



# Bonifay SR-79 Frontage Land

1248 Florida 79, Bonifay, Florida 32425

Dusty Calderon  
407-908-9525  
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## PROPERTY OVERVIEW



### Sale Price

\$220,000

### Offering Summary

Acreage:	2.85 Acres
Price / Acre:	\$77,193
State:	Florida
City:	Bonifay
County:	Holmes
Property Type:	Development Land

### Property Overview

This 2.85 ± acre lot offers a strategically positioned land site with frontage along State Road 79 in Bonifay, Florida. Located approximately 12 ± miles north of Bonifay's downtown district and a short drive from the Interstate 10 interchange, the property benefits from visibility and access along one of the Florida Panhandle's primary north-south corridors.

State Road 79 provides a direct route from the Alabama state line to Panama City Beach, supporting regional connectivity for commercial, service, and development-oriented uses. With proposed development activity in the surrounding area, this vacant land may present future potential for investors, developers, or users seeking a well-located site in Holmes County.

## SPECIFICATIONS & FEATURES



## Specifications & Features

**Uplands / Wetlands:** 100% Uplands 2.85 Acres

**Zoning / FLU:** Agriculture

**Road Frontage:** 840' on SR 79

**Nearest Point of Interest:**

Located 50 miles north of Panama City Beach in a rural, accessible area of the Florida Panhandle, offering easy access to local dining, recreation, and regional attractions. Nearby highlights include Dogwood Lakes Golf Club, Skydive Panama City, the Northwest Florida Championship Rodeo, and various dining options like Castaway Seafood, M&W Smokehouse Barbecue, and Donut Land Express.

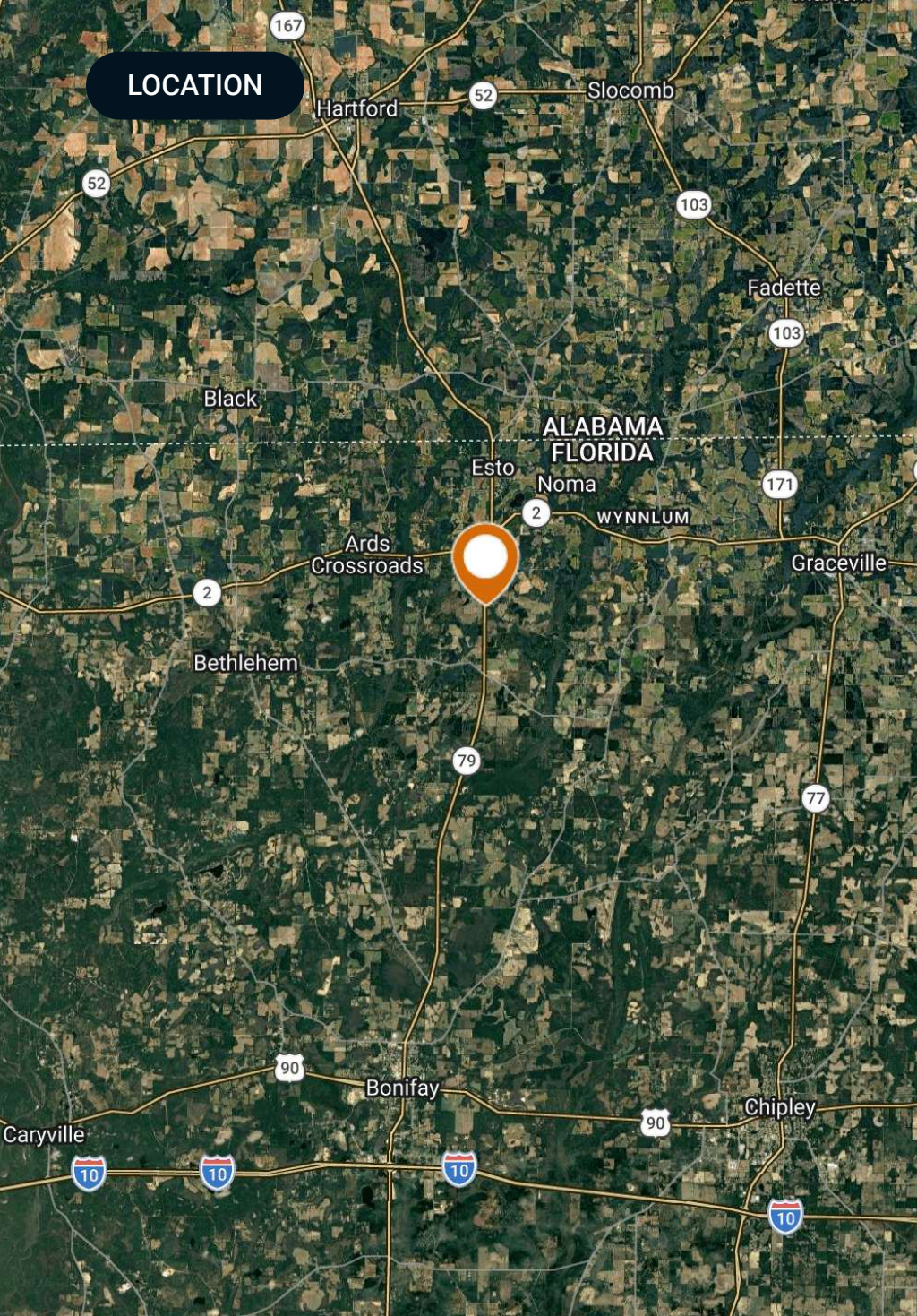
**Current Use:** Raw Land

**Land Cover:**

4200: Upland Hardwood Forests 2.36 ac

8320: Electrical Power Transmission Lines 0.34 ac

1940: Low Density, Fixed Single Family Units 0.16 ac

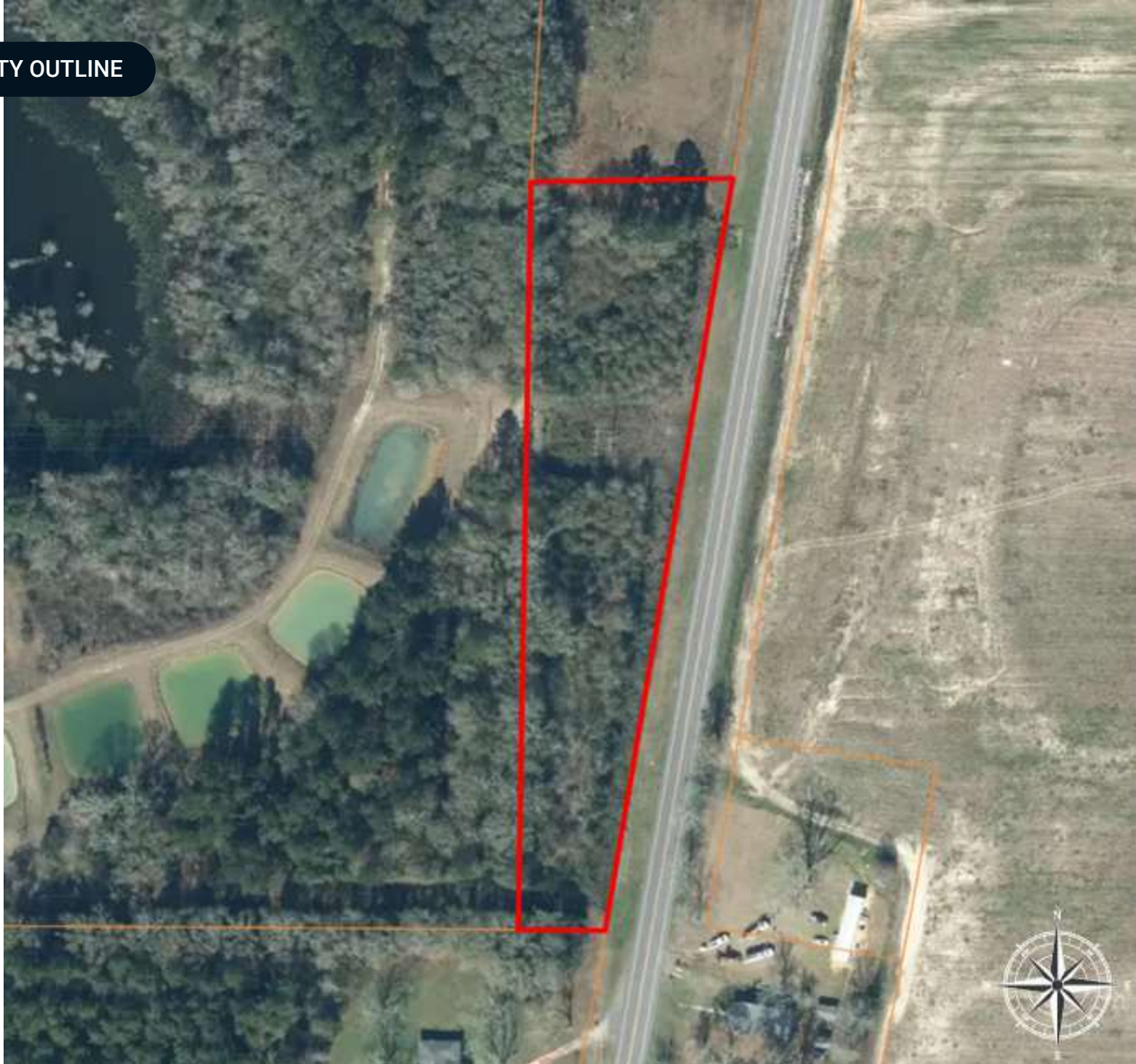


**LOCATION**

## Location & Driving Directions

- Parcel:** Part of 04040000000012000
- GPS:** 30.9563133, -85.6487684
- Driving Directions:** Call Dusty (407-908-9525)
- Showing Instructions:** Call Dusty to coordinate (407-908-9525)

PROPERTY OUTLINE



# SOILS MAP



## Soils

- Prikken
- Parcel
- Soils

MUID	COMPONENT NAME	ACRES
15	Gritney	1.90
9	Dothan	0.96
<b>TOTAL</b>		<b>2.85</b>

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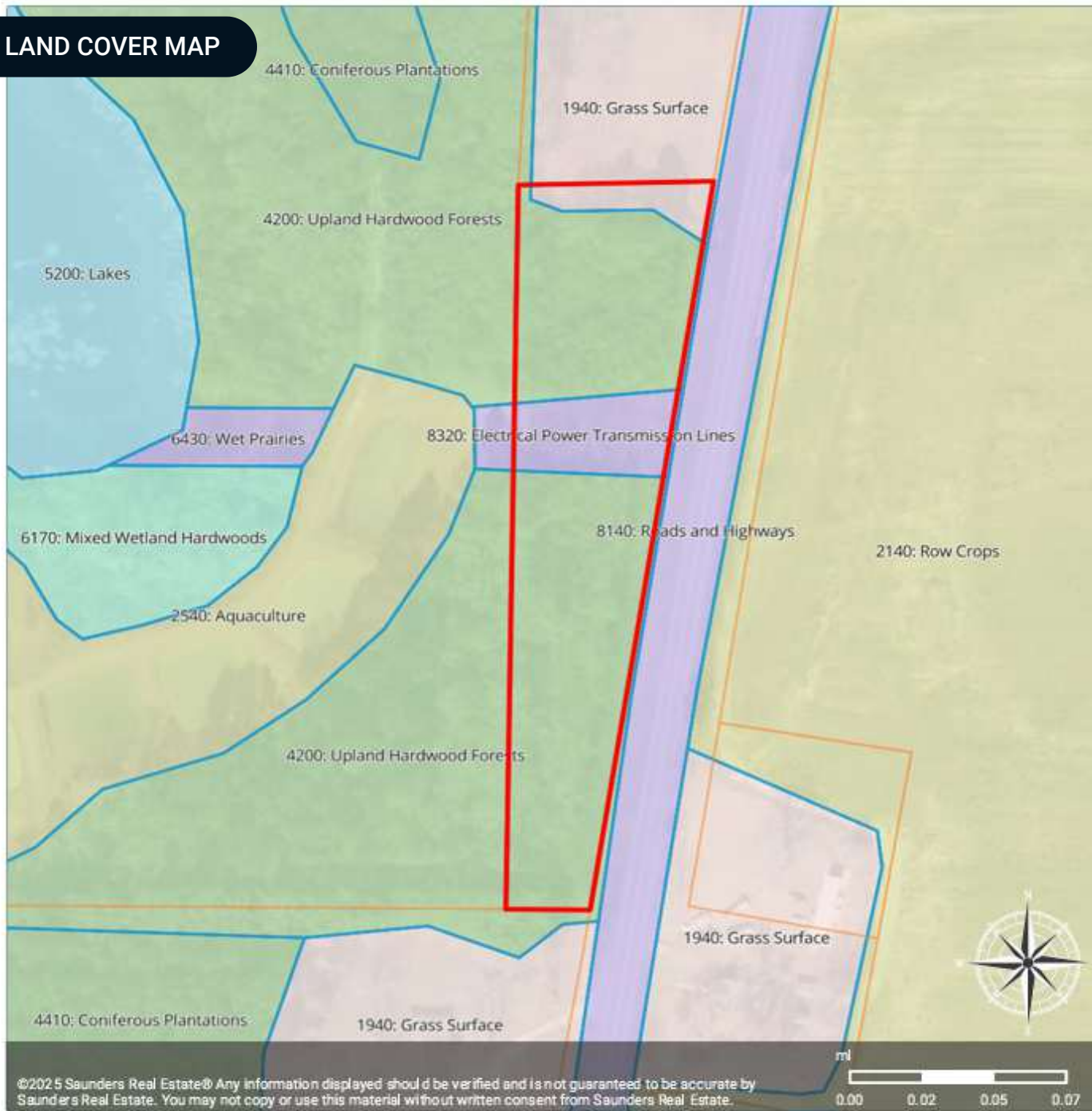


# LAND COVER MAP

## Land Cover 2023

- ▭ Prikken
- Parcel
- Land Cover 2023: UPLAND FOREST
- Land Cover 2023: TRANSPORTATION, COMMUNICATION AND UTILITIES
- Land Cover 2023: URBAN AND BUILT-UP

CODE	DESCRIPTION	ACRES
4200	4200: Upland Hardwood Forests	2.36
8320	8320: Electrical Power Transmission Lines	0.34
1940	1110: Low Density, Fixed Single Family Units	0.16
<b>TOTAL UPLAND</b>		
<b>TOTAL WETLAND</b>		
<b>TOTAL</b>		<b>2.85</b>



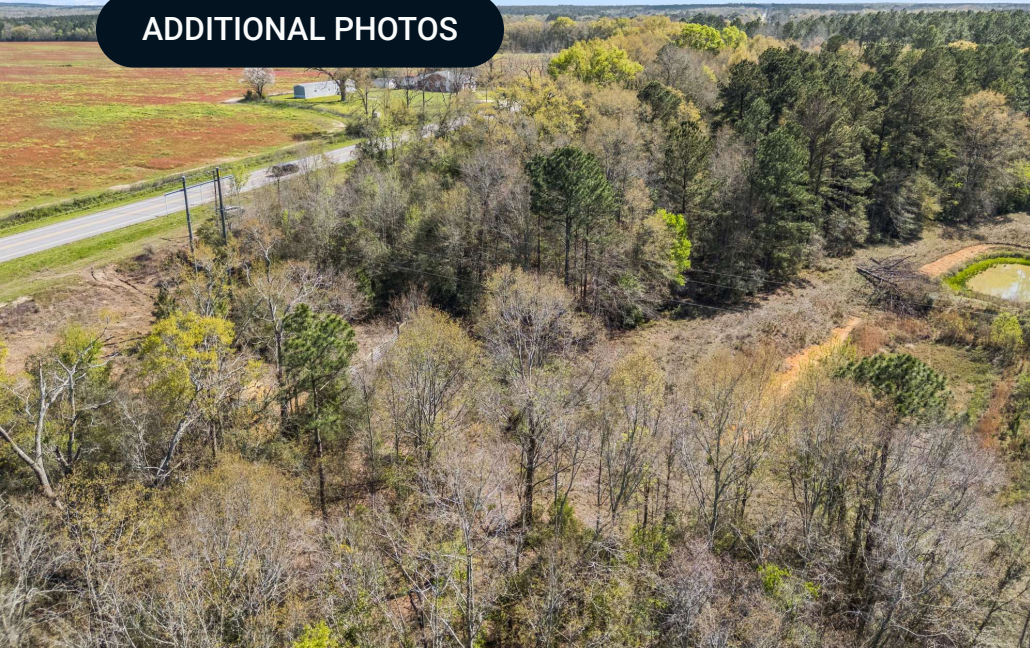
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ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





### Dusty Calderon

Senior Advisor

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## Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

As a 6th-generation rancher from a pioneering Florida ranch & grove family in Osceola County, Dusty has a lifetime of solid networking throughout the Southeast US. He went to college at McNeese State University in Lake Charles, Louisiana, on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks for 2 years running.

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

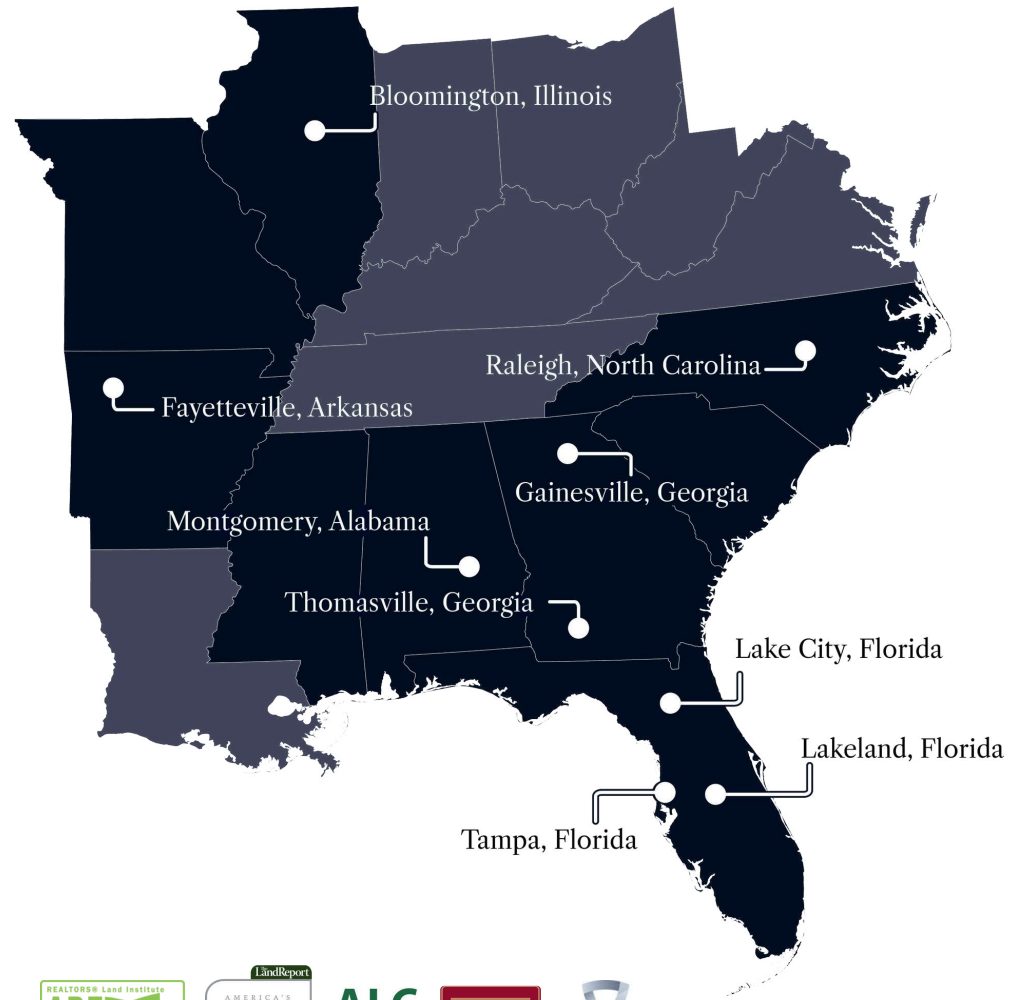
Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

Dusty remains well in tune with most diverse properties and land use types. While his main market is in the Southeast US, Dusty has brokered valuable properties as far west as Oklahoma & New Mexico and has helped ranchers as far away as South America to transact properties and cattle in Brazil and throughout the US.

As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.



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