

109.65+/- acres in Calhoun County, Florida

Get in on the ground level of a commercial timberland investment and capture years of value growth as these trees grow! This 109.65 acre +/- multi-use property is almost entirely upland and established in young planted pine plantation, with just enough natural timber to lend diversity to both the beauty of the property and habitat for game animals and wildlife. The property has paved road frontage, a flowing creek, and power close by.

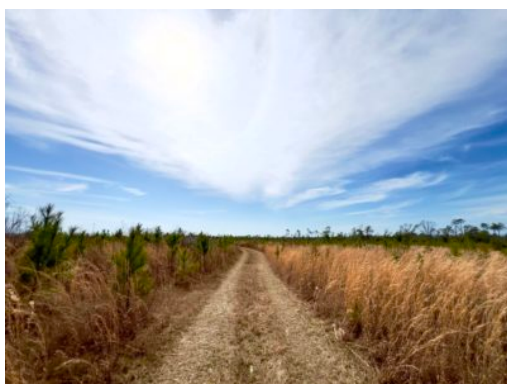
This land is over 60% planted in professionally-managed pine trees, with another 20% in upland natural pine and hardwood, and the balance of the land in hardwoods along the creek drain. A flowing creek forms the northern boundary of the property adding a water source for wildlife and an anchor for game. Food plots and open areas are already established for a variety of hunting opportunities, and the property is perfect for trail riding, hiking, and other recreational uses. Power is close by should you want to build your hunting cabin or camp, or even your rural homestead.

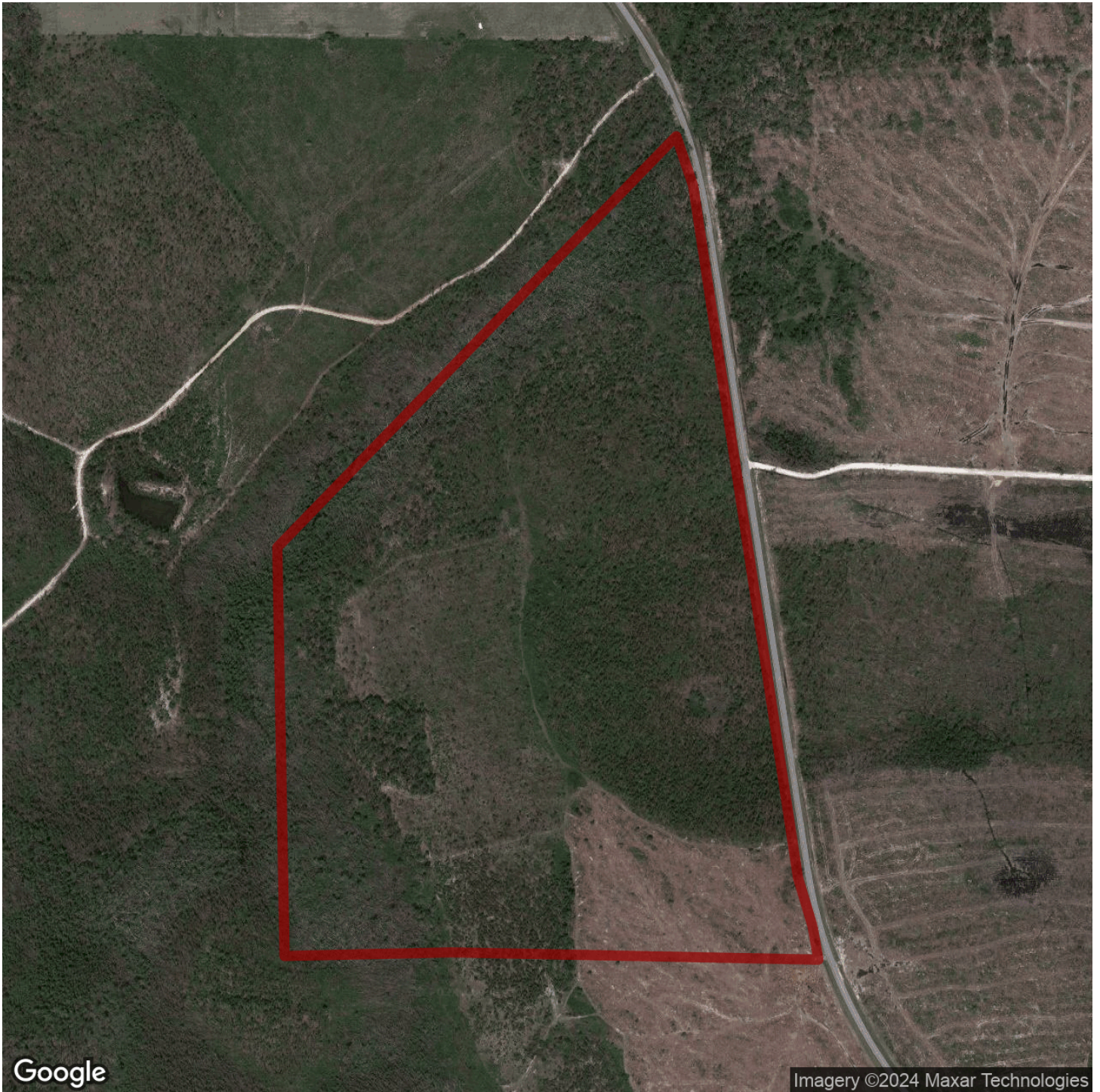
The property has over 1/2 mile of frontage along paved CR-275, located just south of Blountstown, FL, the seat of Calhoun County and local hub for dining and shopping. It is less than an hour from beautiful Gulf Coast travel destinations like St. George Island, Apalachicola, Cape San Blas, and Port St. Joe. Tallahassee, FL and Panama City, FL are also about an hour away.

To set up your showing on this great property, give us a call.

Timberland • \$383,775

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