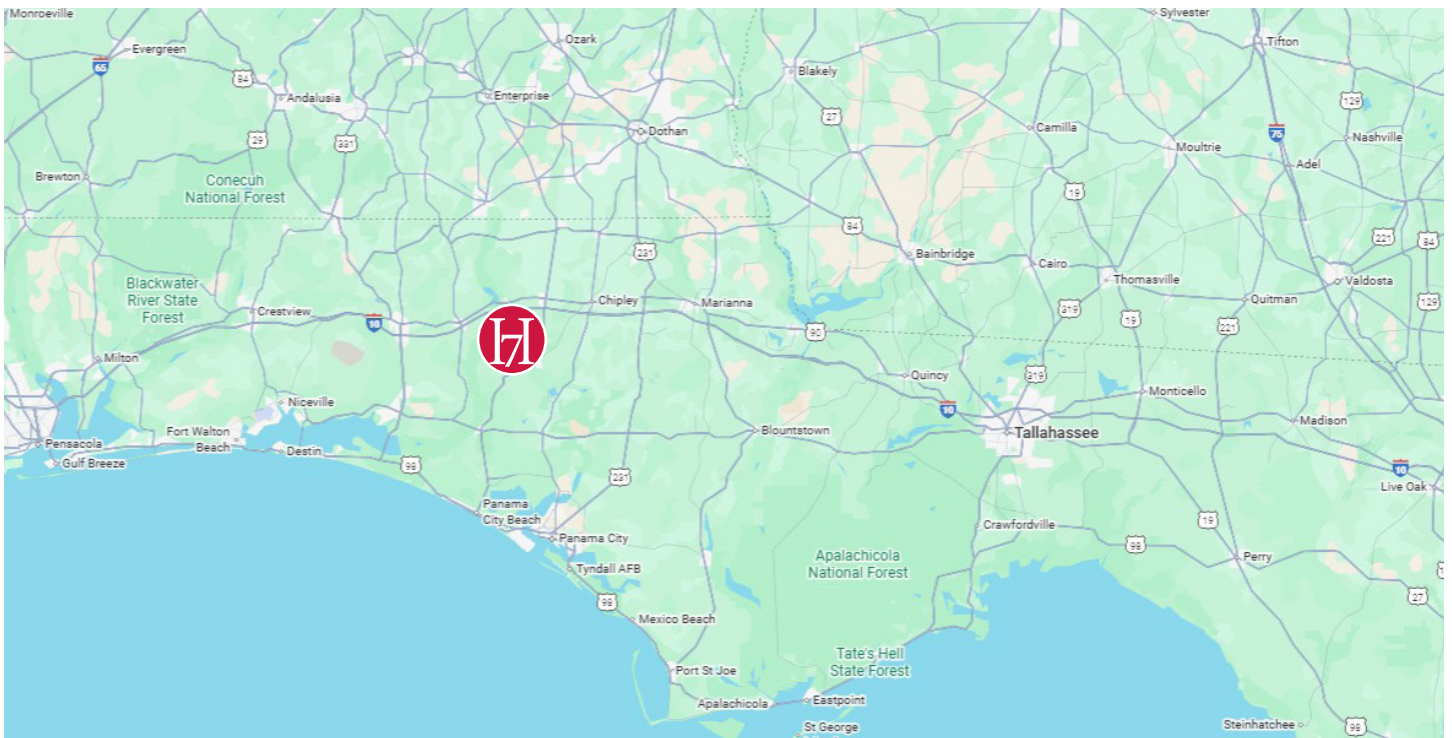
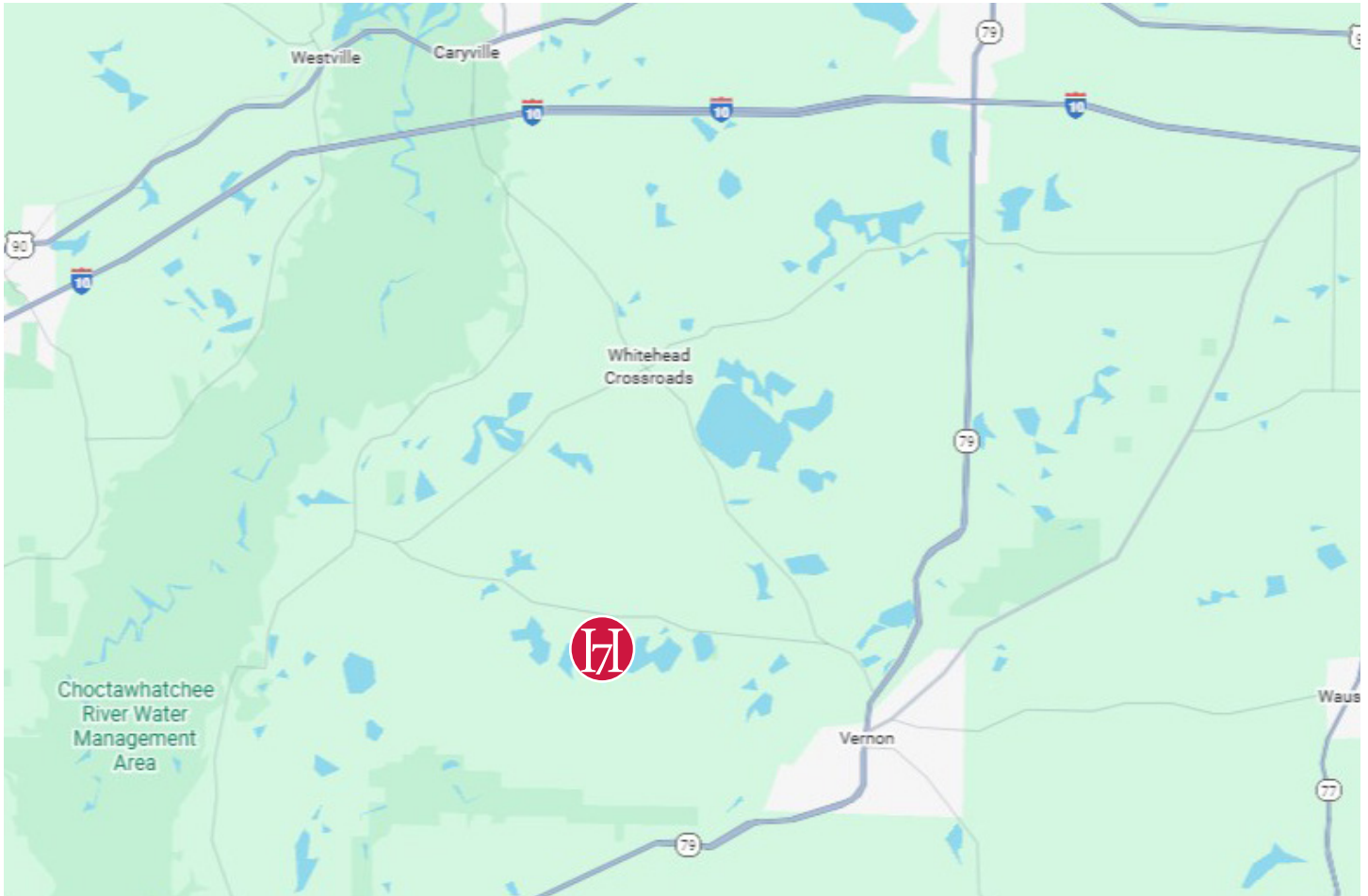
Parcel Identification: 00000000-00-4660-0000

Auction Format: TractBID Auction - Conducted at 7Hauctions.com
Bidders may elect to bid on the tracts individually or the property in its entirety.

Broker Compensation: Available - Review Terms & Conditions for complete details.



LOCATION MAP



PROPERTY PHOTOS



PROPERTY PHOTOS



The Southwest Quarter of the Southeast Quarter of Section 24; the Northwest Quarter of the Northeast Quarter of Section 25, all being in Township 3 North, Range 16 West, Washington County, Florida.

East Half of the Southeast Quarter of the Northeast Quarter of Section 25, Township 3 North, Range 16 West, Washington County, Florida.

The West Half of the Southwest Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 15 West, Washington County, Florida.

The East Half of the Southwest Quarter of the Northwest Quarter of Section 30, Township 3 North, Range 15 West, Washington County, Florida.

The Northeast Quarter of the Northeast Quarter and the Southwest Quarter of the Northeast Quarter of Section 25, Township 3 North, Range 16 West, Washington County, Florida.

That part lying South of County Road 170 of the Southeast Quarter of the Northeast Quarter of Section 24, Township 3 North, Range 16 West, Washington County, Florida, the East Half of the Southeast Quarter of Section 24, Township 3 North, Range 16 West, Washington County, Florida. LESS AND EXCEPT a portion of the Northeast Quarter of the Southeast Quarter of Section 24, Township 3 North, Range 16 West, Washington County, Florida described as: Commence at an existing concrete monument marking the Northeast corner of the Southeast Quarter of said Section 24; thence North 89 degrees 17 minutes 23 seconds West along the North line of said Southeast Quarter for 1263.33 feet to the Point of Beginning; thence South 01 degrees 00 minutes 12 seconds West for 1293.58 feet to an existing light wood stake; thence North 88 degrees 59 minutes 47 seconds West for 53.27 feet to a concrete monument set on the West line of the Northeast Quarter of said Southeast Quarter; thence North 01 degrees 18 minutes 32 seconds East along said West line and an extension thereof for 1471.70 feet to an iron rod set on the Southernmost right of way line of County Road No. S-170; thence South 85 degrees 18 minutes 28 seconds East along said right of way line for 45.51 feet to a concrete monument; thence South 01 degrees 00 minutes 12 seconds West for 175.16 feet to the Point of Beginning.

West Half of the Southeast 1/4 of the Northeast 1/4 of Section 25, Township 3 North, Range 16 West, Washington County, Florida.

Section 25, Township 3 North, Range 16 West, being the East 1/2 of Southeast 1/4 East 1/2 of Northwest 1/4 of Southeast 1/4, West 1/2 of Northwest 1/4 of Southeast 1/4.

The North 1/2 of the Northwest 1/4; and the Northwest 1/4 of Northeast 1/4; the East 1/2 of Southwest 1/4; and the Southeast 1/4 of Northwest 1/4; and the Southwest 1/4 of the Northeast 1/4; and the Northwest 1/4 of the Southeast 1/4; and the Southwest 1/4 of Southeast 1/4; Less the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 30, Township 3 North, Range 15 West, Washington County, Florida.

Together with an easement along the South 40 feet of the Southeast 1/4 of the Southwest 1/4 of the Southeast 1/4, Section 30 Township 3 North, Range 15 West, Washington County Florida.

The Northeast 1/4 of the Southeast 1/4 of Section 30, Township 3 North, Range 15 West and the West 297 feet of the Northwest 1/4 of the Southwest 1/4 of Section 29, Township 3 North, Range 15 West, Washington County, Florida.

A portion of the Southeast 1/4 of the Southeast 1/4 of Section 30, Township 3 North, Range 15 West, Washington County, Florida described as follows: Beginning at an existing concrete monument marking the Southeast corner

CHESSEY ROAD, VERNON, FLORIDA.
SECTIONS 24 AND 25, TOWNSHIP 3 NORTH, RANGE 15 WEST
AND SECTION 30, TOWNSHIP 3 NORTH, RANGE 16 WEST,
WASHINGTON COUNTY, FLORIDA.



BOUNDARY SURVEY

CHESSER ROAD, VERNON, FLORIDA.

**SECTIONS 24 AND 25, TOWNSHIP 3 NORTH, RANGE 15 WEST
AND SECTION 30, TOWNSHIP 3 NORTH, RANGE 16 WEST,
WASHINGTON COUNTY, FLORIDA.**

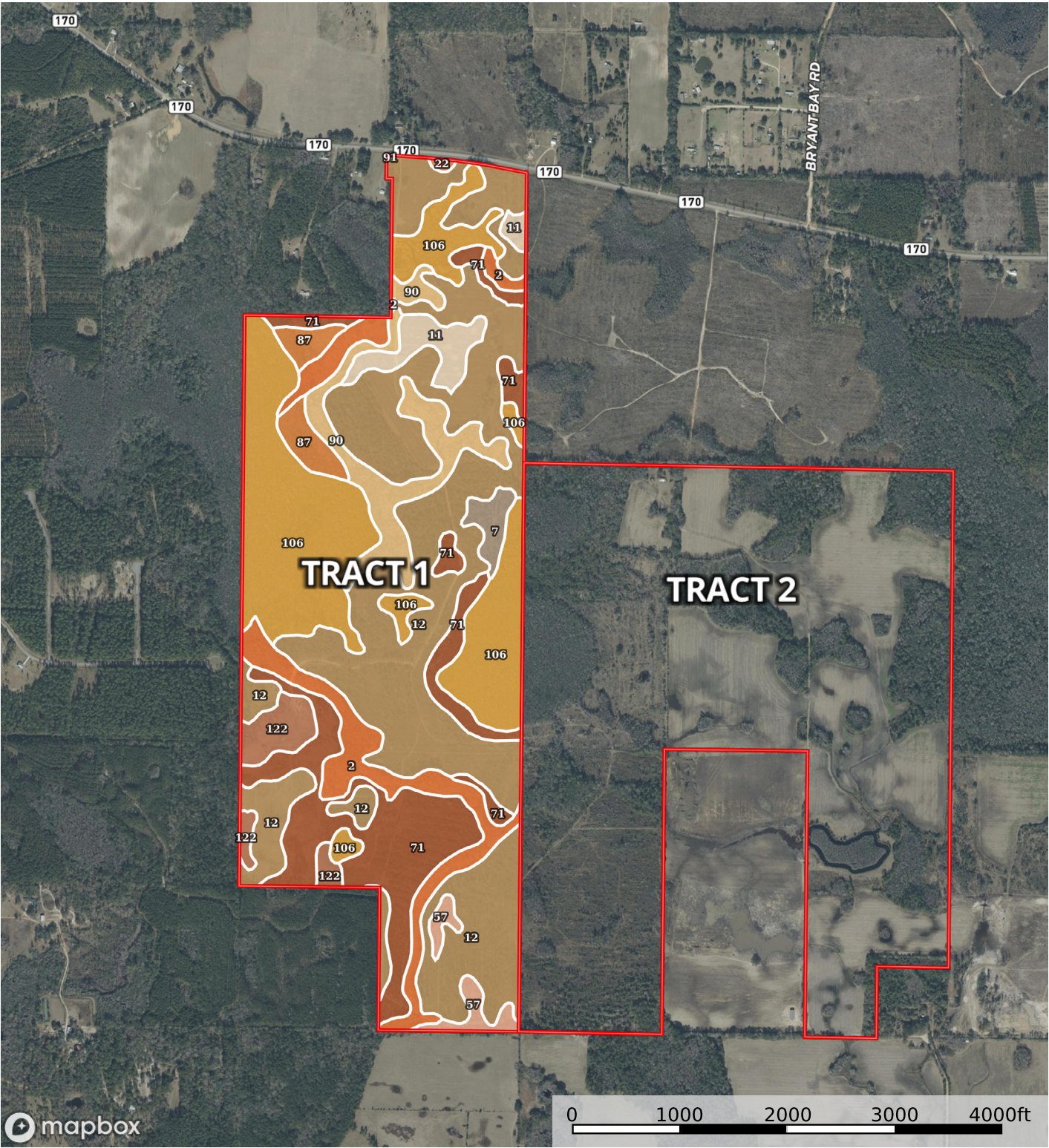
1" = 400'
GRAPHIC SCALE
0 200' 400'

LEGEND & ABBREVIATIONS

- * = FIELD NOTES AND PHOTOGRAPHS
- - - = PROPERTY LINE NOTED BY ADJACENT OWNER
- = UTILITY POLE
- = POST/HOLLOW
- = CONCRETE MONUMENT
- = FOUND SIGN PILE
- = WOOD UTILITY POLE
- = POST/HOLLOW
- = TANK
- G.M. = CONCRETE MONUMENT
- UTP = IRON PIPE
- CONC. = CONCRETE
- R/W = RIGHT-OF-WAY
- P.O.C. = POINT OF COMMENCEMENT
- P.S.B. = POINT OF BEGINNING
- P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
- R.L.S. = REGISTERED LAND SURVEYOR
- L.B. = LICENSED BUSINESS
- B.S.T. = BOUNDARY SURVEYING TECHNOLOGIST

Buddy
Georgia, AC +/-

Seven Hills
AUCTIONS



Boundary 1 Boundary Boundary

 Boundary 401.22 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Dothan loamy sand, 2 to 5 percent slopes	157.95	39.37	0	61	2e
106	Pantego and Clara soils, ponded	87.43	21.79	0	14	6w
71	Lynchburg loamy fine sand, 0 to 2 percent slopes	58.77	14.65	0	38	2w
2	Rutlege, Pickney and Pamlico soils, frequently flooded	31.6	7.88	0	5	6w
90	Rains and Bayboro soils, depressional	24.69	6.15	0	21	4w
11	Dothan loamy sand, 0 to 2 percent slopes	10.77	2.68	0	61	2e
122	Goldsboro loamy sand, 2 to 5 percent slopes	10.55	2.63	0	41	2e
87	Clara and Plummer soils, occasionally ponded	8.71	2.17	0	13	6w
57	Ocilla-Leefield complex, 0 to 5 percent slopes	5.67	1.41	0	35	3w
7	Bladen-Dunbar complex, occasionally flooded	4.49	1.12	0	56	6w
22	Nankin-Cowarts complex, 2 to 5 percent slopes, eroded	0.52	0.13	0	66	2e
91	Orangeburg loamy sand, 2 to 5 percent slopes	0.07	0.02	0	69	2e
TOTALS		401.22(*)	100%	-	38.53	3.46

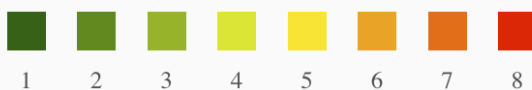
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability



'Wild Life'

• • • • • • • •

Forestry

• • • • • • •

Limited

• • • • • • •

Moderate

• • • • • •

Intense

• • • • •

Limited

• • • •

Moderate

• • •

Intense

• •

Very Intense

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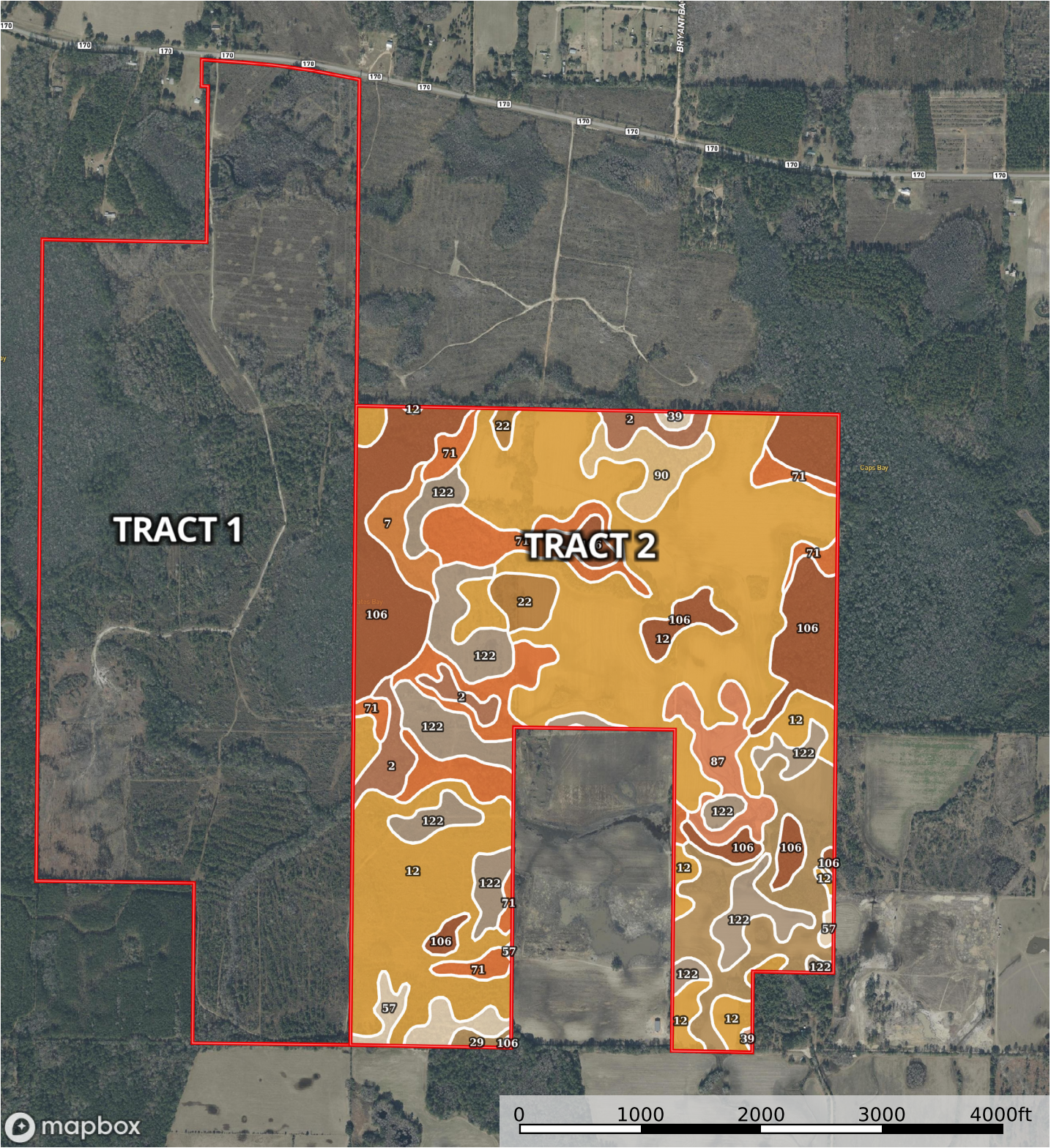
Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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

Buddy
Georgia, AC +/-

Seven Hills
AUCTIONS



Boundary 1 Boundary Boundary

 Boundary 394.72 ac

SOIL CODE	SOIL DESCRIPTION	ACRES	%	CPI	NCCPI	CAP
12	Dothan loamy sand, 2 to 5 percent slopes	176.51	44.72	0	61	2e
106	Pantego and Clara soils, ponded	57.01	14.44	0	14	6w
122	Goldsboro loamy sand, 2 to 5 percent slopes	40.74	10.32	0	41	2e
71	Lynchburg loamy fine sand, 0 to 2 percent slopes	38.85	9.84	0	38	2w
29	Dunbar loamy sand, 2 to 5 percent slopes, occasionally flooded	30.56	7.74	0	67	2w
2	Rutlege, Pickney and Pamlico soils, frequently flooded	11.54	2.92	0	5	6w
87	Clara and Plummer soils, occasionally ponded	11.1	2.81	0	13	6w
90	Rains and Bayboro soils, depressional	8.16	2.07	0	21	4w
57	Ocilla-Leefield complex, 0 to 5 percent slopes	7.88	2.0	0	35	3w
22	Nankin-Cowarts complex, 2 to 5 percent slopes, eroded	5.99	1.52	0	66	2e
7	Bladen-Dunbar complex, occasionally flooded	5.93	1.5	0	56	6w
39	Bonifay-Fuquay complex, 0 to 5 percent slopes	0.45	0.11	0	34	3s
TOTALS		394.72(*)	100%	-	45.99	2.93

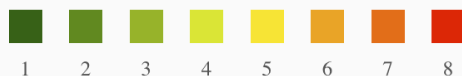
(*) Total acres may differ in the second decimal compared to the sum of each acreage soil. This is due to a round error because we only show the acres of each soil with two decimal.

Capability Legend

Increased Limitations and Hazards

Decreased Adaptability and Freedom of Choice Users

Land, Capability

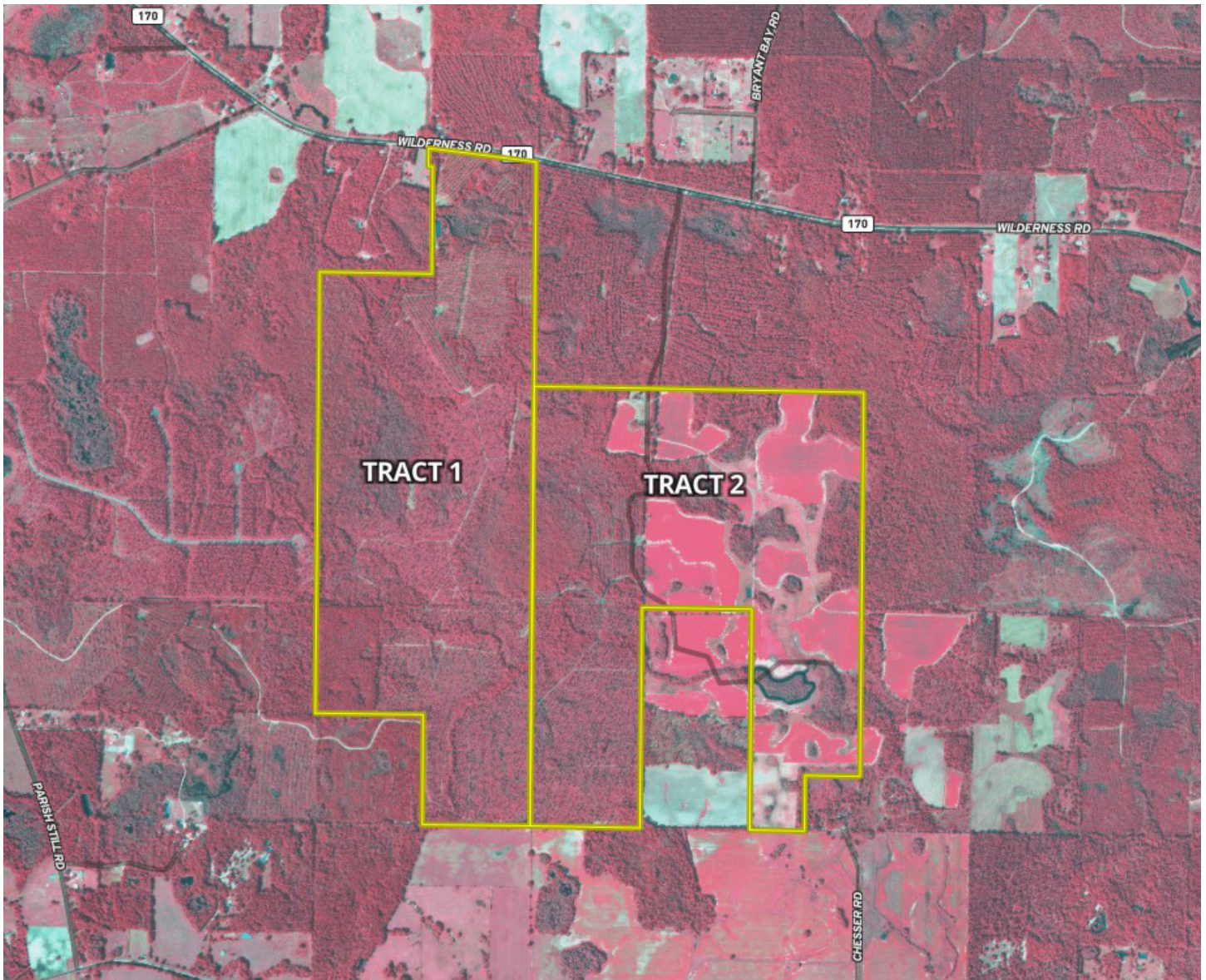


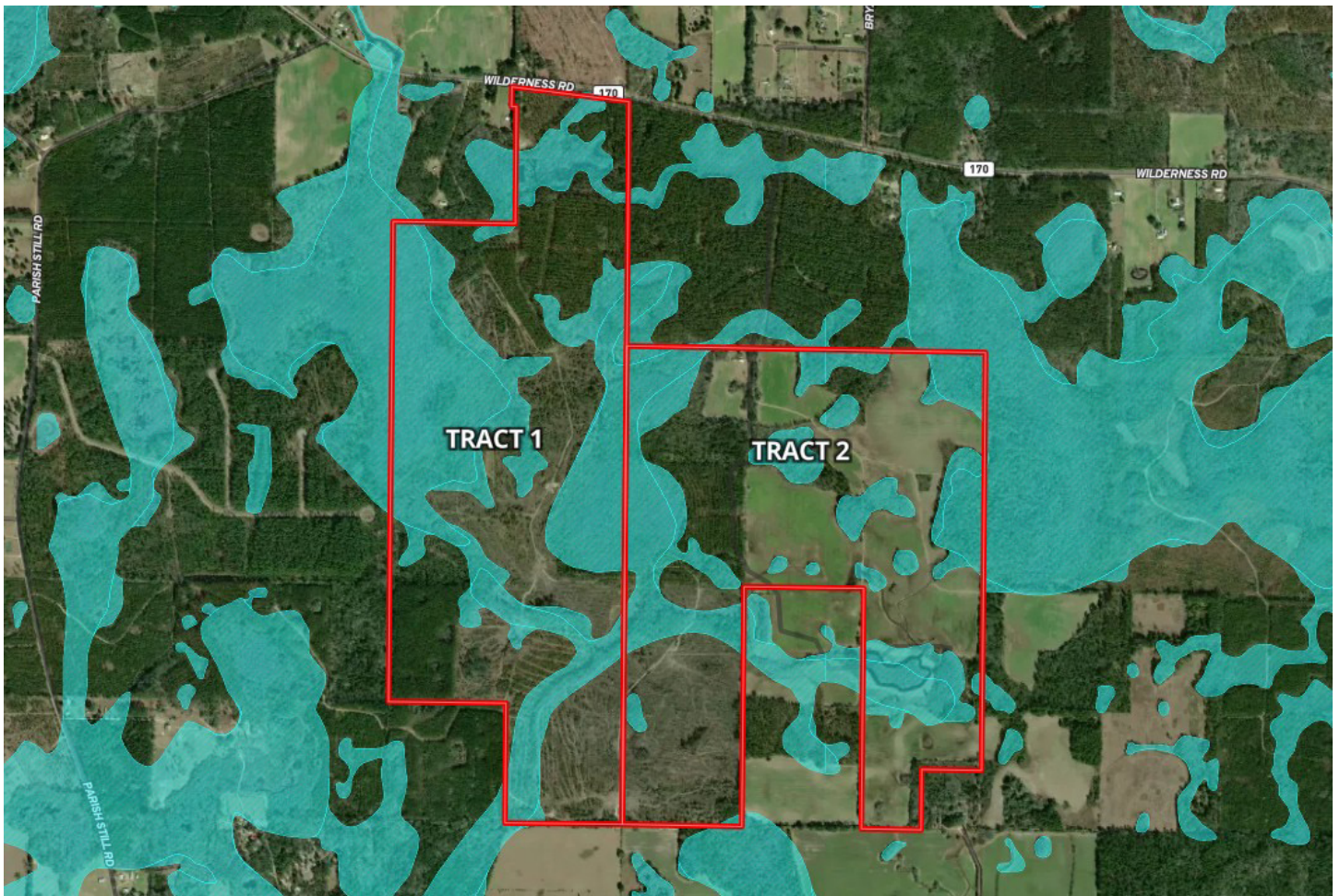
	1	2	3	4	5	6	7	8
'Wild Life'	•	•	•	•	•	•	•	•
Forestry	•	•	•	•	•	•	•	
Limited	•	•	•	•	•	•	•	
Moderate	•	•	•	•	•	•		
Intense	•	•	•	•	•			
Limited	•	•	•	•				
Moderate	•	•	•					
Intense	•	•						
Very Intense	•							

Grazing Cultivation

(c) climatic limitations (e) susceptibility to erosion

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





The following Terms and Conditions apply to all properties offered in this auction. Seven Hills Auctions, LLC hereinafter "Auctioneer", shall be construed to apply to all officers, principals, employees, agents and/or any other representatives hired or contracted with the Auctioneer. Anyone participating in the auction by registering for the auction, placing a bid or bidding on behalf of another person or entity with a Power of Attorney shall hereafter be referred to as a "Bidder".

All Bidders are required at the time of registration to acknowledge that they have reviewed and accepted the Terms and Conditions. Additionally, by placing a bid the bidder is specifically acknowledging and accepting the conditions stated in these Terms and Conditions as well as the provisions in the Purchase and Sale Agreement.

Agency: The Auctioneer is acting as an exclusive agent for the Seller in this transaction. The Auctioneer does not represent the Bidder.

Due Diligence: All information provided by the Auctioneer is deemed to have been obtained from reliable sources; however, the Auctioneer makes no representations or warranties to its accuracy. It is the Bidder's responsibility to conduct his/her own due diligence, inspect, review and/or analyze each property or item prior to placing a bid. All sales are pursuant to the property being sold on an "as-is, where-is" basis, with no representations or warranties of any kind, expressed or implied by the Seller and/or Auctioneer.

Inspection: Each Bidder is encouraged to inspect the property or items prior to Bidding. Please see website for scheduled inspection times or call for an appointment.

Buyer's Premium: The successful bidder will be required to pay a buyer's premium of 10% of the final accepted bid price. The buyer's premium shall become part of the total purchase price in the Purchase and Sale Agreement.

Escrow Deposit & Contract Execution: The Purchase and Sale Agreement, wiring instructions and closing information will be emailed to the successful Bidder immediately following the ending of the auction or upon bid acceptance by the seller. The successful bidder must within 24 hours execute the Purchase and Sale Agreement and remit an earnest deposit. The earnest deposit is calculated from the total purchase price (i.e. high bid amount plus the buyer's premium). For properties with a total purchase price of \$2,499 or less the full purchase price is due, for properties selling for \$2,500 to \$100,000 the greater of \$2,500 or 20% is due, for properties selling for \$100,001 to \$200,000 15% is due and for properties selling from \$200,001 or greater 10% is due.

Closing: All properties must close within thirty (30) days of the "binding agreement date", unless otherwise stated in the Purchase and Sale Agreement. The "binding agreement date" is the date in which the last signatory party executes the Purchase and Sale Agreement. The closing will be conducted by the firm shown on the individual property specific web page at 7hauctions.com. All closing cost will be paid by the successful Bidder including, but not limited to, attorneys' fees to prepare the closing documents and deed, closing coordination fee, title examination, transfer tax and purchaser's legal fees. Taxes and property owner association dues will be prorated as of the date of closing. Title Insurance will be available for purchase. Conveyance will be done using existing legal descriptions of record.

Broker Participation: Broker Participation is encouraged by the Auctioneer. A commission of 2% of the highest accepted bid (before adding a buyer's premium) will be paid to any qualified licensed real estate broker that holds a current and valid license in the state where the property is located. Commissions will only be paid at closing. In order to qualify the broker must submit the Broker/Bidder Participation Form, prior to the bidder placing a bid or by 3:00 P.M. eastern time on the day preceding the auction, whichever comes first. **UNDER NO CIRCUMSTANCE WILL BROKER REGISTRATION BE ALLOWED ON THE DAY OF THE AUCTION.** A bidder is only allowed to be registered by one broker.

Non-Compliance: If a participant is the winning bidder and fails to execute the Purchase and Sale Agreement and/or remit the earnest deposit within 48 hours of the Purchase and Sale Agreement being delivered, the participant will be charged a Non-Compliance Fee of \$5,000. This Non-Compliance Fee is a penalty for failing to abide by the Terms and Conditions of the auction and is non-refundable. The Auctioneer at its discretion shall charge the credit card on file or use any other means necessary to collect such fees. Seller

reserves any additional default remedies as maybe be afforded by these terms and conditions, the purchase and sale agreement or by law. Any bidder that fails to execute a Purchase and Sale Agreement and/or remit an earnest deposit may also be prohibited from bidding on future auctions conducted by the Auctioneer. The Seller and Auctioneer, upon Non-Compliance by a bidder, reserves the right to immediately offer the property for sale.

Successful Bidder Default: A successful bidder that fails to close per the specific terms of the Purchase and Sale Agreement for any reason shall be required to release their earnest deposit to the Seller as nonexclusive liquidated damages as fully outlined in the Purchase and Sale Agreement.

***Extended Bidding:** This online auction includes an EXTENDED BIDDING feature. If a bid is placed on the property within the last five (5) minutes of the auction the ending time of the auction will be extended for five (5) minutes. For example, if the auction clock indicates one minute remaining and a bid is placed the auction clock will reset to six minutes. The bidding will remain open until the auction clock expires

Bid Increments For Real Property: The bidding increments for all properties will be as follows:

Amount Up To	Bid Increments
\$2,500	\$100
\$10,000	\$250
\$50,000	\$500
\$100,000	\$1,000
\$250,000	\$2,500
\$500,000	\$5,000
\$1,000,000	\$10,000
\$1,000,000+	\$25,000

Technical Problems: The auction will be conducted using online bidding. Any technical problem that may arise from internet connectivity, hardware, software, human error, or any other such issue whether on behalf of the Bidder or Auctioneer may arise at any time without notice. In the event such technical problems arise, neither Auctioneer nor the Seller shall be responsible. Auctioneer, reserves the right to cancel, postpone and/or extend the bidding time in the event of such technical problems. Any actions the Auctioneer takes shall be final.

Additional Terms: All property is being sold "As-Is, Where-Is" with all faults and is selling subject to any existing restrictions, conditions, easements, zoning, property owners associations fees and all matters that may be reveled in a current survey, inspection and/or title examination. No warranty is expressed or implied as to the improvements, soil, environmental, wetlands, zoning or any other matters. The Auctioneer reserves the right to cancel the auction at any time, add properties or delete properties without notice. The seller reserves the right to reject any bid unless the property is selling "Absolute". The Seller and their agents reserve the right to place bids on the property up to the Seller's reserve. Any acceptance of a winning bid maybe rescinded by the Seller, in the seller's sole discretion, for any reason prior to the Purchase and Sale Agreement being executed by the Seller, unless selling "Absolute". Neither the Auctioneer nor Seller will be responsible for any omissions or errors related to this auction, these terms and conditions, the Purchase and Sale Agreement and/or the closing documents. All bidders shall carefully review, inspect, analyze, perform any test or other necessary due diligence prior to bidding. Bidders shall make their own determination as to the accuracy of any due diligence or information provided by the Auctioneer or Seller. No personal property will be conveyed unless specifically denoted in the Purchase and Sale Agreement. Auctioneer cannot guarantee the performance of the seller or seller obligations on any transaction. The terms of the Purchase and Sale Agreement shall prevail in the event of any inconsistencies between the terms and conditions of the auction, announcements, communications by the Auctioneer and/or the Purchase and Sale Agreement. The Auctioneer is not responsible for any technical issues, missed bids or bids placed after the closing of the auction. The Auctioneer reserves the right, in its sole discretion, to revoke the bidding privileges of any bidder at any time for any reason.

Seven Hills AUCTIONS

7HAUCTIONS.COM

800.742.9165

OCTOBER 2025

Seven Hills Auctions, LLC

William C. Lee III, Broker In Charge

Auction License: TN: 7182, GA: AU-C003134, GA :AU-003505,
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Real Estate License: GA-77326, GA-319468, FL-CQ1057830,
FL: BK3266710, AL: 000147503, AL: 000144572, MS: 24292,
MS: C-23814, SC-REL.140231 BIC



MEMBERS