

40 Acre Hunting Tract
NW MARTIN SEWELL RD
Altha, FL 32421

\$207,500
40.010± Acres
Calhoun County



40 Acre Hunting Tract
Altha, FL / Calhoun County

SUMMARY

Address

NW MARTIN SEWELL RD

City, State Zip

Altha, FL 32421

County

Calhoun County

Type

Hunting Land, Timberland

Latitude / Longitude

30.506511 / -85.293076

Acreage

40.010

Price

\$207,500

Property Website

<https://www.mossyoakproperties.com/property/40-acre-hunting-tract-calhoun-florida/86029/>



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PROPERTY DESCRIPTION

Contact listing agent Lance Clemons at [850-643-6972](tel:850-643-6972) to schedule your private showing.

40.01 Acres in Calhoun County, Florida

Located on Martin Sewell Road, this 40.01-acre tract is ready for new ownership. Here's your chance to own a beautiful piece of land just a short drive from the quiet towns of Blountstown and Clarksville, and within reach of the stunning coastal communities along the Gulf of America.

Build your dream country home on this private, rural property while still enjoying the convenience of being close to town. Whether you're looking for a peaceful homestead or a recreational getaway, this land checks all the boxes. The property is loaded with wildlife and offers excellent whitetail deer, turkey, and hog hunting.

A well-established road provides easy access throughout the property.

Key Features:

- Beautiful country homesite location
 - Gated entrance for privacy and security
 - Established internal road
 - Paved highway frontage
 - Loaded with fresh whitetail buck sign
 - Recreational paradise: abundant wildlife, including deer and turkey
 - Convenient location:
 - 19 miles to Blountstown, FL
 - 20 miles to Marianna, FL
 - 41 miles to Panama City, FL
 - 57 miles to Mexico Beach, FL
-

Investment Potential:

This 40+ acre parcel is a great opportunity for investors looking to build new construction in a high-potential rural area.

Recreational Oasis:

Whether you're hunting deer, observing wildlife, or simply enjoying the serenity of the outdoors, this property offers a peaceful and private escape.

Opportunity Awaits:



- Perfect for recreation, investment, or building your forever home
 - Ideal homesite with privacy and accessibility
 - A great weekend retreat for hunters
 - Prime location on a paved road
-

Lance Clemons, Listing Agent

[850-643-6972](tel:850-643-6972)

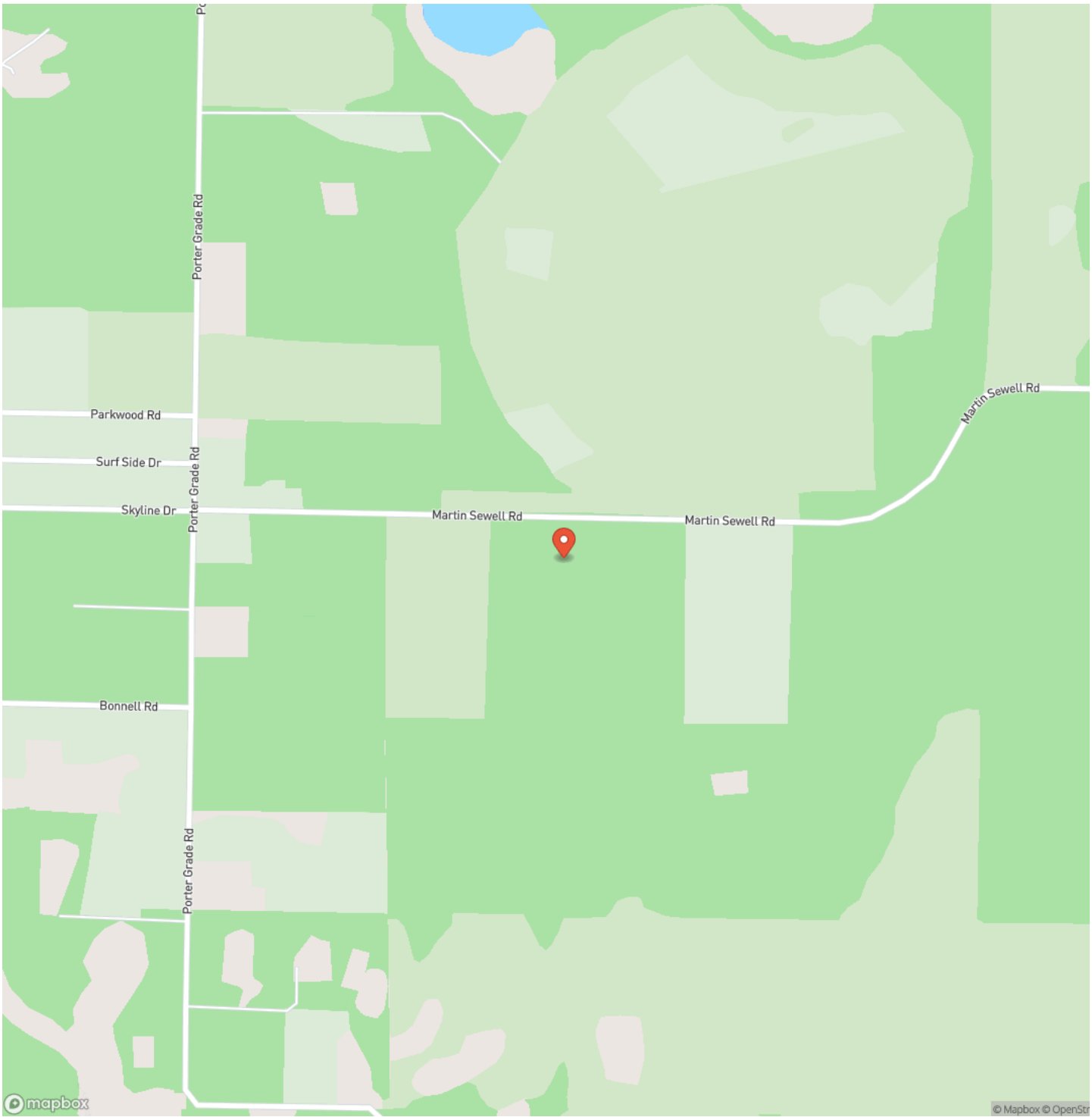
Lclemons@mossyoakproperties.com



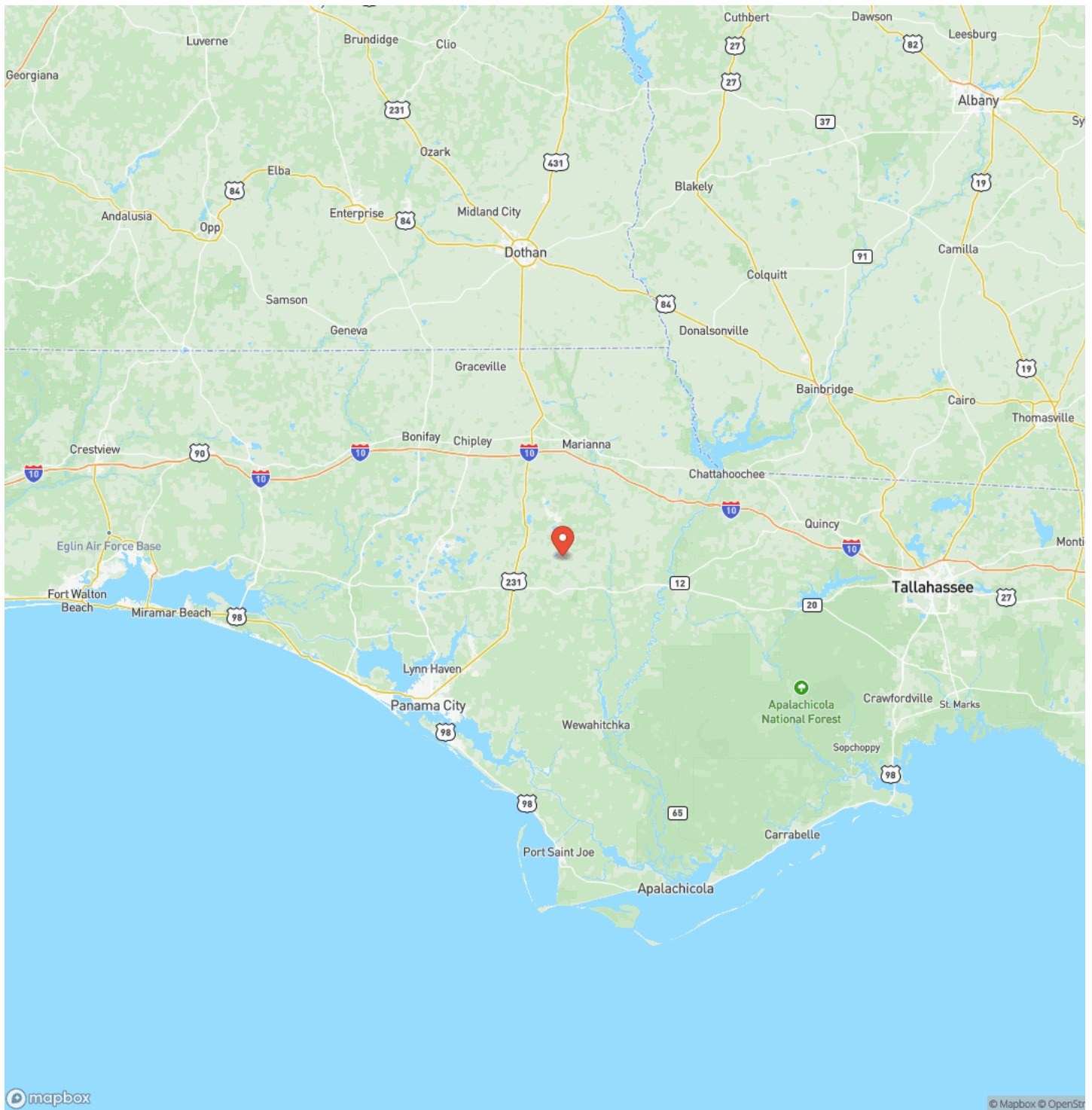
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Locator Map



Locator Map



Satellite Map



40 Acre Hunting Tract
Altha, FL / Calhoun County

LISTING REPRESENTATIVE
For more information contact:



Representative
Lance Clemons

Mobile
(850) 643-6972

Office
(850) 973-2200

Email
lclemons@mossyoakproperties.com

Address
145 NW Cantey Avenue

City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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