



Crestview 85

3395 Helms Farm Road, Laurel Hill, Florida 32567

Mark Wirick
850-545-6598
mark@saundersrealestate.com

PROPERTY OVERVIEW



Sale Price

\$775,000

Offering Summary

Acreage:	85 ± Acres
Price / Acre:	\$9,118
State:	Florida
City:	Laurel Hill
County:	Okaloosa
Property Type:	Hunting and Recreational, Ranches and Pastureland, Farms and Cropland

Property Overview

Introducing a prime investment opportunity at 3395 Helms Farm Road, Laurel Hill, FL. This expansive 85 ± acre property is perfectly positioned, just 8 miles from Crestview and under an hour from the Gulf Coast. Boasting 90% uplands with 32 acres of improved pasture and cropland, it presents an exceptional prospect for land investors or someone looking for a recreational property or homesite.

Bordered on two sides by large timberland holdings, and an abundance of game, this property is an excellent choice for the outdoor enthusiast, whether it be for a weekend getaway or the perfect homesite. With 71% zoned Rural Residential and 29% zoned AG, this property offers versatility and potential for a range of development options.

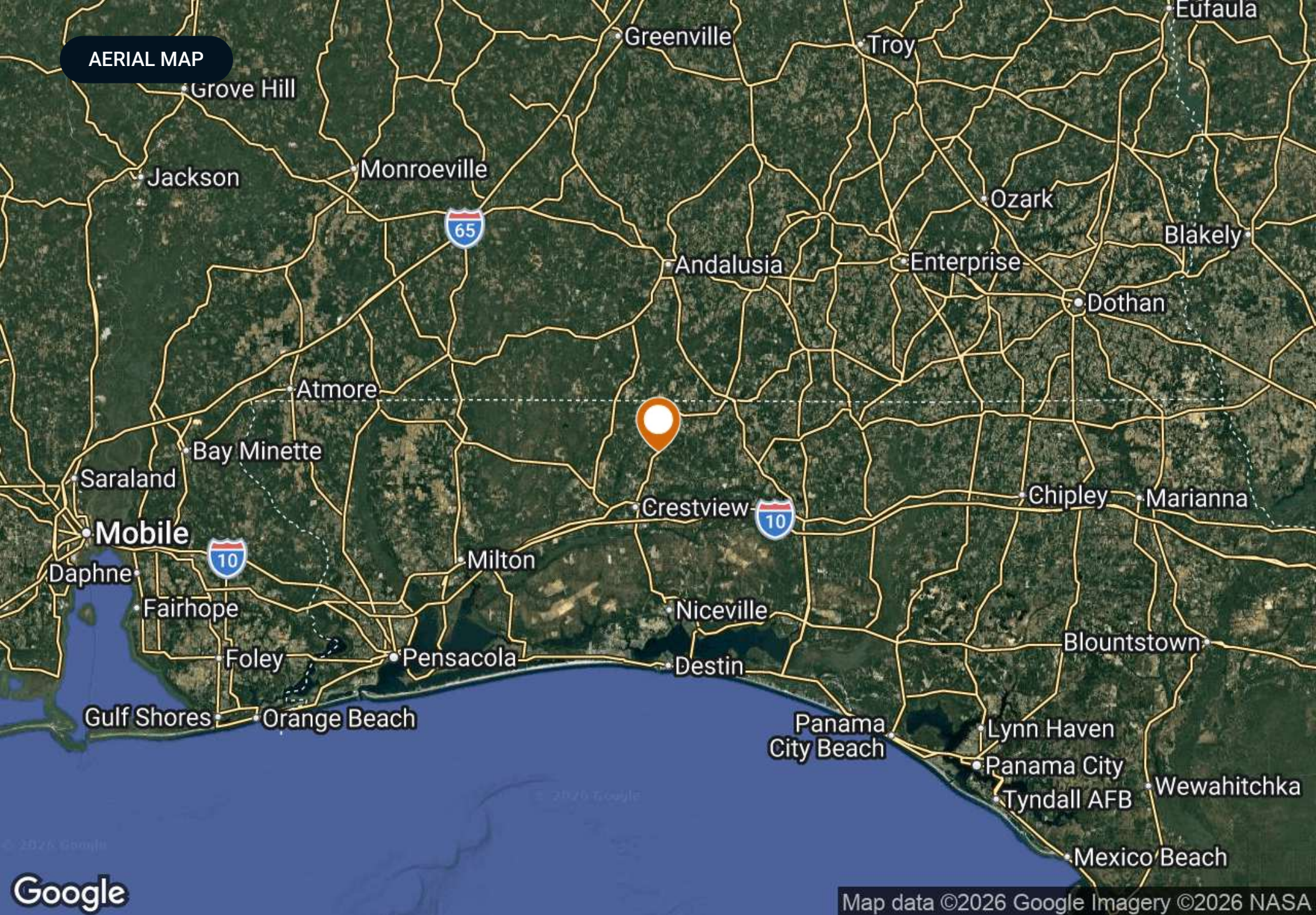
Don't miss the chance to own an exceptional property in fast growing Okaloosa County, FL.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	90% Uplands
Soil Types:	Soils are predominately Bonifay and Troup
Taxes & Tax Year:	2025 - \$309.81
Zoning / FLU:	61.58 Acres - Rural Residential, 24.28 Acres - AG
Water Source & Utilities:	Community water system
Road Frontage:	Approximatley .25 miles of road frontage on Helms Farm Road
Nearest Point of Interest:	Approximatley 8 miles North of Crestview and 30 miles from Fort Walton Beach
Fencing:	Perimeter fencing
Current Use:	Grazing and Recreational uses
Land Cover:	32 acres of improved pasture and cropland, 7.5 acres of wetland, and the remaining being in upland forests

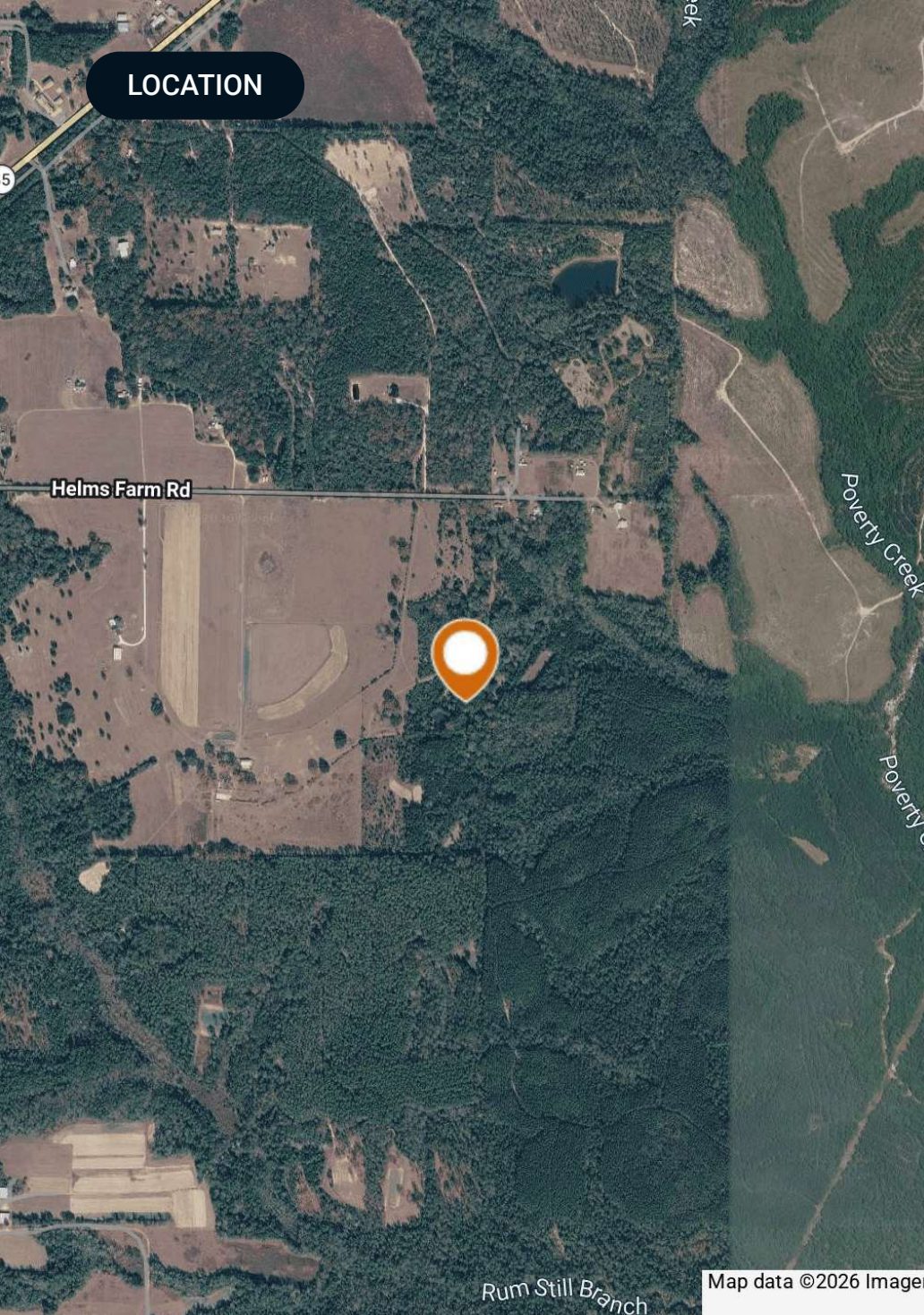


AERIAL MAP

Google

Map data ©2026 Google Imagery ©2026 NASA

LOCATION



Location & Driving Directions

Parcel: 11-4N-23-0000-0001-0010

GPS: 30.863585, -86.508493

Driving Directions:

- From the intersection of Hwy 90 and State Road 85, head north approximately 7.7 miles and turn right onto Helms Farm Road
- Follow Helms Farm Road North and then East for 1.25 miles to the entrance to the property.

Showing Instructions:

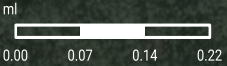
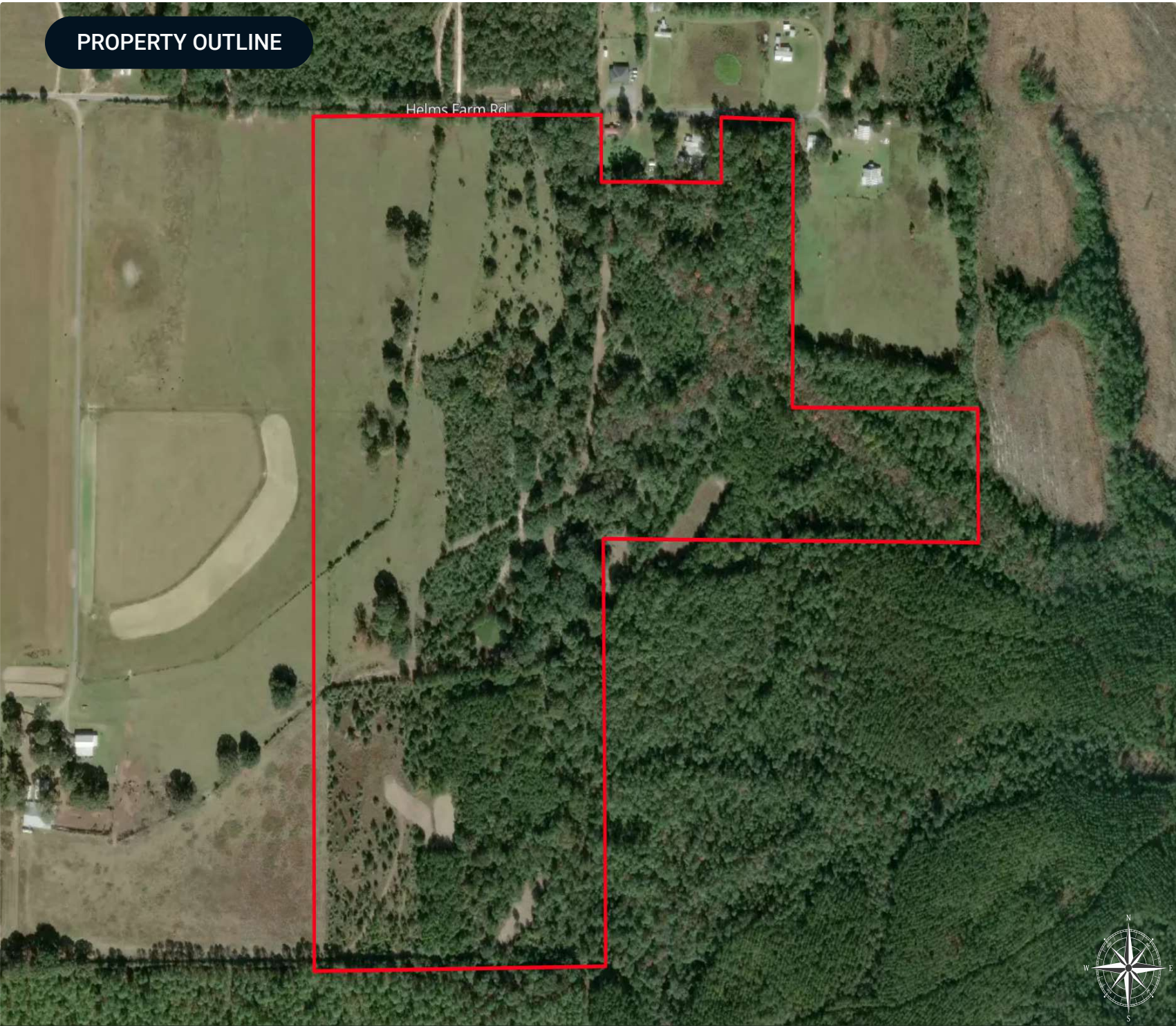
Contact listing agent for showing instructions

Map data ©2026 Image

PROPERTY OUTLINE

Crestview 85

- Polygon
- Census Roadways TIGER
- County Roads
- Interstates
- State Roads
- Highways



ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Mark Wirick

Advisor

mark@saundersrealestate.com

Direct: **877-518-5263 x466** | Cell: **850-545-6598**

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.

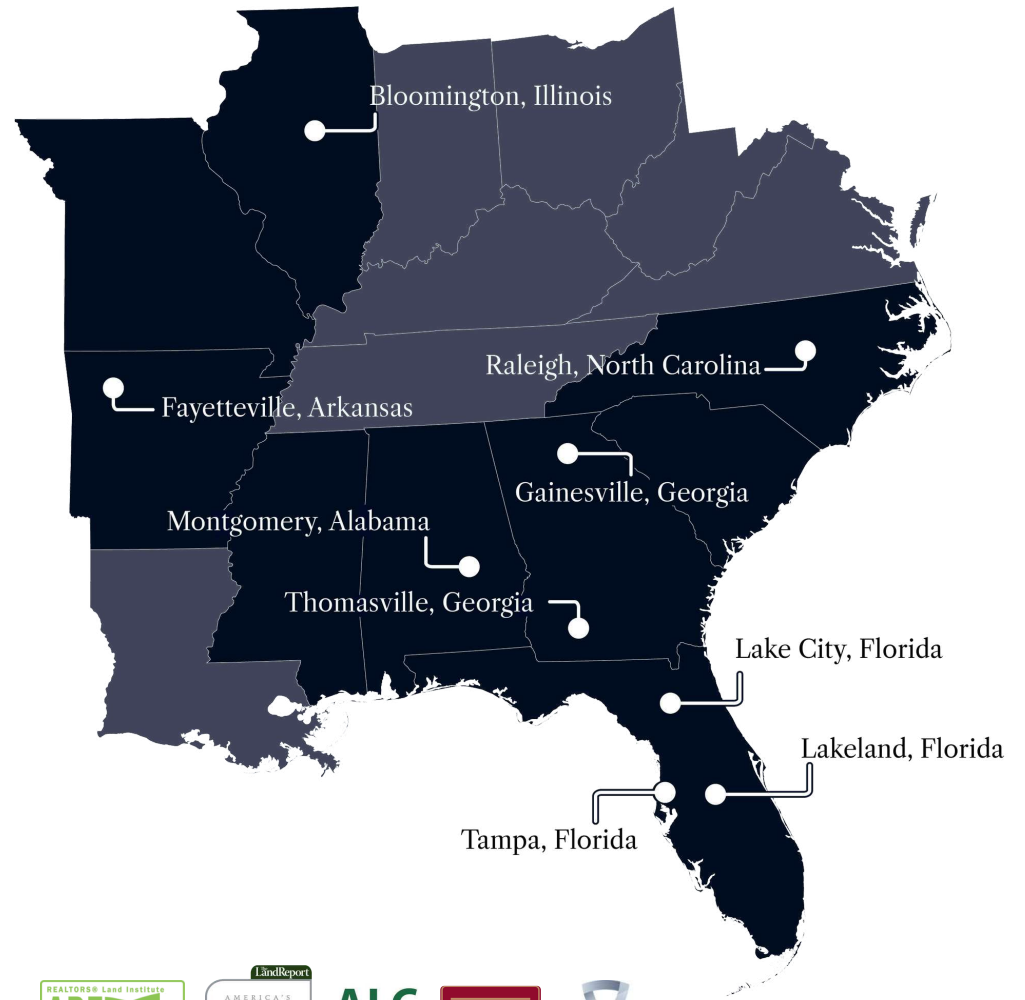
Passion for the outdoors is an understatement for Mark who is an avid outdoorsman. His cherished experiences involving outdoor pursuits serve as a foundation for his belief in the value of preservation and use of recreational timber property. Mark's recreational time is not fully spent in the woods,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



877-518-5263 • info@saundersrealestate.com



©2026 Saunders Real Estate, LLC. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.