

Processing Facility on 9 Acres

5018 Old US Rd, Marianna, Florida 32446

Bryant Peace, ALC
229-726-9088
bryant@saundersrealestate.com

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

PROPERTY OVERVIEW



Sale Price

\$500,000

Offering Summary

Acreage: 9 Acres
Price / Acre: \$55,556
State: Florida
City: Marianna
County: Jackson

Property Type: Farms and Cropland,
Acreage and Estates,
Hunting and Recreational Land,
Nurseries and Greenhouses

Property Overview

Located only 15 minutes north of Marianna, Florida, this property features a steel processing facility complete with loading ramps, offices and a 2,400 SF cooler. The facility has been historically used to pack produce, however, it could be converted into many other uses. The replacement cost of this building is substantially higher than the current asking price.

The property benefits from proximity to the amenities of Marianna and the Florida Panhandle Beaches. The NW Florida Beaches International Airport provides convenient access to the entire country and is located less than 1.5 hours from this farm. The surrounding agricultural land uses provide a great setting for this property to serve as a homestead, farm headquarters, RV storage and many other uses.

BOUNDARY SUBJECT TO SURVEY

Processing Facility on 9 Acres

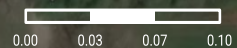
- Polygon
- Census Roadways TIGER
- Interstates
- State Roads
- Highways

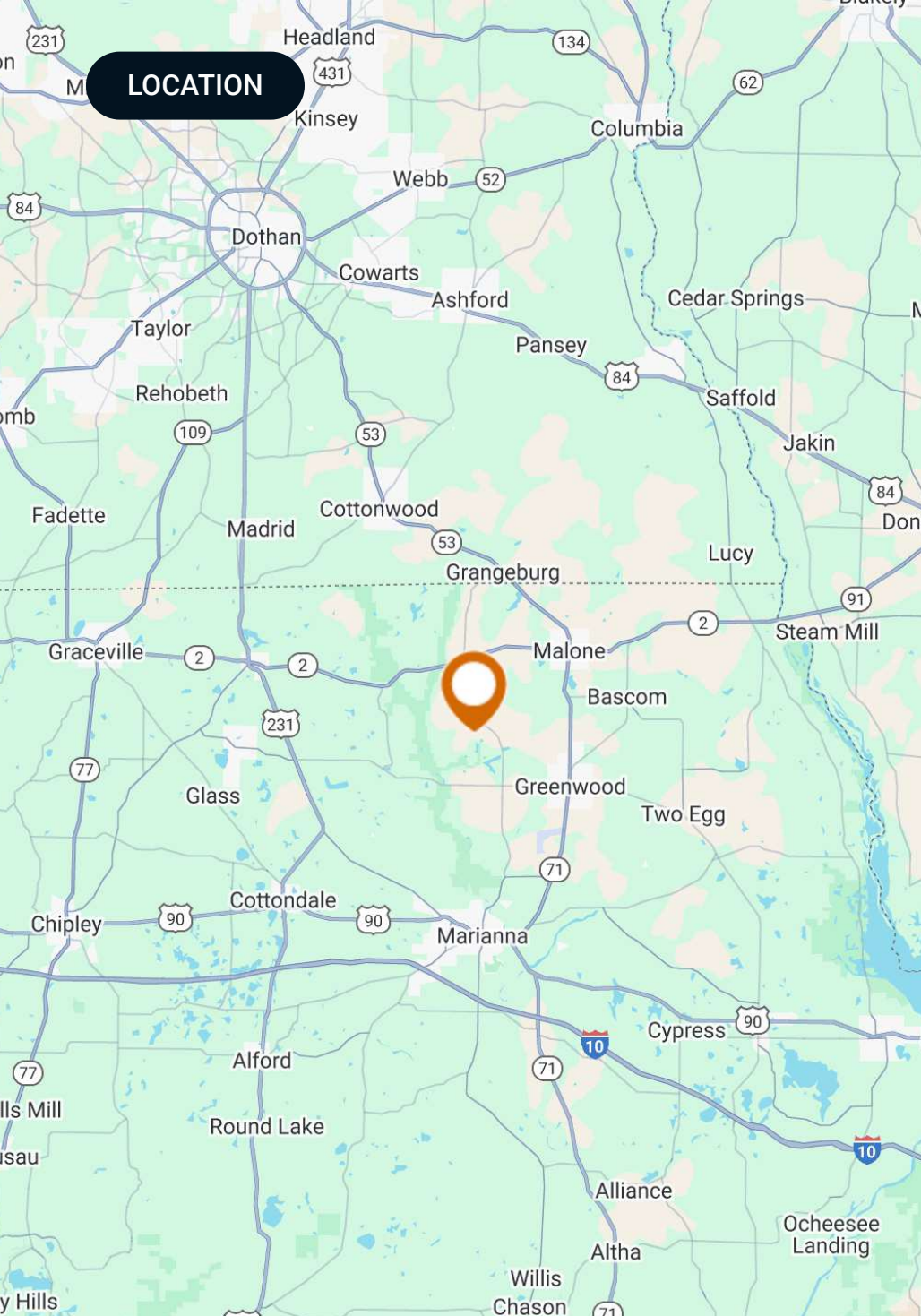
Old US Rd

Plainview Rd



McChapel Rd





LOCATION

Location & Driving Directions

Parcel: Portion of 09-6N-10-0000-0200-0040

GPS: 30.9314428, -85.2336472

Driving Directions:

- Travel 4.7 miles west on Highway 2 from the intersection of Highway 71 and Highway 2 in Malone, FL
- South on Highway 167 for 1.5 miles to entrance of property.

Showing Instructions:

Contact listing agent

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Zoning / FLU:	AG-2
Water Source & Utilities:	Power, Well & Septic
Road Frontage:	450 ± feet of paved frontage
Nearest Point of Interest:	12 miles to Marianna, FL 26 miles to Dothan, AL 67 miles to Panama City, FL 78 miles to Tallahassee, FL
Current Use:	Packing house and cooler for produce
Potential Recreational / Alt Uses:	Wild game processing Equipment storage Residential conversion
Structures & Year Built:	16370 sq ft packing house with storage & office (2004) 2400 sq ft cold storage facility (2004)

ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Bryant Peace, ALC

Senior Advisor

bryant@saundersrealestate.com

Direct: **877-518-5263 x374** | Cell: **229-726-9088**

Professional Background

Bryant Peace, ALC is a Senior Advisor at Saunders Real Estate. He is licensed in Alabama, Florida, and Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in a Senior Advisor capacity while also helping our firm expand into new markets through talent acquisition. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland
- Development
- Recreational Land
- Agricultural Properties

Education

- B.S. Georgia Southern University
- M.A. Gordon Conwell Theological Seminary
- ALC, Accredited Land Consultant

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



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At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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