

Ben Jones  
Broker



216.2 Acres



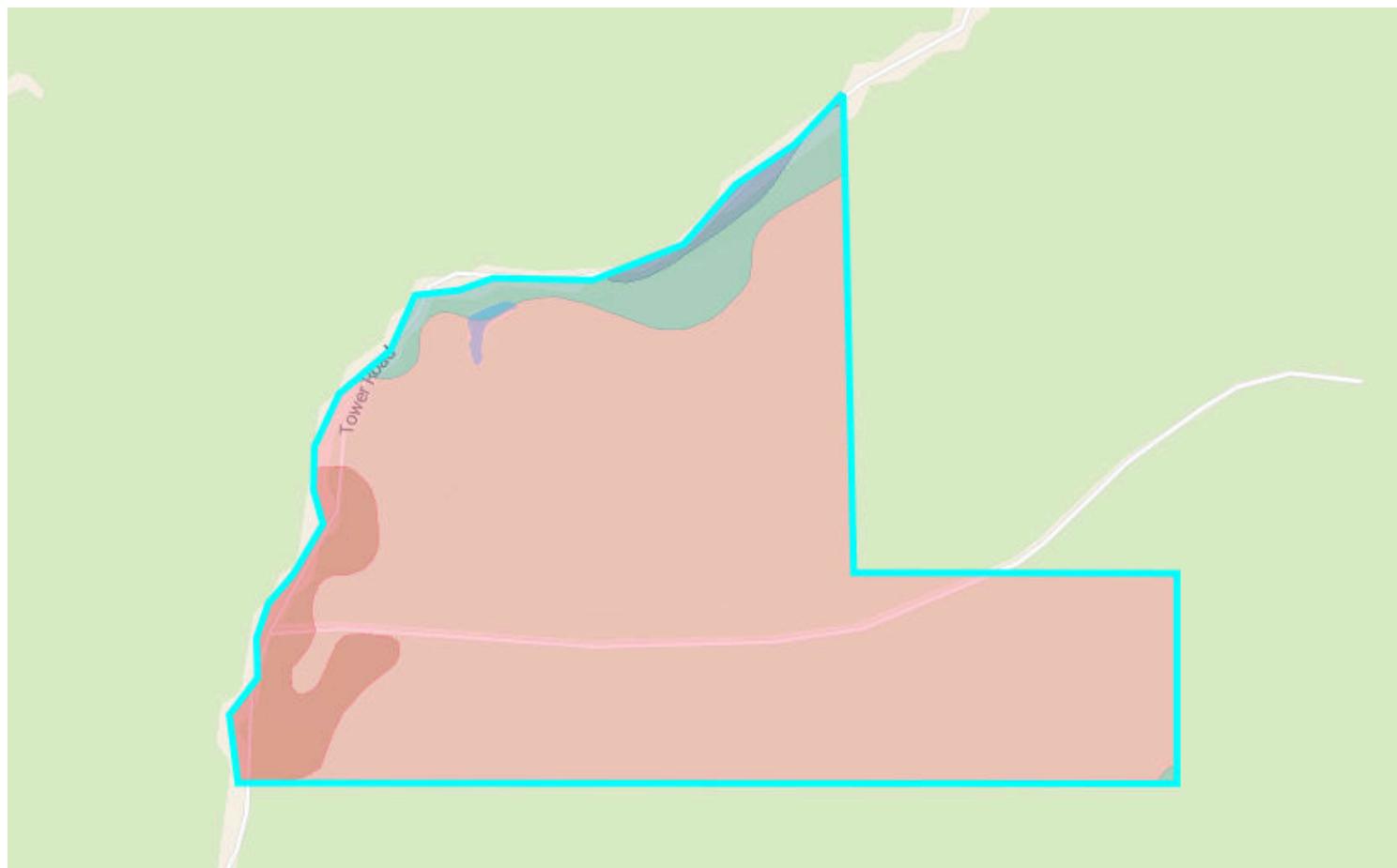
## Mossy Oak Properties

145 NW Caney Ave

Madison, FL 32340

850-973-2200

216.2 Acres, 1 Boundary



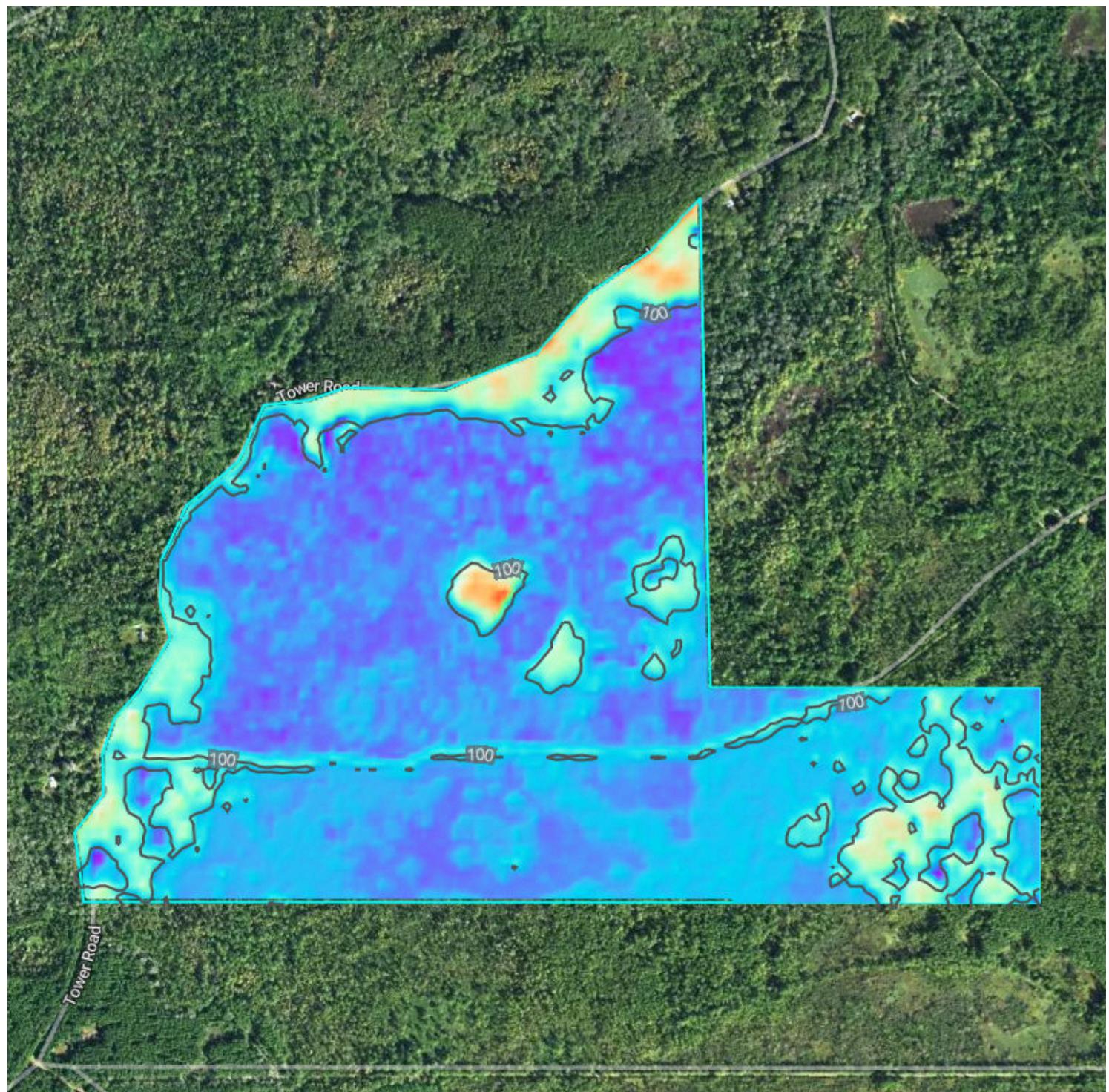
○ 15.6/100 NCCPI

	Code	Soil Description	% of Selection	Acres	Non-IRR Class	IRR Class	NCCPI
●	74	Dorovan and Pamlico soils, depressional	86.5%	187	7W	--	13.2
●	15	Mascotte sand	6.5%	14.1	4W	--	36.2
●	34	Sapelo-Sapelo, wet, sand, 0 to 2 percent slopes	5.9%	12.7	4W	--	26.4
●	2	Albany sand, 0 to 5 percent slopes	1.1%	2.4	3W	--	19.9

# Elevation



216.2 Acres, 1 Boundary



98.5 feet

103.1 feet

Source: USGS 3 Meter Dem

Interval: 10 feet

Range: 4.6 feet

Min: 98.5 feet

Max: 103.1 feet

Slope: 0.6%

Min: 0%

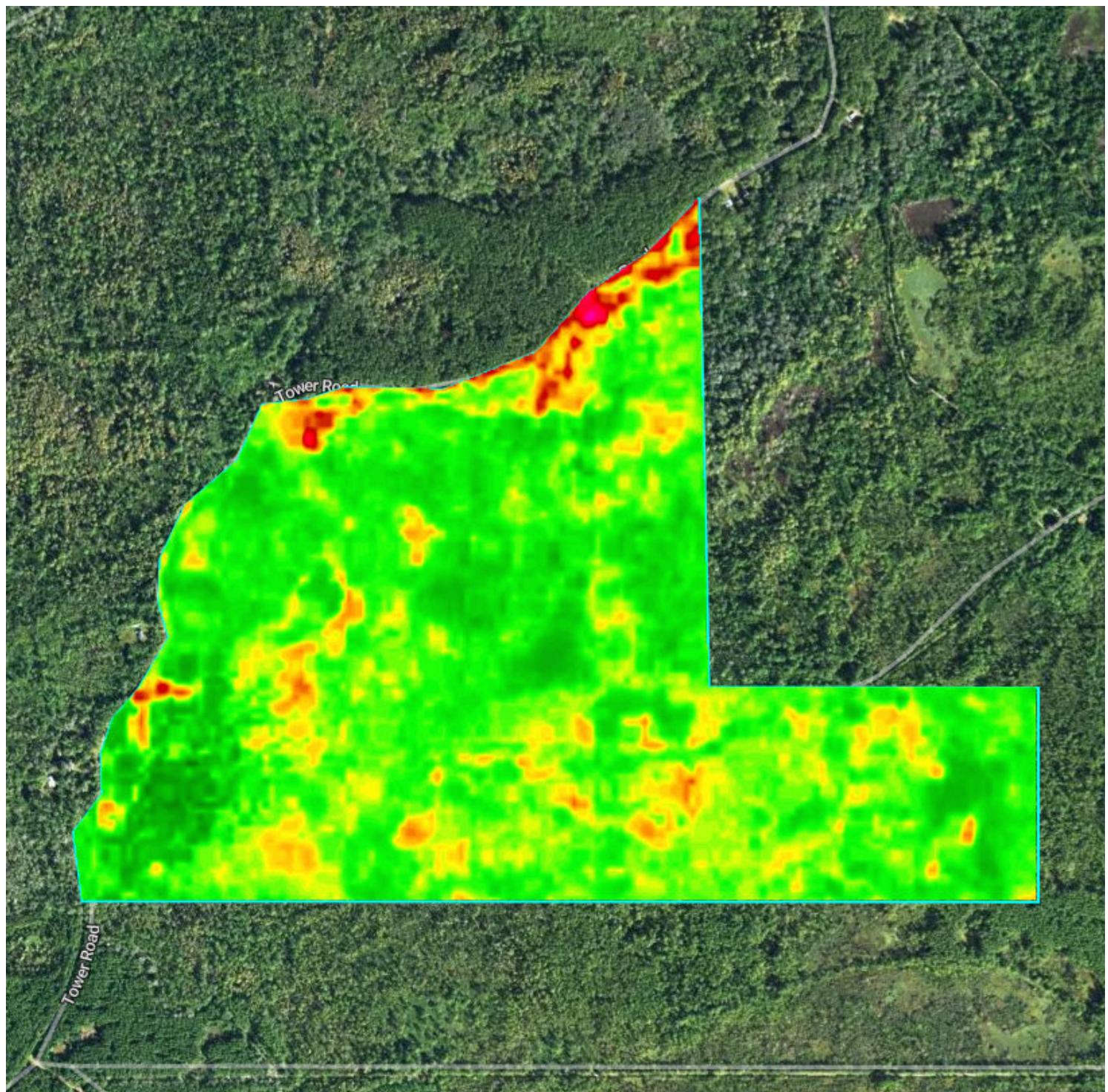
Max: 5.2%

# Vegetation Index



216.2 Acres, 1 Boundary

2024



0 (unhealthy)

100 (healthy)

Standard Deviation: 3.8

Mean: 78.7

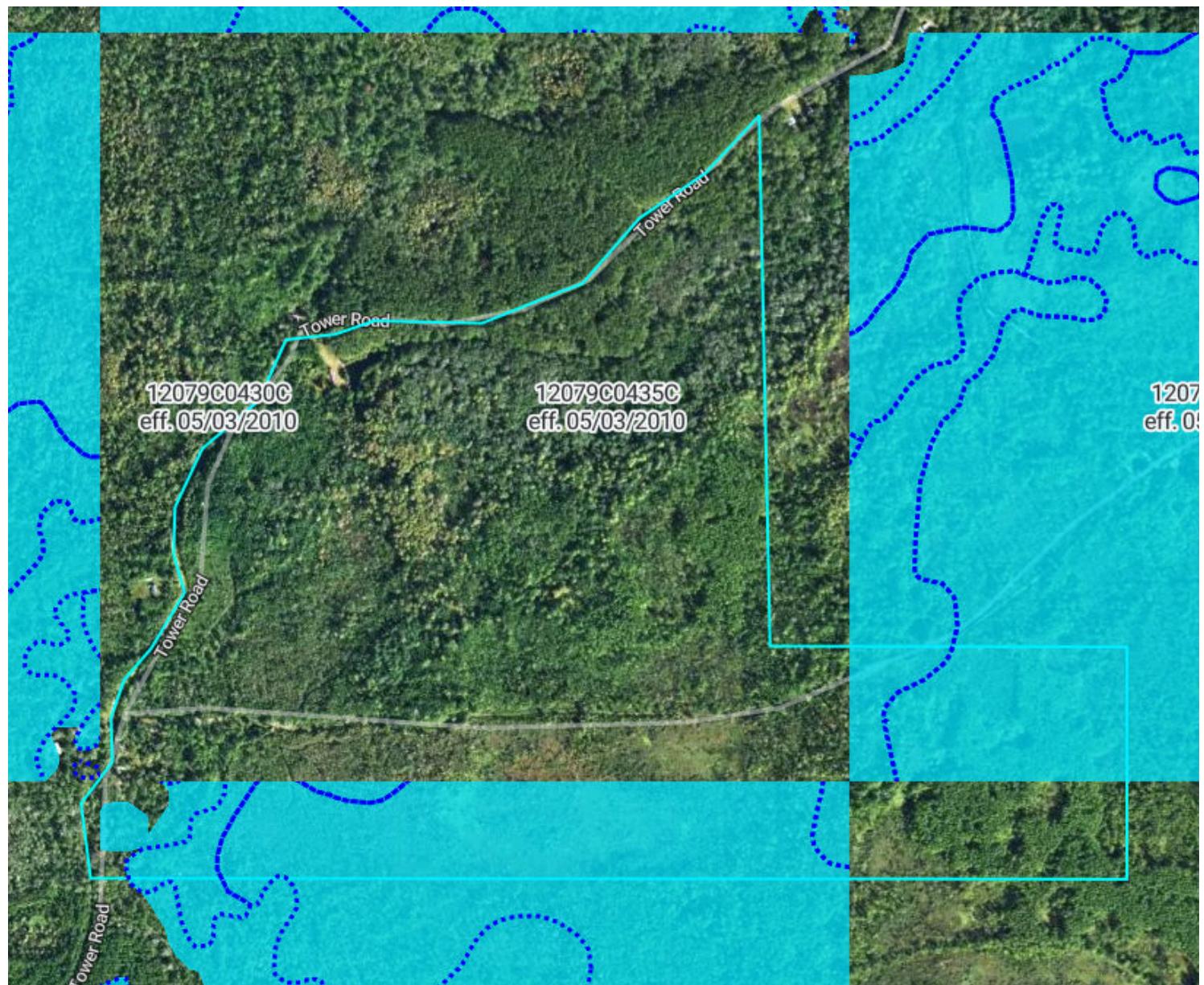
Min: 44.6

Max: 96.4

# Flood (FEMA Report)



216.2 Acres, 1 Boundary



## Flood Zone Hazard

- 0.2% annual flood hazard
- 1% annual flood hazard
- Future 1% annual flood hazard
- Increased risk due to levee
- Reduced risk due to levee
- Regulatory Floodway
- Special Floodway
- Wetlands