



12.88 +/- Acres with Gulf Access

This 12.88± acre tract on Kornegay Way in Shell Point, Wakulla County, offers a rare mix of location, size, and entitlements. It features direct canal access to Oyster Bay and the Gulf of Mexico, with permits in place for a 22-slip dock, canal dredging, seawall, and riprap stabilization valid through 2026 and 2028. About 5 acres are uplands suited for development, while 7.79 acres of wetlands provide natural buffers and scenic surroundings. The site is ideal for multi-family units, a boutique resort, or a private retreat with marina-style amenities. Located near Shell Point Beach and less than 30 miles from Tallahassee, it stands as one of the most attractive development opportunities on Florida's Forgotten Coast.

Online Only
Auction

**October 14, 2025,
at 2 pm**

Final Contract to
Include a 10%
Buyer's Premium

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INTRODUCTION

Dear Perspective Bidders,

Wiregrass Auction Group is pleased to announce the public, online auction of this Shell Point Development Tract – 12.88± Acres with Gulf Access.

This 12.88± acre tract on Kornegay Way in Shell Point, Wakulla County, offers a rare mix of location, size, and entitlements. It features direct canal access to Oyster Bay and the Gulf of Mexico, with permits in place for a 22-slip dock, canal dredging, seawall, and riprap stabilization valid through 2026 and 2028. About 5 acres are uplands suited for development, while 7.79 acres of wetlands provide natural buffers and scenic surroundings. The site is ideal for multi-family units, a boutique resort, or a private retreat with marina-style amenities. Located near Shell Point Beach and less than 30 miles from Tallahassee, it stands as one of the most attractive development opportunities on Florida's Forgotten Coast.

Bidding for this property will open on September 30, 2025, at 10:00 am and continue to October 14, 2025. Bidding will begin closing at 2:00 pm subject to auto extensions. All bidding for this property will be conducted on the Wiregrass Auction Group online bidding platform at www.WiregrassAuctionGroup.com. Prior to placing any bids, please read this Property Information Package along with the Bidding Terms and Conditions, and the Sample Purchase contract. All documents can be found online under the "Documents" tab.

Please do not hesitate to contact me if you have any questions about the property, the auction process, or if you would like to schedule a private showing of the property.

Sincerely,

Wiregrass Auction Group, Inc.

Mark L. Manley

Mark L. Manley, CAI, AARE, MPPA
President/ Broker

AUCTION INFORMATION



🌿 Auction Date and Time: Tuesday, October 14, 2025 at 2 pm

🌿 Open House Dates and Times: Drive by Anytime

🌿 For More Information Contact: Mark L. Manley, CAI, AARE, MPPA
Wiregrass Auction Group, INC.
(229) 890-2437 – Office
(229) 891-1377 – Cell
Mark@Bidwiregrass.com

PROPERTY INFORMATION



Property Address: Shell point Road and Kornegay Way, Crawfordville (Shell Point), Florida

Auction Date: Tuesday, October 14, 2025, at 2 pm

Property Size: 12.88 +/- Acres

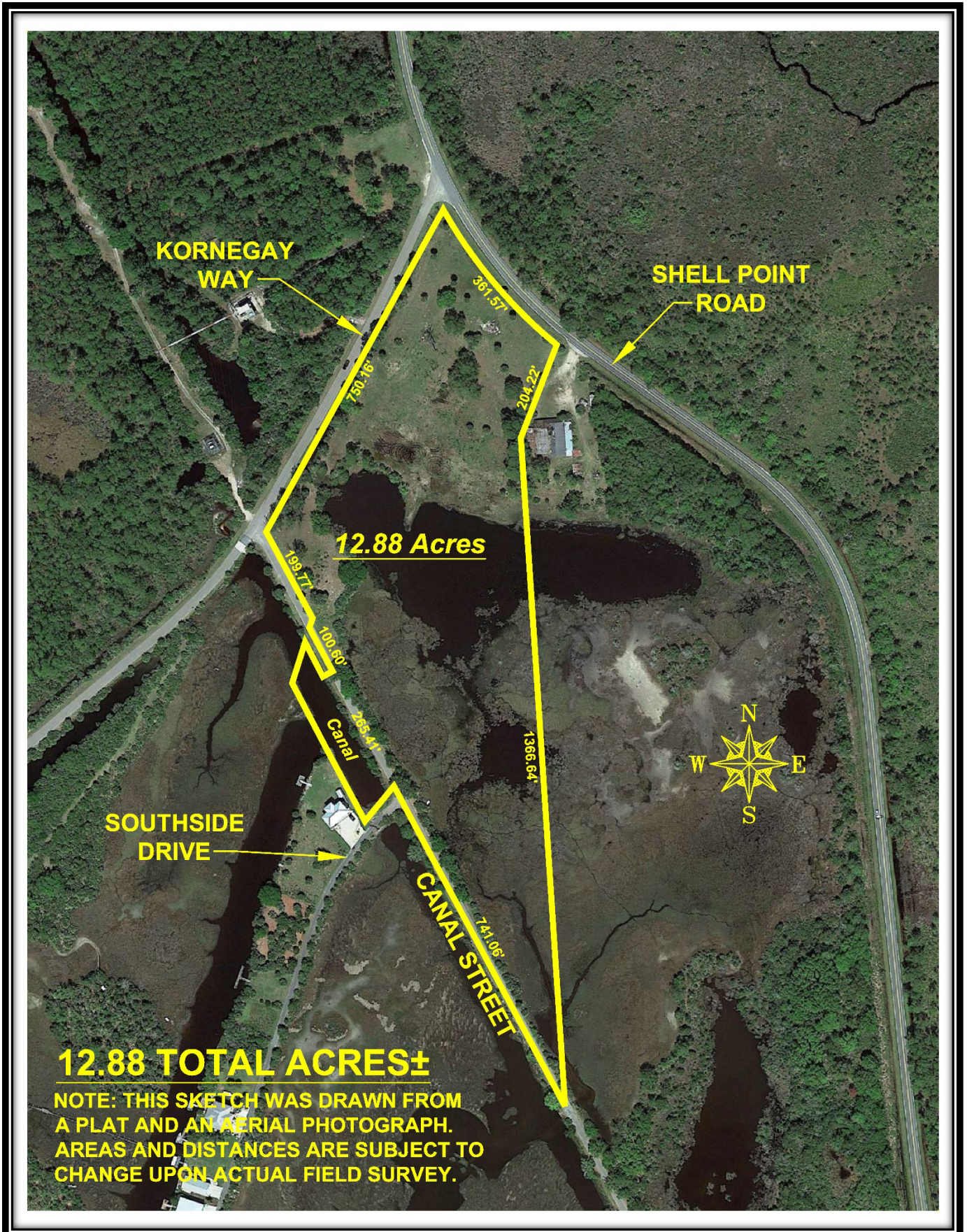
Assessor's Parcel Numbers: Wakulla County: 00-00-121-000-11962-003

Property Taxes: Wakulla County: \$4,785.86

Important Selling Features:

- 🌿 Canal Frontage with Gulf Access
- 🌿 Permits in Place: 22-Slip Dock, Seawall & Dredging
- 🌿 5± Upland Acres for Development
- 🌿 Natural Wetland Buffers – Scenic Setting
- 🌿 Minutes to Shell Point Beach & Panacea
- 🌿 Easy Drive to Tallahassee

AERIAL MAP



TAX CARD



WAKULLA COUNTY

PROPERTY APPRAISER

Parcel 00-00-121-000-11962-003 <https://search.mywakullapa.com/parcel/11962%200030000%20121000>

KORNEGAY WAY
CRAWFORDVILLE, FL 32327

Owners

HIGH TIDE RV RESORT LLC
3574 TRAVELERS REST RD
NEWTON, GA 39870

Use: 0000: VACANT RESIDENTIAL

Subdivision:

Keyline Description

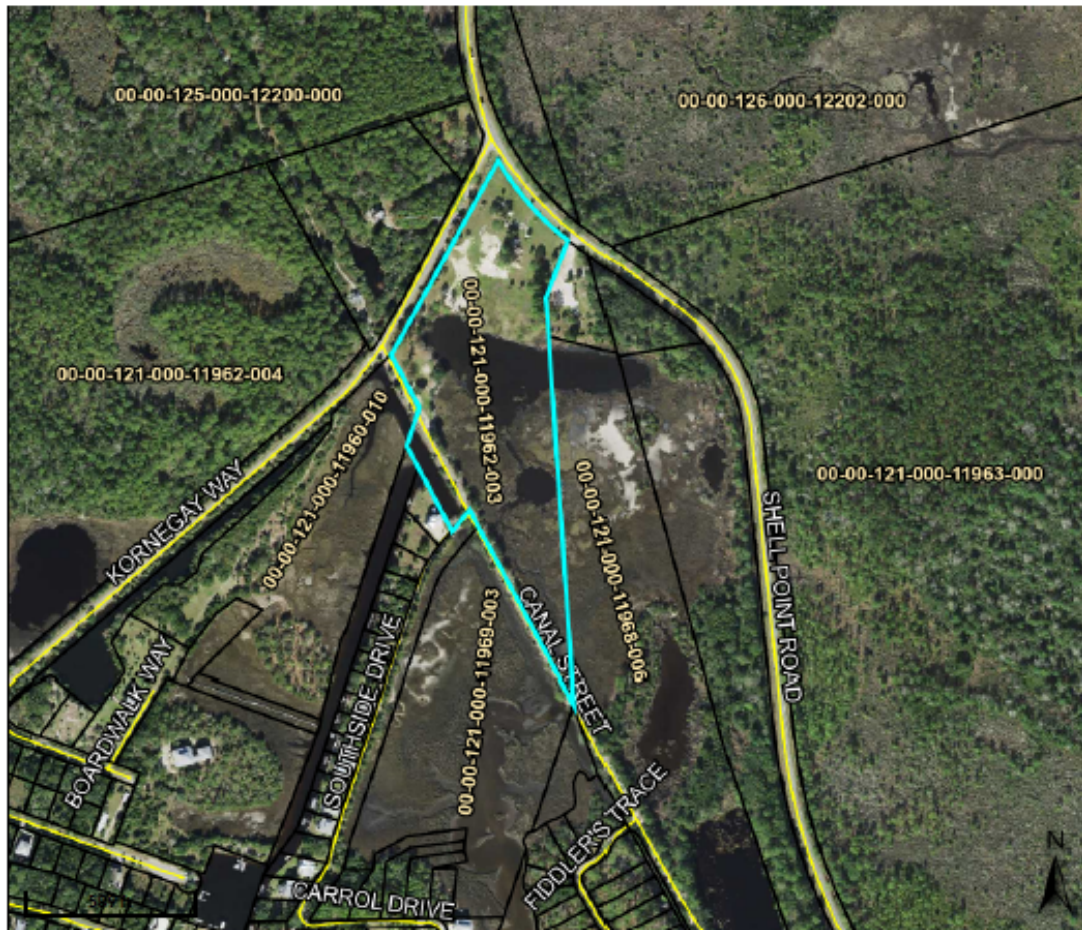
LOT 121 HS P-1-3-M-19
IN W 1/2 OF LOT 121 HS
OR 46 P 143 OR 79 P 182/184
OR 528 P 80 OR 536 P 827
OR 633 P 152
OR 1204 P 833 OR 1204 P 833



TAX MAP



Wakulla County, FL



Overview



Legend

- Parcels
- Parcel Numbers
- Roads
- City Labels

Parcel ID	00-00-121-000-11962-003	Alternate ID	11962 0030000 121000	Owner Address	HIGH TIDE RV RESORT LLC
Sec/Twp/Rng	n/a	Class	VACANT RESIDENTIAL		3574 TRAVELERS REST RD
Property Address	0 KORNEGAY WAY	Acreage	3.8		NEWTON, GA 39870
	CRAWFORDVILLE				
District	3				
Brief Tax Description	LOT 121 HS P-1-3-M-19				
	(Note: Not to be used on legal documents)				

MAP LINES ARE NOT LEGAL BOUNDARIES AND MUST NOT BE USED AS OR FOR LEGAL DOCUMENTS. THE LINEWORK ON THE MAPS HEREIN ARE FOR LOCATING PARCELS FOR TAX PURPOSES USE ONLY. THEY ARE NOT ACCURATE DUE TO THE NATURE OF HOW THEY ARE PRODUCED. FOR ANY LEGAL BOUNDARIES PLEASE REFER TO LEGALLY DOCUMENTED PLATS OF SURVEY.

Date created: 7/11/2025

Last Data Uploaded: 7/11/2025 8:10:32 AM

Developed by SCHNEIDER
GEOSPATIAL

TAX BILL

Notice Of AD Valorem Taxes & Non-AD Valorem Assessments

Bill # R 2523600 2024

R 00-00-121-000-11962-003

REAL ESTATE TAX/NOTICE RECEIPT FOR WAKULLA COUNTY

AD VALOREM TAXES

TAXING AUTHORITY	MILLAGE RATE	TAX AMOUNT
SCHOOL-LRE	.00311400	\$1,117.60
COUNTY	.00790000	\$2,835.28
NW FL WATER MGT	.00002180	\$7.82
SCHOOL-LOCAL BD	.00074800	\$268.45
SCH CAPITAL OUTLAY	.00150000	\$538.34
TOTAL AD-VALOREM:		\$4,767.49

NON-AD VALOREM ASSESSMENTS

TAXING AUTHORITY	TAX AMOUNT
Asmt - FIRE TAX	\$18.37
TOTAL NON-AD VALOREM:	\$18.37

COMBINED TAXES & ASMTS: \$4,785.86

DISCOUNT: \$0.00

UNPAID BALANCE: \$0.00

Exemptions:

Property Address:

KORNEGAY WAY CRAWFORDVILLE 32327

12.760 ACRES
LOT 121 HS P-1-3-M-19
IN W 1/2 OF LOT 121 HS
OR 46 P 143 OR 79 P 182/184
OR 528 P 80 OR 536 P 827

FAIR MKT VALUE \$358,896.00 **DIST** 3

ASSESS \$358,896.00 **EXEMPT VALUE** \$0.00

TAXABLE VALUE \$358,896.00

**** PAID ****

Last Payment: 03/28/2025 **Receipt Number:** 17503

Amount Collected: \$4,785.86 **Discount Amount:** \$0.00

Tax Roll Property Summary

Parcel	Roll Type	Year	Original Gross Tax	Original Assessments	Date Paid	Amount Paid	Total Unpaid
000012100011962003 R		2024	\$4,767.49	\$18.37	3/28/2025	\$4,785.86	\$0.00
000012100011962003 R		2023	\$4,788.53	\$18.37	3/28/2024	\$4,806.90	0.00
000012100011962003 R		2022	\$4,944.54	\$3.08	2/8/2023	\$4,898.14	0.00
000012100011962003 R		2021	\$3,293.33	\$3.00	2/17/2022	\$3,263.37	0.00
000012100011962003 R		2020	\$3,272.47	\$0.85	11/10/2020	\$3,142.39	0.00
000012100011962003 R		2019	\$3,337.07	\$0.85	11/18/2019	\$3,204.40	0.00
000012100011962003 R		2018	\$3,366.05	\$0.83	11/19/2018	\$3,232.20	0.00
000012100011962003 R		2017	\$3,420.61	\$0.83	11/3/2017	\$3,284.58	0.00
000012100011962003 R		2016	\$3,655.60	\$0.69	11/17/2016	\$3,510.04	0.00
000012100011962003 R		2015	\$3,833.14	\$0.69	11/9/2015	\$3,680.48	0.00
000012100011962003 R		2014	\$3,964.67	\$0.65	11/7/2014	\$3,806.71	0.00

DEED

THIS INSTRUMENT PREPARED BY AND RETURN TO
JAN H. COLVIN

WAKULLA TITLE COMPANY, INC
3004 Crawfordville Highway
Crawfordville, FL 32327
Property Appraisers Parcel Identification (Folio) Numbers. **00-00-121-000-11962-003**

____ Space Above This Line For Recording Data _____

THIS WARRANTY DEED, made the 13 day of April, 2021 by **CHARLES D. SEELEY, Individually and as Trustee OF The Charles D. Seeley Revocable Living Trust UGA December 14, 2005**, herein called the grantor, to **HIGH TIDE RV RESORT LLC, a Georgia Limited Liability Company**, whose post office address is **3574 TRAVELERS REST ROAD, NEWTON, GA 39870**, hereinafter called the Grantee.
(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That the grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee all that certain land situate in WAKULLA County, State of Florida, viz.:

See Exhibit "A" attached hereto and by reference made a part hereof.

Subject to restrictions, easements and reservations of record, if any, not specifically reimposed or extended hereby

TOGETHER, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining

TO HAVE AND TO HOLD, the same in fee simple forever

AND, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple, that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written

Signed, sealed and delivered in the presence of.

Cindy Anderson
Witness #1 Signature

Cindy Anderson
Witness #1 Printed Name

Kathy Bentley
Witness #2 Signature

Kathy Bentley
Witness #2 Printed Name

Charles D. Seeley
CHARLES D. SEELEY, Individually
And as Trustee
133 ELAM DRIVE, MCCORMICK, SC 29835

STATE OF South Carolina
COUNTY OF MCCORMICK

The foregoing instrument was acknowledged before me by means of (X) physical presence or () online notarization, this 13th day of April, 2021 by CHARLES D. SEELEY, Individually and as Trustee of The Charles D Seeley Revocable Living Trust UTA December 14, 2005, who is personally known to me or has produced n/a as identification

SEAL

TONIA BANDY
Notary Public
State of South Carolina
My Commission Expires Dec. 15, 2025

Tonia Bandy
Notary Public

Tonia Bandy
Printed Notary Name

EXHIBIT "A"

Commence at the Southeast corner of Lot 116 (also known as Lot 125) of the Hartsfield Survey of lands in Wakulla County, Florida, and run thence S 03° 55' E 453.80 feet to a concrete monument lying on the Southwesterly right of way boundary of State Road No. S-367, said monument marking the POINT OF BEGINNING of herein described; from said POINT OF BEGINNING run thence Southeasterly along the arc of said right of way boundary 124.07 feet to a concrete monument (chord to said monument bears S 48° 05' 47" E, 123.97 feet) thence leaving said roadway, run S 21° 04' 33" W 204.49 feet to a concrete monument, thence run S 03° 55' E 1366.85 feet to a concrete monument on the approximate centerline of Cedar Creek, said monument also lying on the approximate centerline of a graded roadway; thence run N 28° 16' 55" W along the apparent centerline of said roadway 1107.07 feet to an iron pipe, thence run N 18° 15' E 20.67 feet to a concrete monument lying on the apparent northeasterly right of way boundary of said roadway, thence run N 28° 16' 55" W along said right of way boundary 200.00 feet to a concrete monument lying on the Southeasterly right of way boundary of a public road known as Kornegay Way, thence run N 28° 40' 12" E along said roadway boundary 750.01 feet to a concrete monument lying on the Southwesterly right of way boundary of State Road No. S-367 thence run Southeasterly along the arc of said roadway boundary 238.45 feet to the POINT OF BEGINNING, (chord to said point bears S 36° 21' 05" E, 237.73 feet).

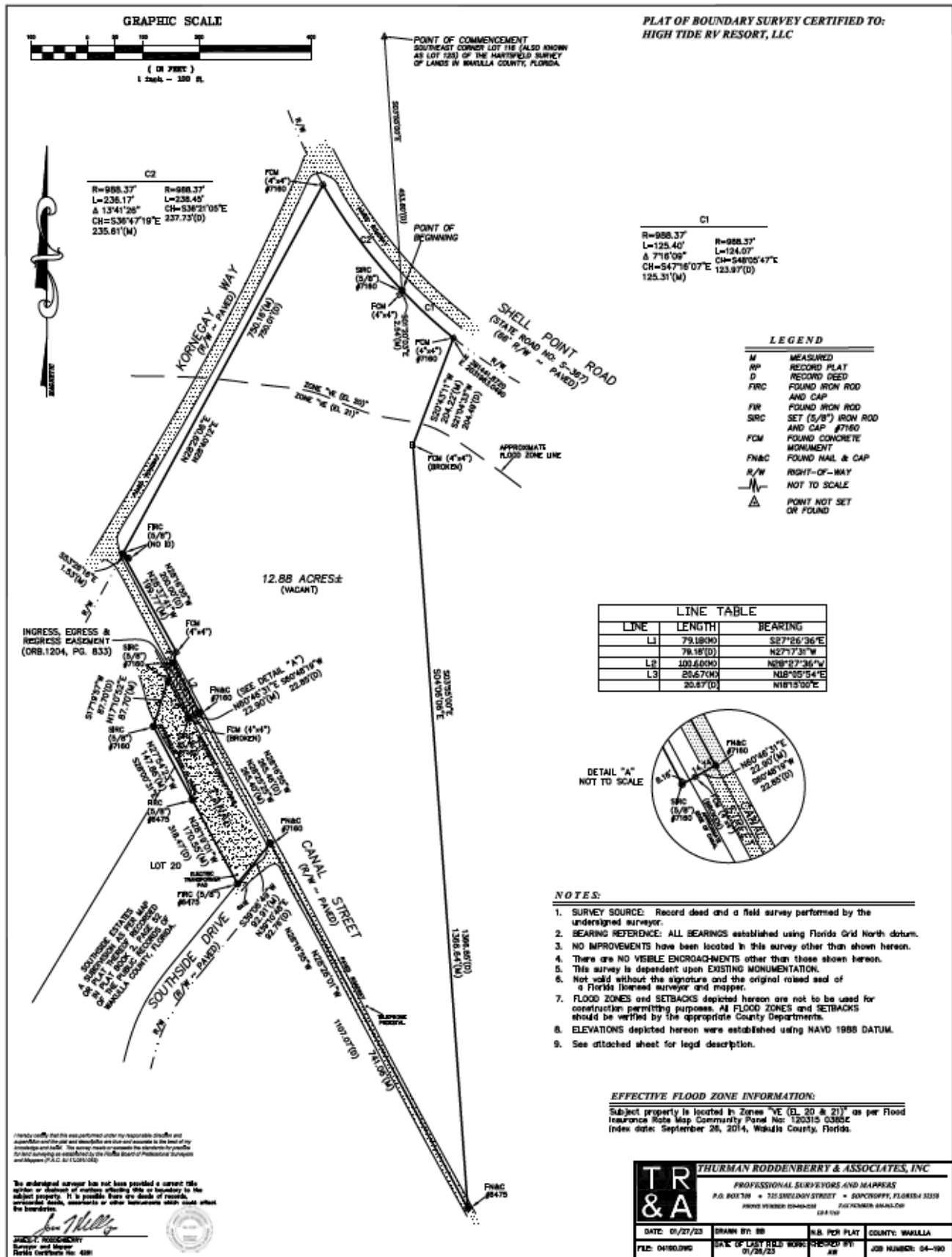
TOGETHER WITH a perpetual easement for ingress, egress, and regress over, through, and across the following described land:

Commencing at a concrete monument marking the Southeast corner of Lot 116 of Hartsfield Survey of Lands in Wakulla County, Florida (also known as Lot 125, H. S.), thence run South 3 degrees 55 minutes East 2096 feet to a cement monument in the center of a graded road at the mouth of Cedar Creek, thence run North 28 degrees 16 minutes 55 seconds West 1007.07 feet to the point of beginning of the land herein described. From said point of beginning, continue North 28 degrees 16 minutes 55 seconds West 100 feet, thence turn left 90 degrees to the Easterly bank of a proposed canal, thence run South 28 degrees 16 minutes 55 seconds East 100 feet, thence turn left 90 degrees and run to the point of beginning in Lot 121 of Hartsfield Survey of Lands in Wakulla County, Florida.

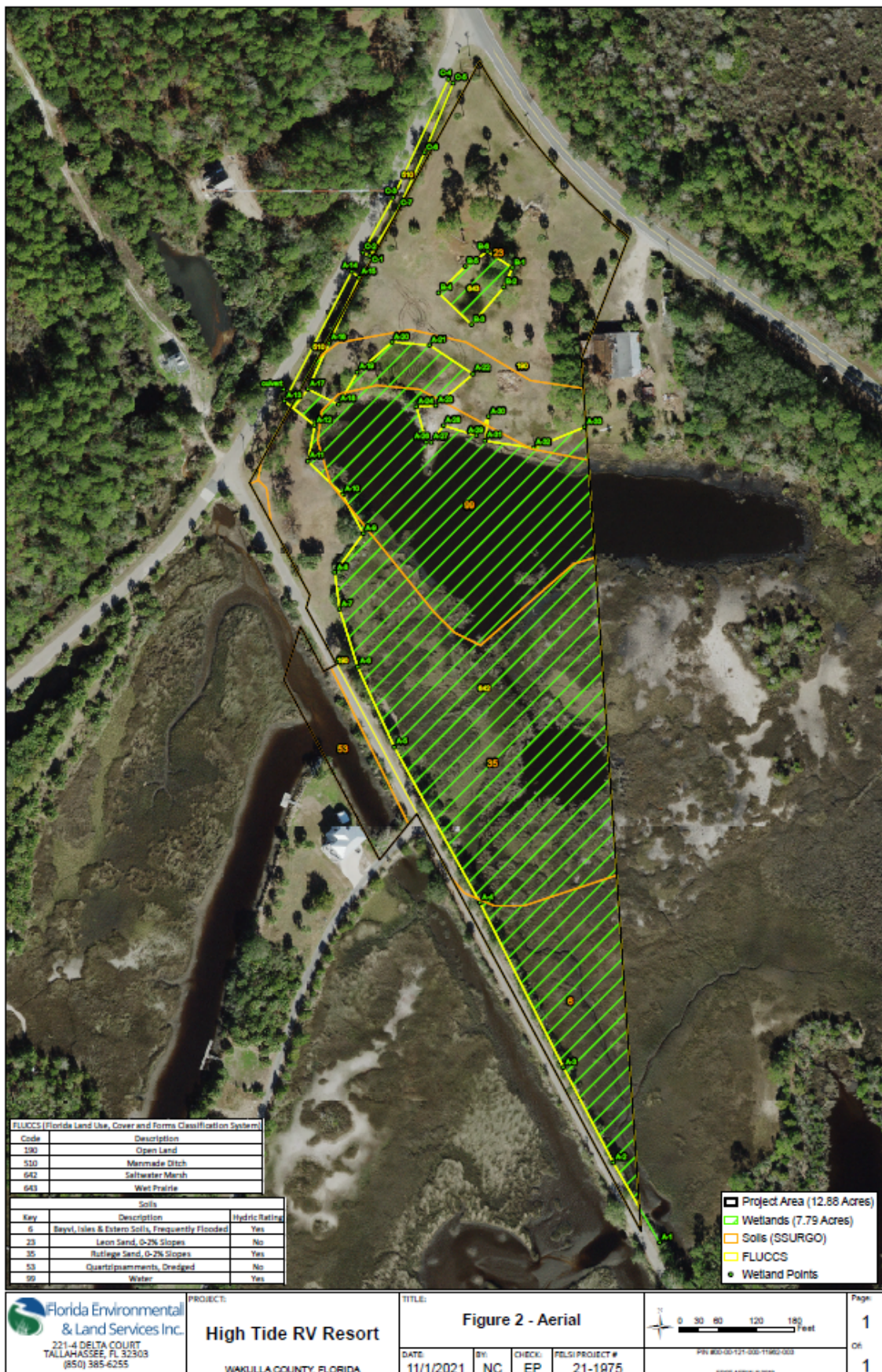
AND:

Commence at the Southeast Corner of Lot 116 (also know as Lot 125) of the Hartsfield Survey of Lands in Wakulla County, Florida; thence South 03 degrees 55 minutes 00 seconds East 2096.00 feet to a point lying on the centerline of Canal Street; thence run along said centerline as follows: North 28 degrees 16 minutes 55 seconds West 741.62 feet to a point marking the intersection of said centerline with the Northerly right of way of Southside Drive, said point being the POINT OF BEGINNING; thence from said POINT OF BEGINNING continue along said centerline North 28 degrees 16 minutes 55 seconds West 265.46 feet to a nail and cap; thence leaving said centerline run South 60 degrees 48 minutes 19 seconds West 22.85 feet; thence North 27 degrees 17 minutes 31 seconds West 79.18 feet; thence south 17 degrees 19 minutes 57 seconds West 87.70 feet; thence South 28 degrees 00 minutes 31 seconds East 318.47 feet to a point lying on the Northerly right of way of Southside Drive; thence run along said right of way North 39 degrees 10 minutes 48 seconds East 92.76 feet to the POINT OF BEGINNING, containing 0.50 acres more or less.

PLAT



WETLAND MAP



ADDITIONAL INFORMATION

**ADDITIONAL RESOURCES AVAILABLE
UNDER THE DOCUMENTS TAB
INCLUDE:**

- **ARMY CORPS OF ENGINEERS
DREDGING PERMIT**
- **DEP DREDGING AND DOCK
PLANS**
- **FLORIDA DEP CANAL DOCK,
DREDGE, AND STABILIZATION
PERMIT**

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