

Marianna 44

Old US Rd, Marianna, Florida 32446

Mark Wirick

850-545-6598

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PROPERTY OVERVIEW



Sale Price

\$500,000

Property Overview

Presenting this opportunity to own 44 acres of prime transitional land just Northeast of Marianna, FL. This property is 100% uplands in the rolling hills of Jackson County, FL. Boasting mature pine and hardwoods with 90' of elevation change, this is a prime parcel for either a secluded home site near downtown Marianna or development potential due to its future land use of residential. Its proximity to Blue Springs State Recreational Area (7 miles) and Florida Caverns State Park (3 miles) along with being bounded on the West by an established neighborhood of upscale homes makes it a prime development tract.

Offering Summary

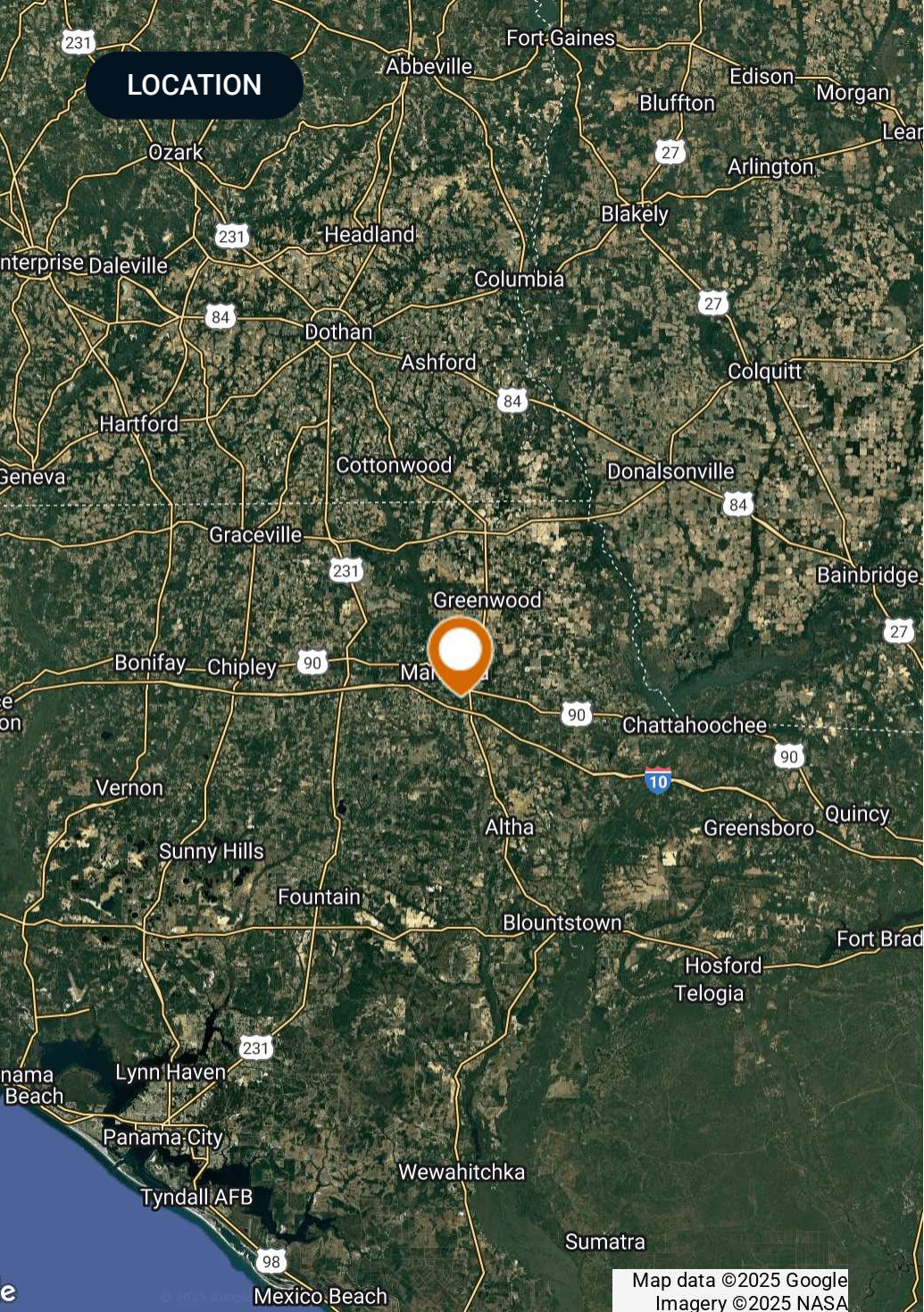
Acreage:	44 ± Acres
Price / Acre:	\$11,364
State:	Florida
City:	Marianna
County:	Jackson
Property Type:	Timberland, Development Land, Acreage and Estates

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	100% Uplands
Soil Types:	Predominantly Faceville-Esto complex and Orangeburg loamy sand
Taxes & Tax Year:	2024- \$108.71
Zoning / FLU:	Residential
Water Source & Utilities:	Private well and septic
Road Frontage:	876 Feet on Old US Highway
Nearest Point of Interest:	Marianna, FL
Current Use:	Timberland
Potential Recreational / Alt Uses:	Home site, Hunting, Residential development
Land Cover:	Timber



Location & Driving Directions

Parcel: 35-5N-10-0000-0030-0100

GPS: 30.7941580685, -85.2027249075

Driving Directions:

- From intersection of I-10 and Hwy 71, Travel north on Hwy 71 for 1.9 miles to the intersection of Hwy 90
- Travel West on Hwy 90 for 2.25 miles to Old US Highway
- Travel North on Old US Highway for 1.9 miles
- Property is on the West side of Old US Highway.

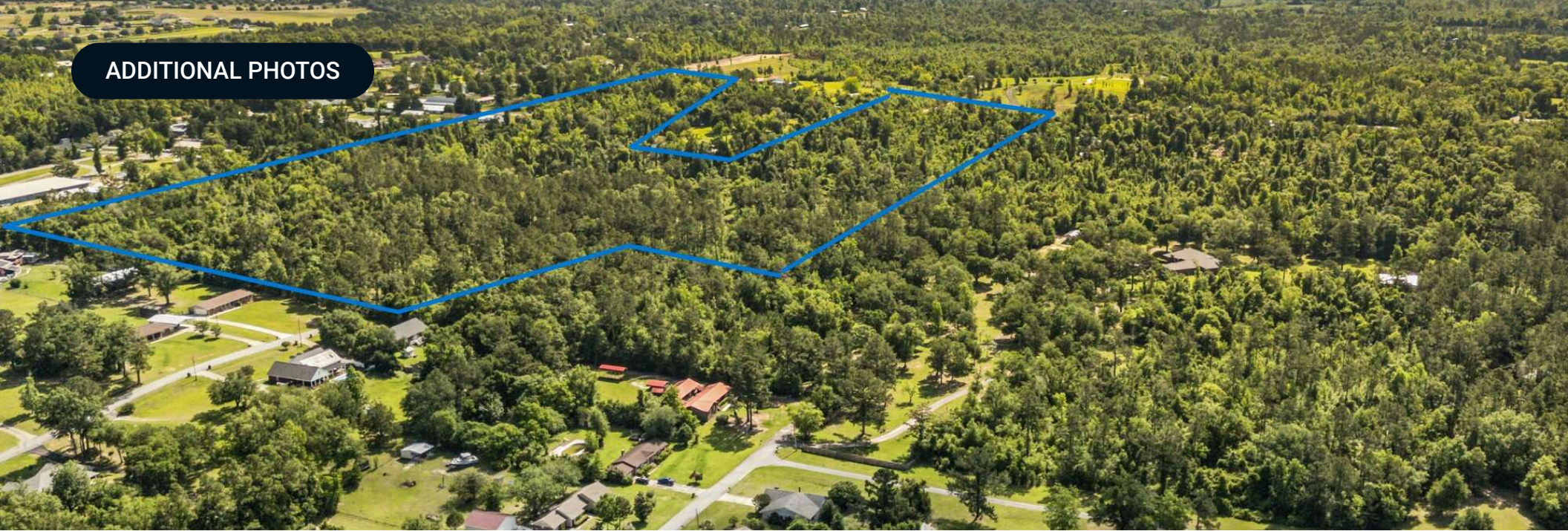
Showing Instructions: Contact Listing agent

Map data ©2025 Google
Imagery ©2025 NASA

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



AERIAL MAP



Marianna 44 Aerial

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets DSM Hybrid
- Streets DSM Hybrid
- Parcel Outlines

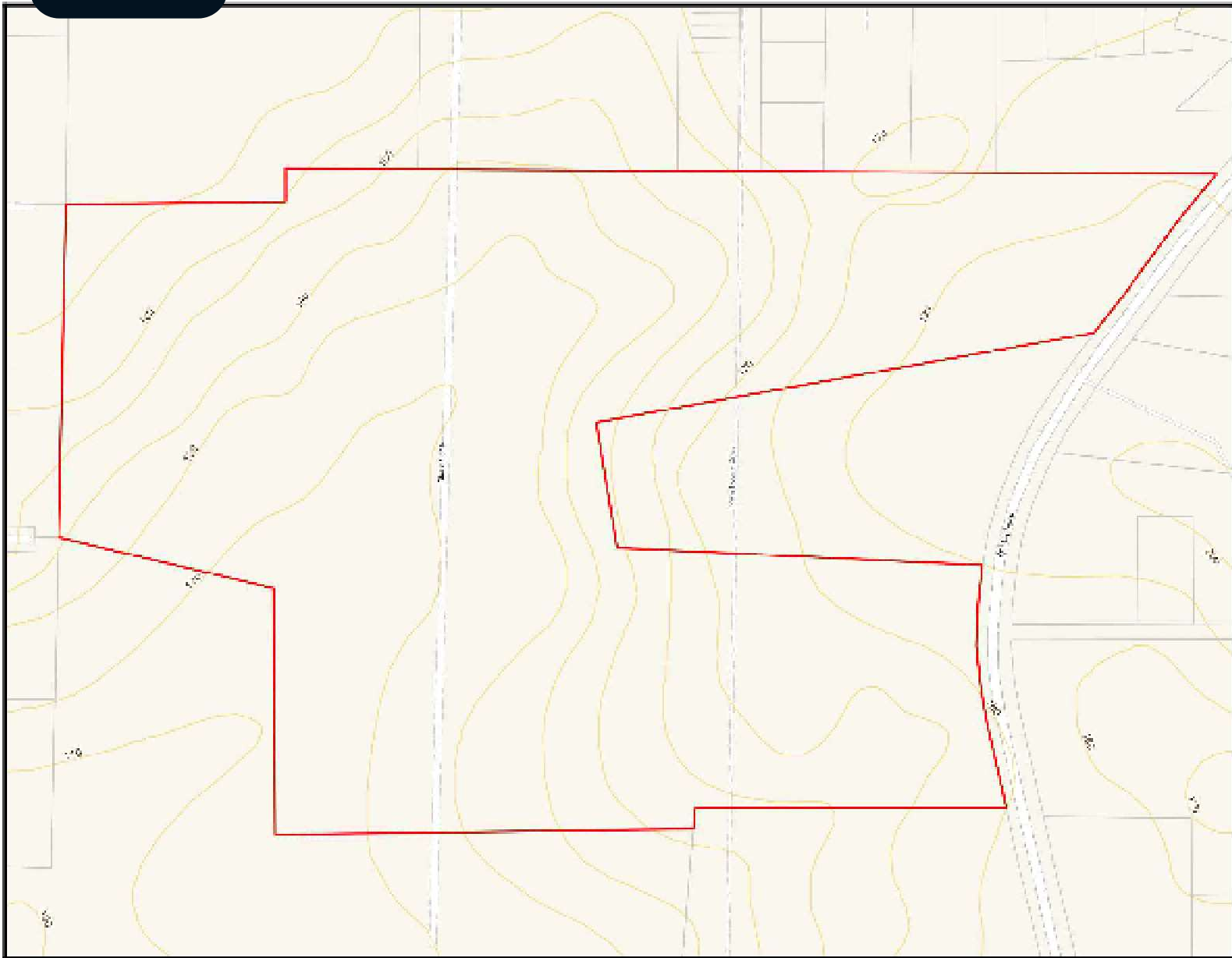


SAUNDERS
LAND



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TOPO MAP



- Marianna 44 Topo**
- County Boundaries
 - Polygon Drawing
 - Lines Drawing
 - Labels Drawing
 - Points Drawing
 - Parcel Outlines
 - Five Foot Contours
 - Five Foot Contours2

SAUNDERS LAND

The locator map shows the state of Florida with a red dot in the northwestern panhandle region, corresponding to the location of Marianna, FL. A scale bar below the map indicates distances of 0, 150, 300, and 450 feet. A north arrow is also present.

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ADDITIONAL PHOTOS



Blue Springs Recreational Area



Merrit's Mill Pond

ADVISOR BIOGRAPHY



Mark Wirick

Advisor

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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.

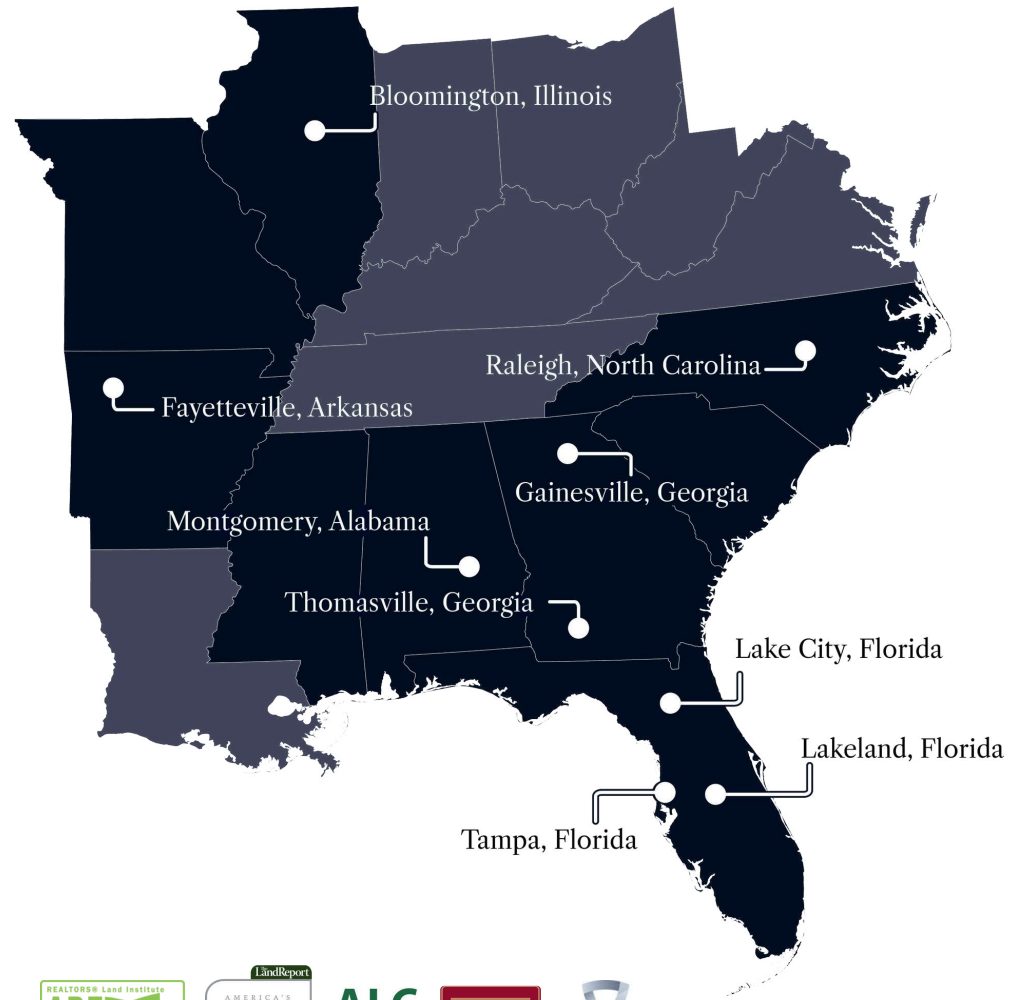
Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods, 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



At Saunders Real Estate, we deliver full-service real estate solutions, built on more than 30 years of trusted experience. Our dedicated teams 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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