

568.8+/- acres in Liberty County, Florida

Introducing Liberty Farms North, an exceptional 568.8-acre wooded property nestled in the heart of Liberty County, Florida, offering the perfect balance of a timberland investment and recreational/hunting haven. Along with a growing timber investment, this expansive tract presents a variety of options for homesites, as well as opportunities to convert portions of the land into pasture for agricultural use or equestrian activities.

The property has good road access on freshly paved CR-67A, and a well-established internal road system for access throughout the property. Power is located at the entrance to the property. The close proximity to the Apalachicola National Forest offers additional recreational opportunities such as hiking, birdwatching, and wildlife observation. Not only is this property an outdoor enthusiast's dream, but it also benefits from being near the Ochlockonee River and the Gulf of Mexico, which provides excellent fishing and boating options.

Just a short drive away, Carrabelle, Florida, and the Gulf of Mexico offer spectacular coastal experiences. Enjoy sun-soaked days on sandy beaches, indulge in fresh seafood at local eateries, or embark on a deep-sea fishing adventure. This property's prime location offers the best of both worlds – a secluded, natural sanctuary with access to coastal attractions and amenities. The property's strategic location near major geographic areas enhances its appeal. The nearby cities of Tallahassee and Panama City offer a wealth of cultural, dining, and shopping experiences. This property provides the perfect opportunity to enjoy a peaceful, rural lifestyle while remaining within easy reach of urban conveniences.

Hunters will appreciate the abundant deer and turkey populations that thrive in this area, making the property an ideal setting for a hunting retreat or club. Investors will appreciate the mix of multi-age timber for ongoing harvest revenues. The diverse landscape includes 73.5 acres of 1982 pine plantation, 20.9 acres of 2001 pine plantation, 155.3 acres of 2017 pine plantation, and 307.2 acres of natural pine and hardwood, providing a rich and varied habitat for wildlife. The property has even been used for an apiary (bee) lease recently!

Don't miss the chance to own this unique and versatile 568.8-acre property in Liberty County, FL. With its combination of timberland investment potential, recreational amenities, and ideal location near both natural and urban attractions, this property presents a rare and valuable opportunity for the discerning buyer.



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Southeastern
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Property is shown BY APPOINTMENT ONLY - give us a call to set up your tour today!

LEGAL DISCLOSURE

Property inspections shall be done during daylight hours. Seller and Southeastern Land Group LLC in no way make any representations or warranties regarding the conditions of the property, including any and all access routes, and all persons entering upon the property do so at their own risk and accept said property "as-is" in its existing condition during such inspections. All persons entering upon the property assume all risks and liabilities and agree to indemnify, defend, and hold harmless Seller, its affiliates, officers, directors, managers, agents, representatives and employees from and against any and all claims, demands, causes of action, injuries (including death) and damages resulting from any accident, incident, or occurrence arising out of, incidental to or in any way resulting from his or her inspection of the property or his or her exposure to the conditions of the property.

Timberland • \$767,806

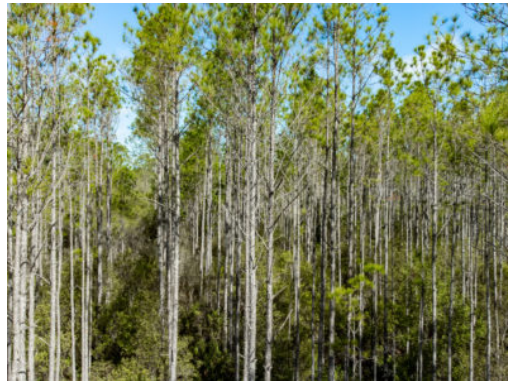
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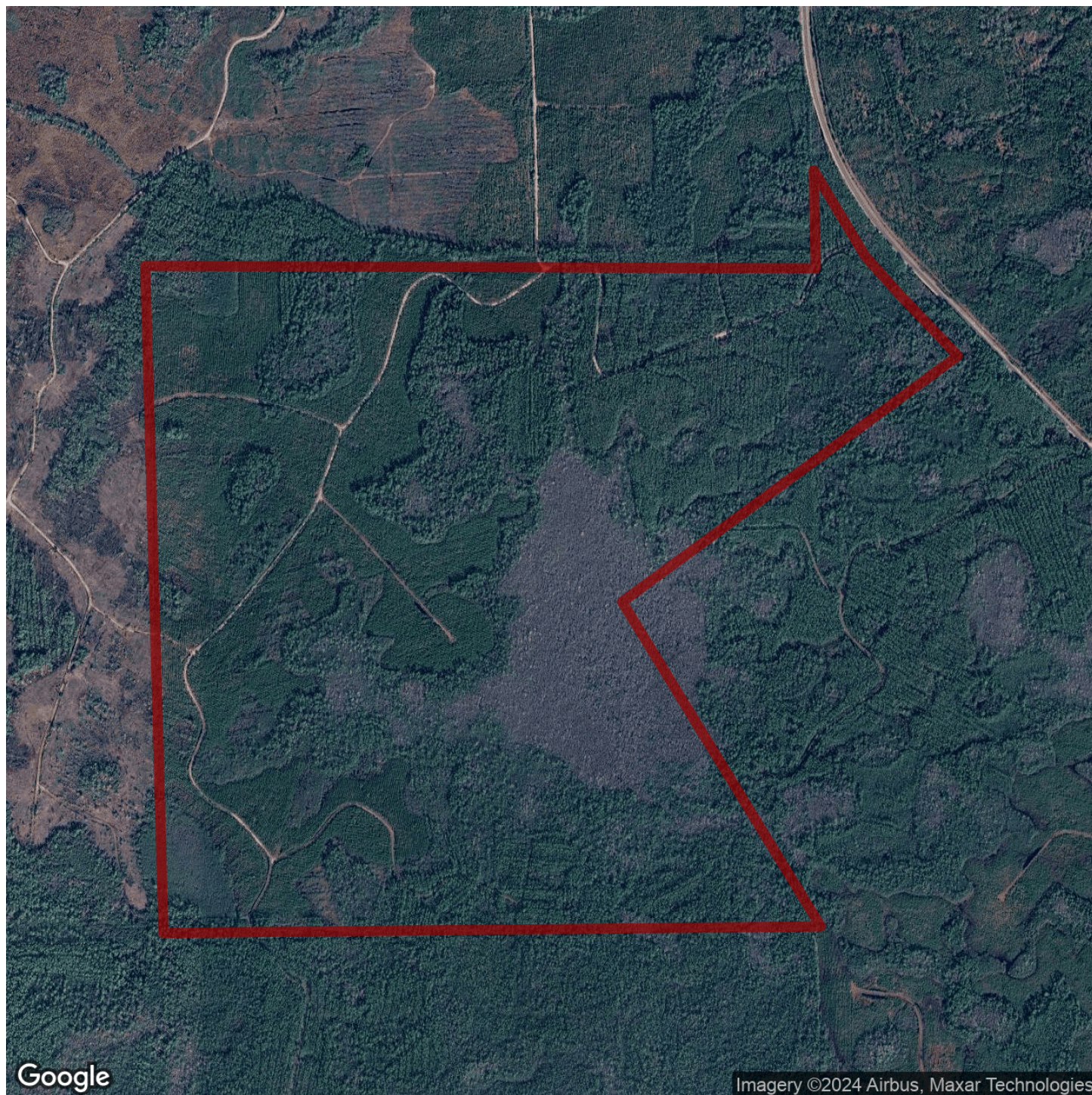




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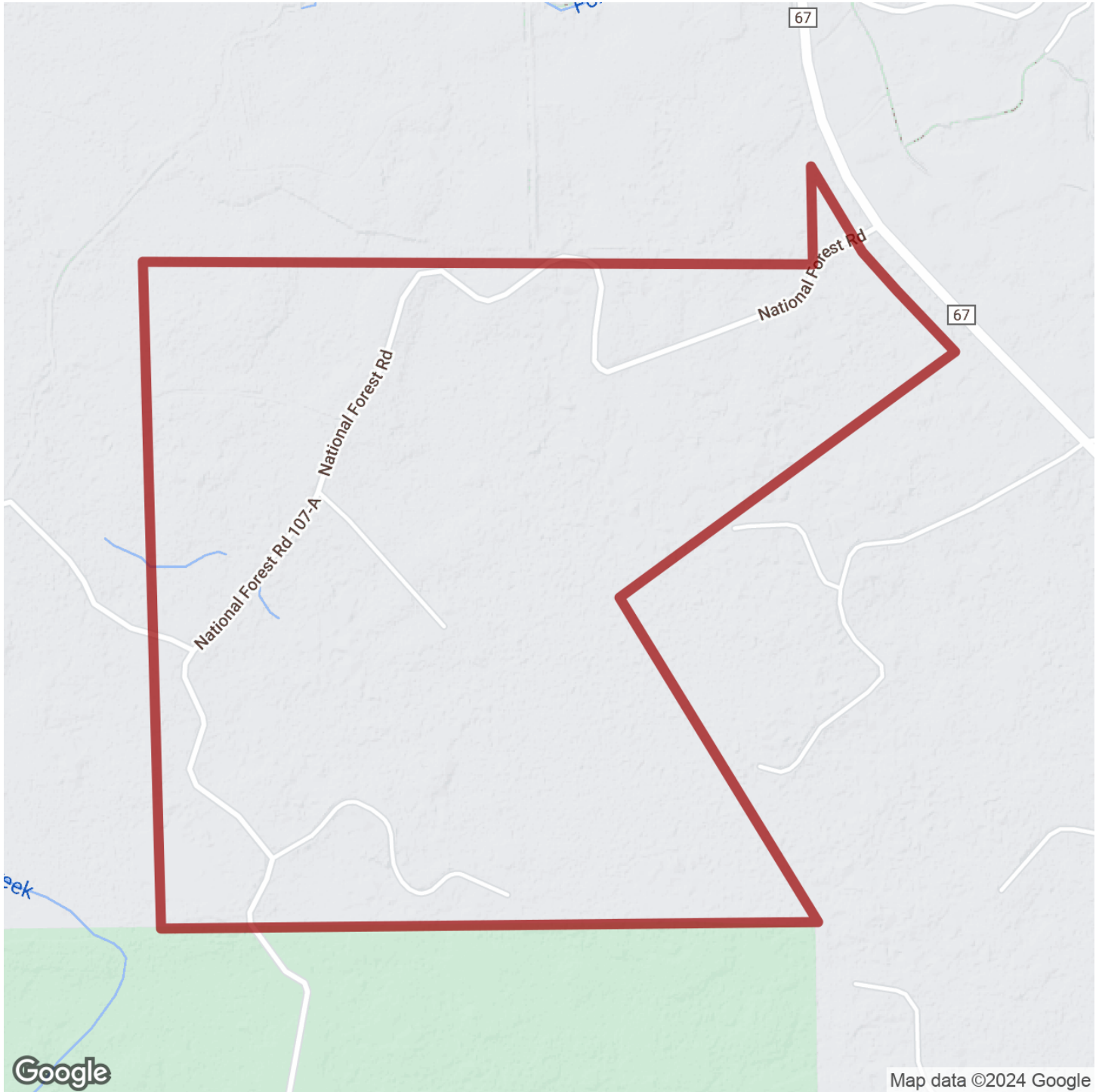




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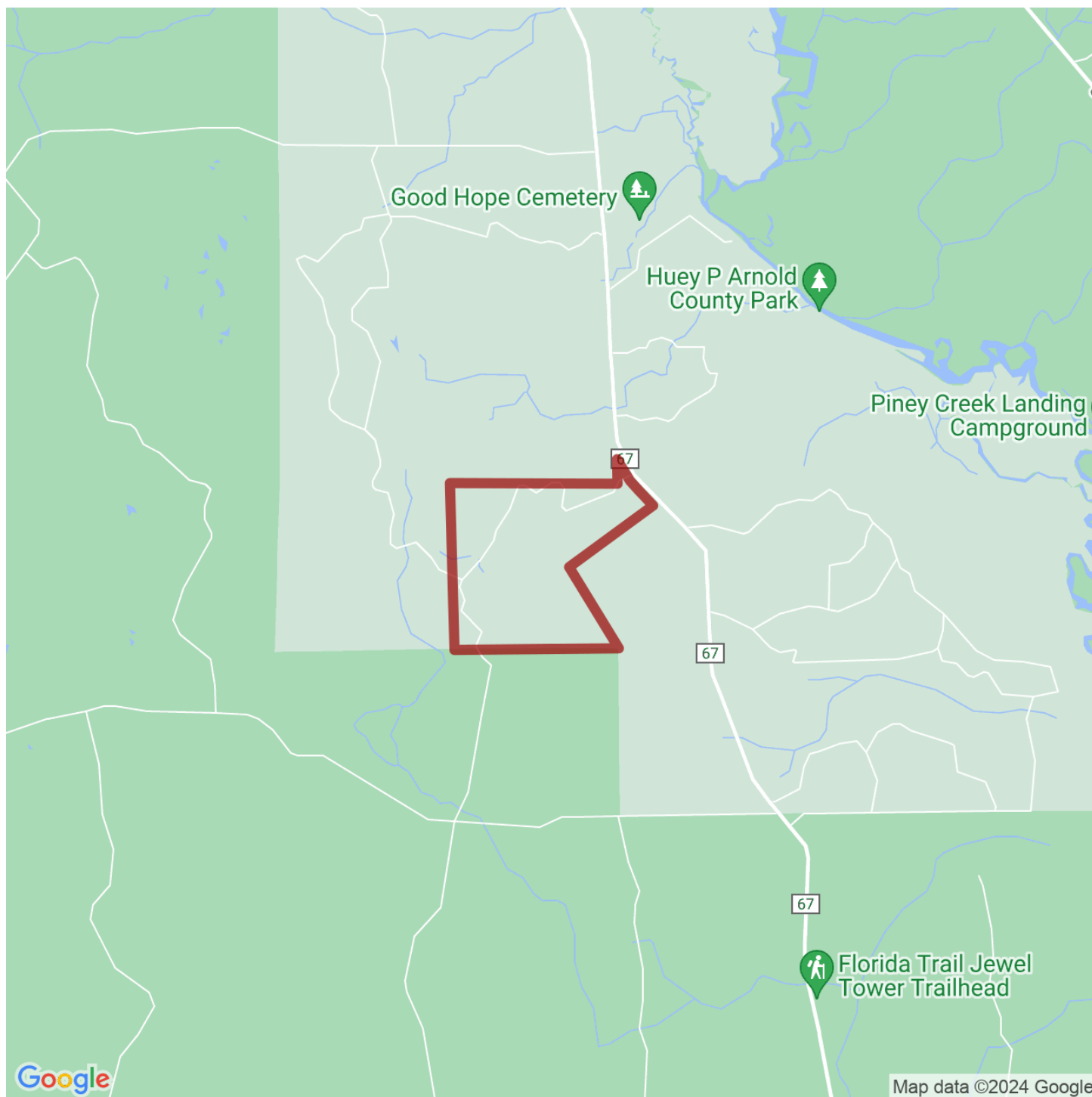




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