

Pinecrest Retreat



Property Features

With the recent run-up in real estate prices, Pinecrest Retreat represents a hard-to-find investment that packs a lot of value into its 305 acres. Whether you're a timberland investor, recreational buyer, or someone who simply recognizes the incredible growth and appreciation possibilities in Florida, this is a property worthy of serious consideration. Located within the Bay County community of Fountain, Pinecrest Retreat is a quick 15-minute drive north of Panama City's city limits via U.S. Highway 231.

With the exception of 34 acres of mature pines, the bulk of timber harvesting cash flows will come in the near future from 166 acres of slash pines that were planted in 2010. Importantly, three components serve to enhance the financial returns of Pinecrest Retreat.

- A high 72% of the property is plantable – this higher percentage of productive land produces greater timber revenues.
- With soils that are well-suited to harvesting in rainy conditions, premium pricing can often be obtained as a result of unbalanced supply and demand. Mills need a constant source of wood yet they may be locked out of many sites that can't be logged.

At a Glance:

Acreage:
305± acres

Asking Price:
\$1,995 per acre

Location:
Bay County, Florida

Special Attributes:

- 15 miles to Panama City
- Valuable Timber Resource
- Excellent Value
- Recreational Retreat

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Pinecrest Retreat

Property Features *continued*

- Competition among mills brings higher prices. There are many wood outlets in this market including WestRock, Georgia Pacific (Hosford, Florida and Cedar Springs, Georgia), and Enviva for pulpwood along with Rex Lumber and Spanish Trail Lumber for chip-n-saw and sawtimber.

Financial factors aside, Pinecrest Retreat serves as a convenient getaway – whether it be for hunting, ATV riding, or just relaxation. Combined with a location near city amenities and some of the world's most famous and beautiful beaches, it's a compelling story. The convenience of reaching the property when traveling from longer distances is easy as well. The Northwest Florida Beaches International Airport (served by Delta, Southwest, and United Airlines) is only 29 miles away while Interstate 10 is reached just 23 miles to the north.

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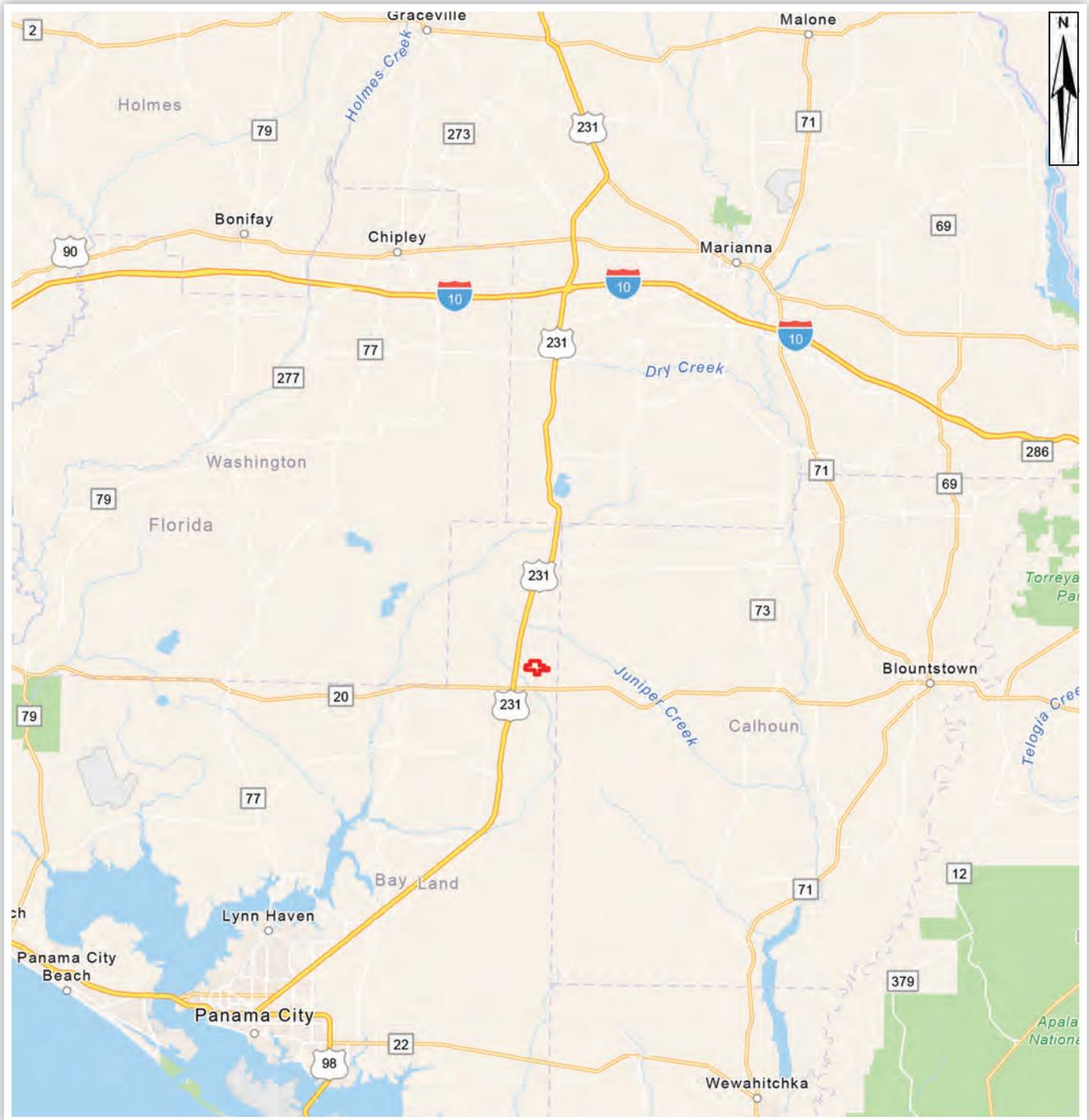


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Regional Map



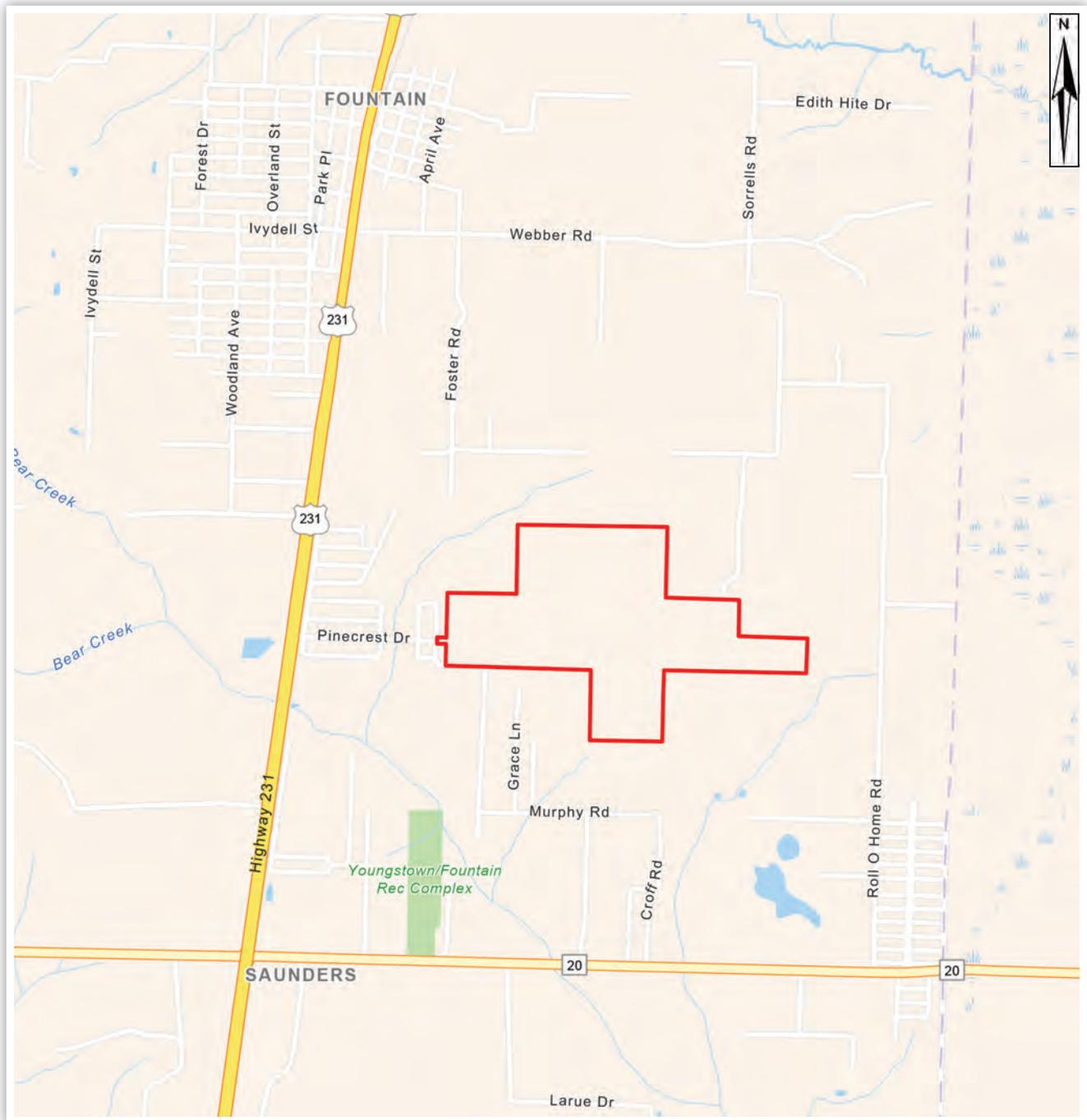
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Local Map



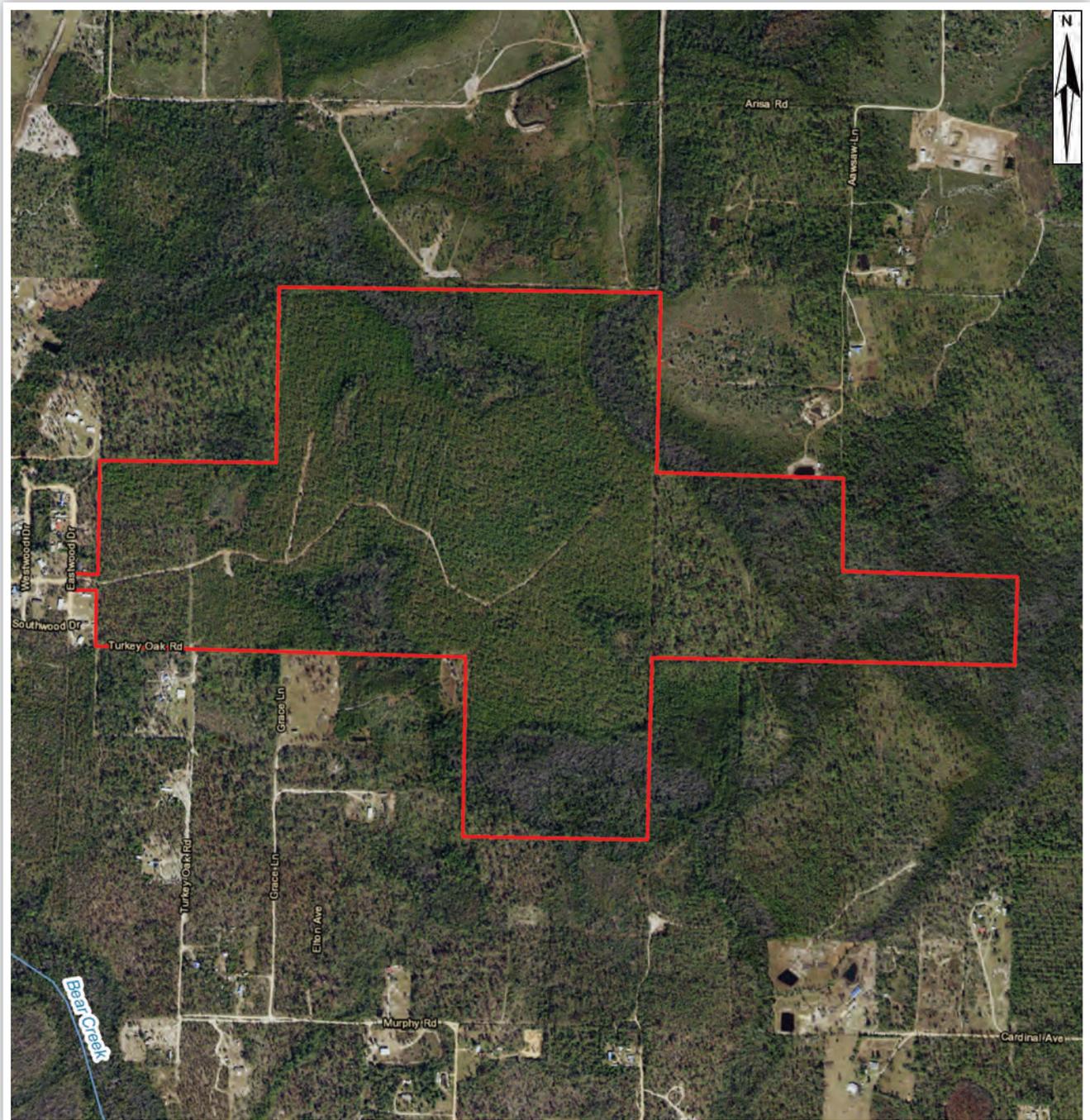
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Aerial Map



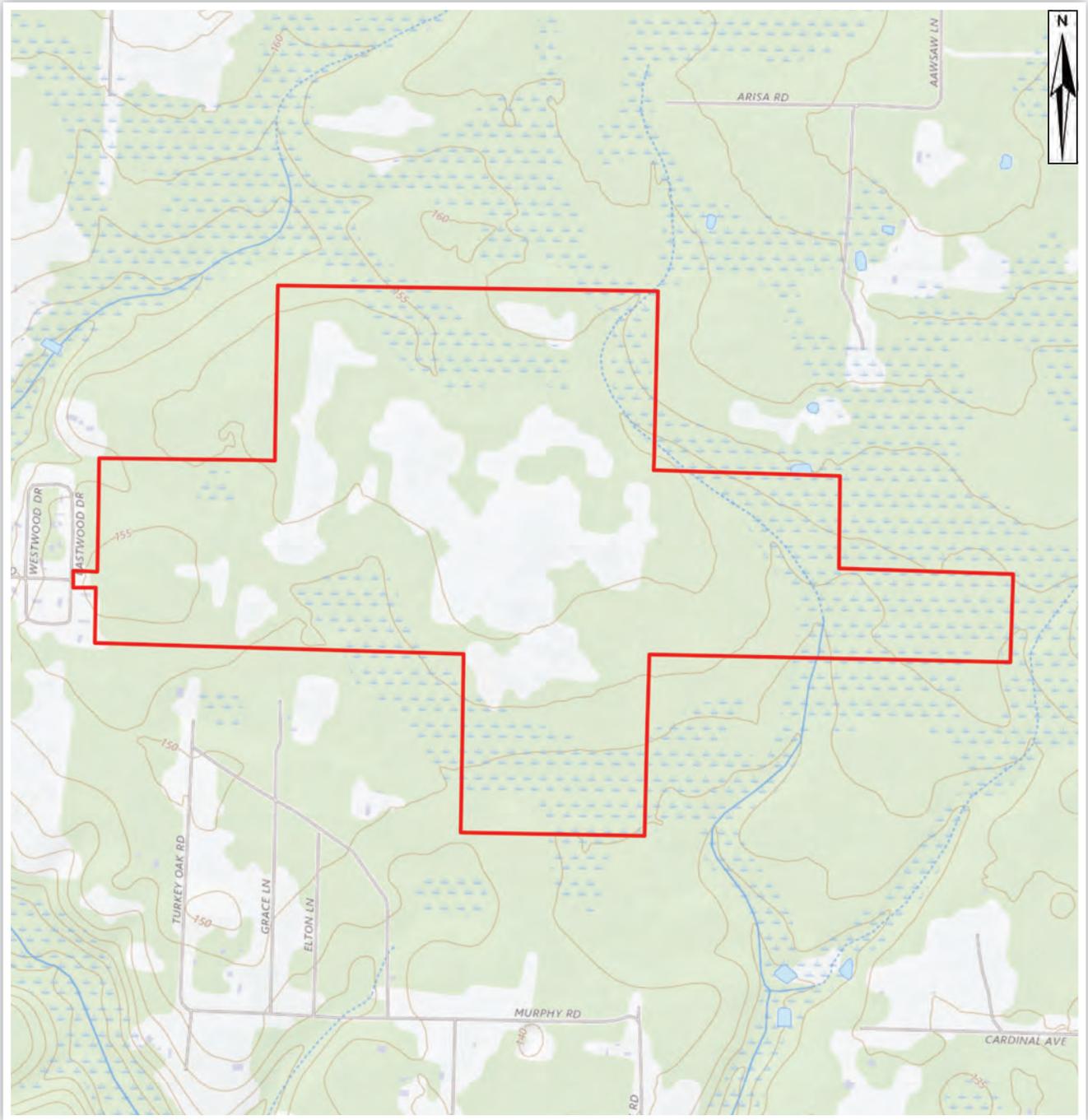
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Topo Map



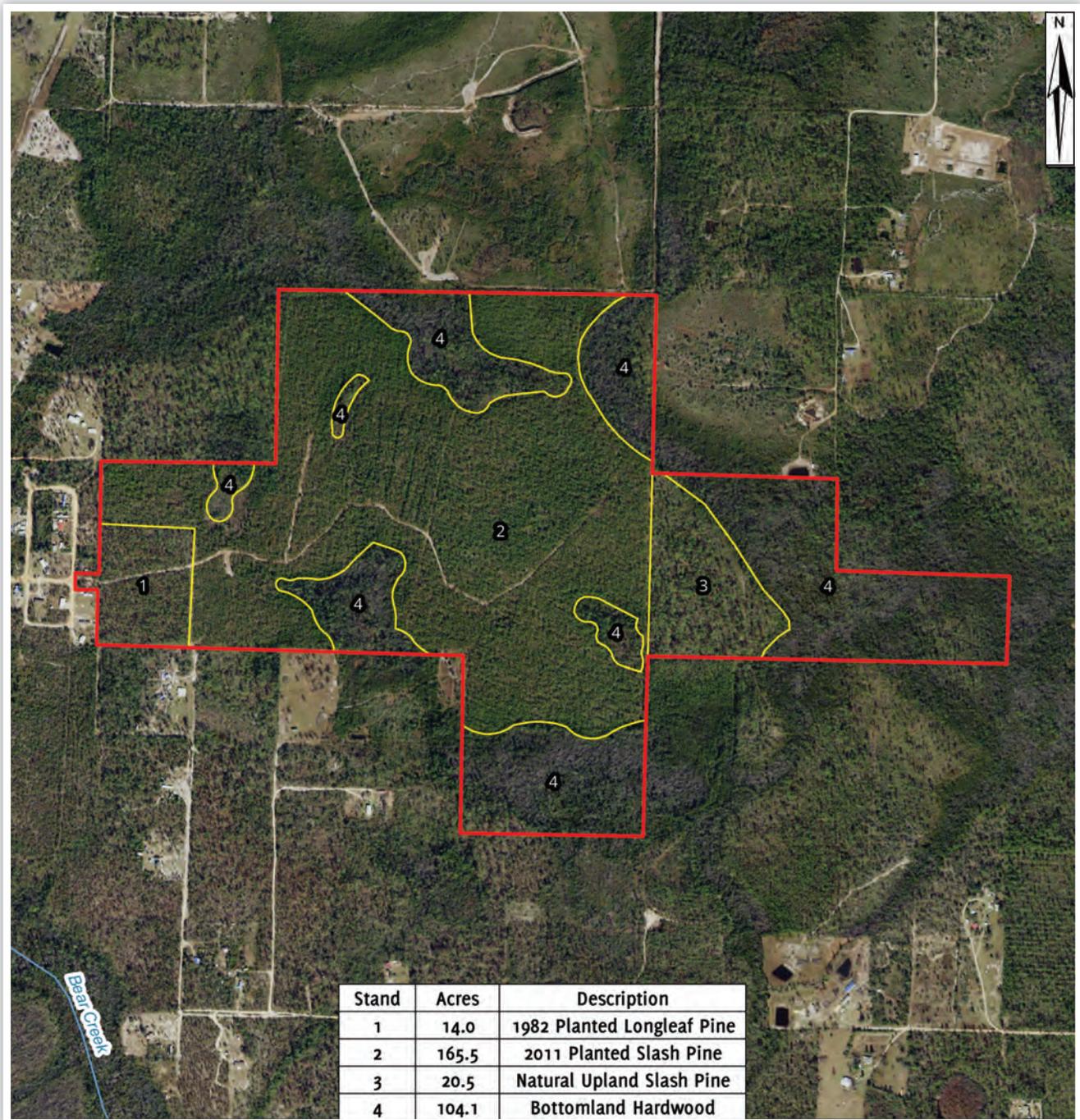
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Timber Map



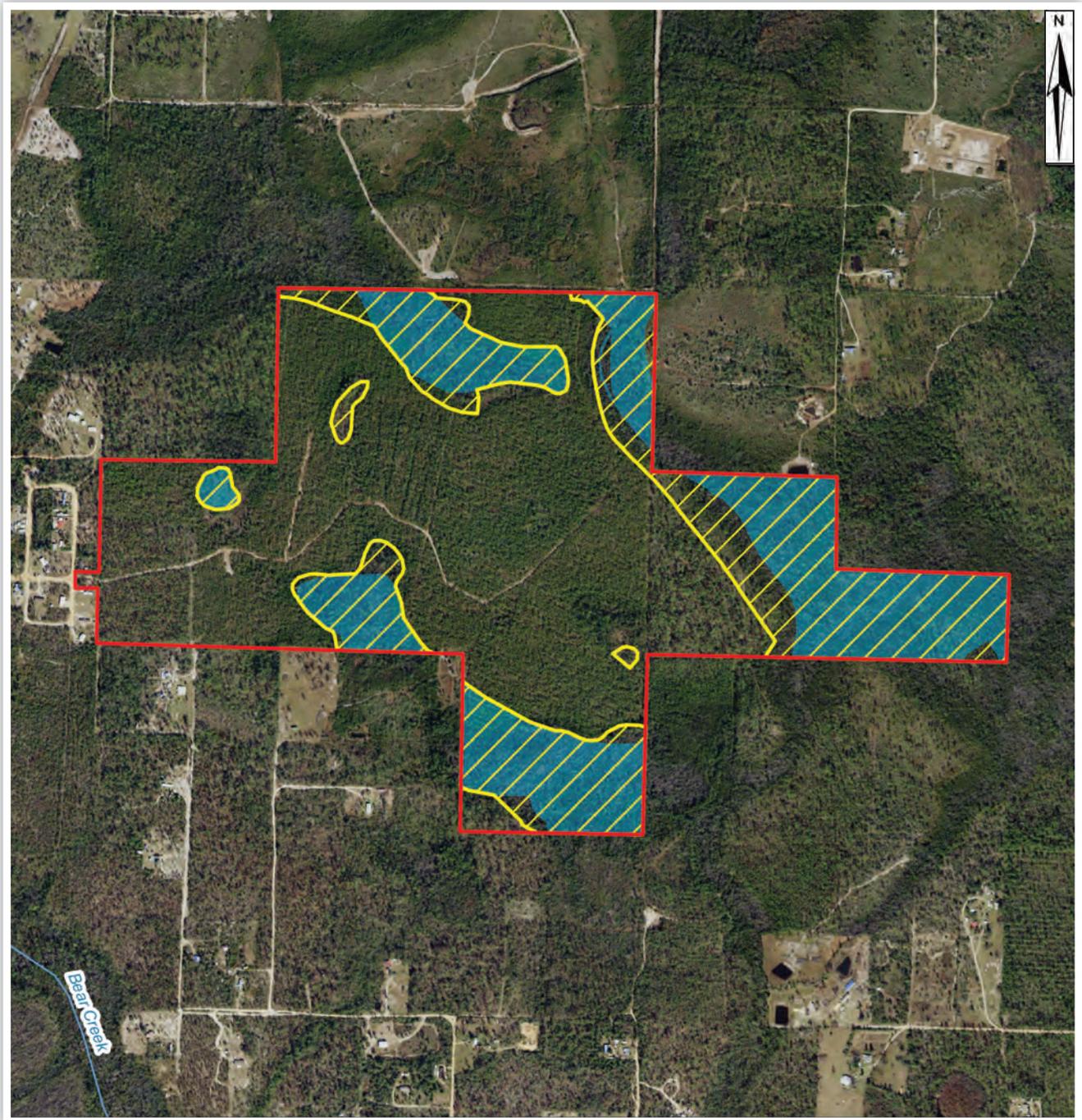
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Wetlands Map



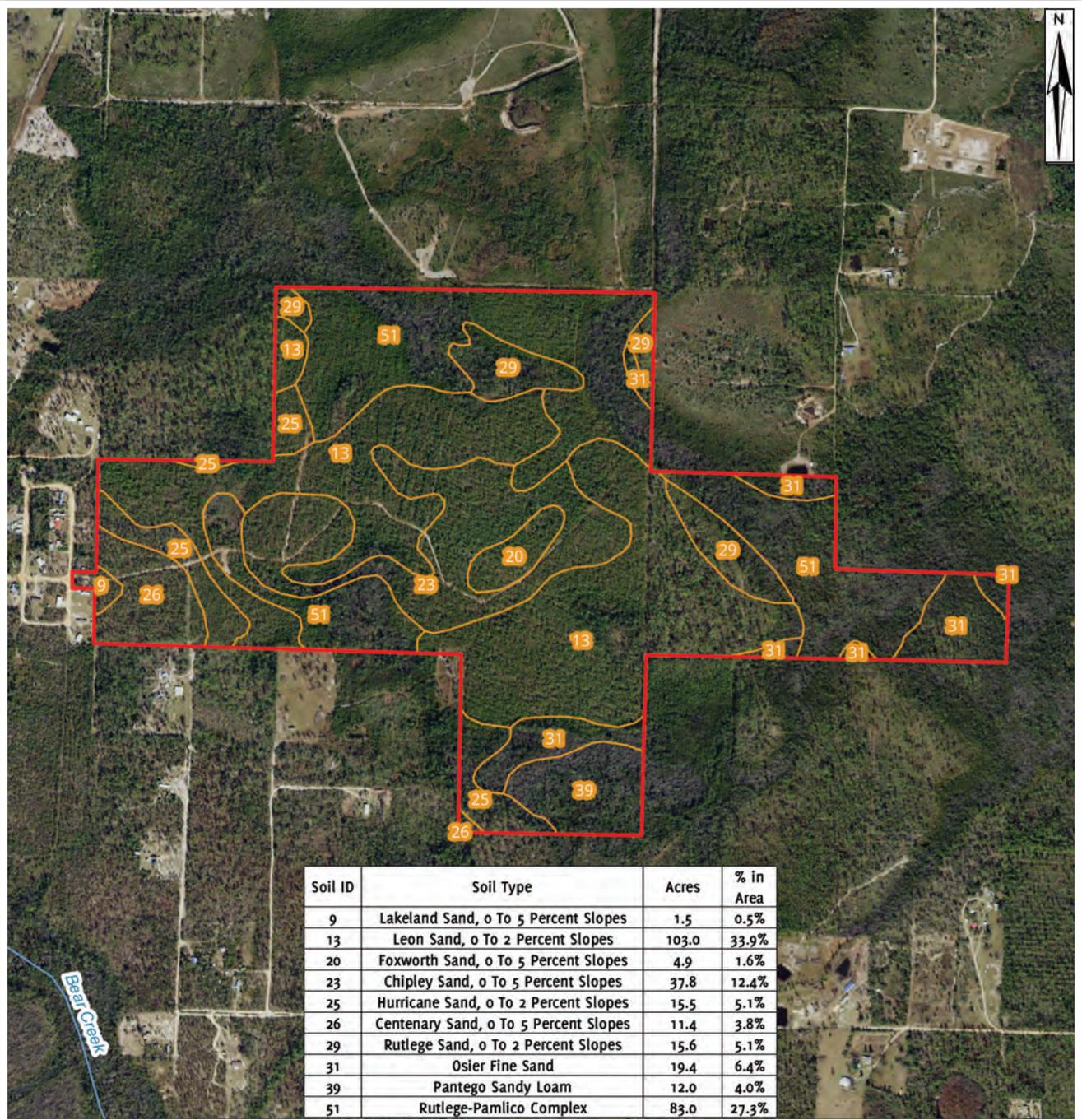
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Soils Map



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Photos



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