

Client Copy 727082

0 Allanton Road, Panama City, FL 32404

Residential Land-Active \$2,150,000

List Price: \$2,150,000 **Sub-Type:** Vacant Land
List Price/Acre: \$7,003.26 **Acreage:** 307
Area: 05 - Bay **Lot Dimensions:** 4870x2600x5170x2770 approx.
 County - **HOA Fee:** No
 East **Waterfront Feet:** 2770
Sub Area: 0516 - Bay
 East -
 Sandy
 Creek/East
 Callaway
 Heights
 Bay
County: None
Community/Resort: Callaway
Elementary School:
Middle School: Everitt
High School: Rutherford
Parcel ID: 03995-000-000
Subdivision: No Named Subdivision



Directions: From Tyndall Parkway, go east on Hwy. 22 approx. 9 miles, then right on Hwy. 2297, follow approx. 12 miles to Allanton Road. Follow to where road makes a 90 degree turn. Go a little over a mile and

Legal Description: 16 5S 12W 307AC -1- 210 ORIG LOTS 1, 2, 3, 4 ORB 3910 P 1623

Remarks: Here is just an incredible 307 acre parcel in the Allanton Community of East Bay. There is over a 1/2 mile of waterfront. The property has been planted over the years and has pines on it (some damage from the hurricane). See attached document for a detailed breakdown of the acreage. Located near the Eastern Shipbuilding Company and along the intracoastal waterway, you can take boats through the intracoastal to anywhere. Also, it's not a far distance out to the bay and Gulf of Mexico. There is the ability to purchase more contiguous properties for up to just over 800 acres.

Office Remarks:

Financing: Cash; Conventional

Farm Info: Timber

Lot Access: County Road; Dirt/Clay Road; Graded/Maintained

Lot Features: Addl Land Available; Raw Acreage; Waterfront

Last Tax Year: 2021

Last Taxes: 623 [Tax Estimate](#)

As Is: Yes

Utilities: Electric; Private Well - Needed; Septic - Needed

Waterfront Type: Intracoastal Waterway

Waterview: Intercoastal Waterway



Provided as a courtesy of:

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