

144.6 Acre Longleaf Pine Farm
69A
Blountstown, FL 32424

\$770,000
144± Acres
Calhoun County



144.6 Acre Longleaf Pine Farm
Blountstown, FL / Calhoun County

SUMMARY

Address

69A

City, State Zip

Blountstown, FL 32424

County

Calhoun County

Type

Farms, Hunting Land, Recreational Land, Timberland, Lot

Latitude / Longitude

30.443529 / -85.045195

Acreage

144

Price

\$770,000

Property Website

<https://www.mossyoakproperties.com/property/144-6-acre-longleaf-pine-farm-calhoun-florida/61473/>



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PROPERTY DESCRIPTION

For more information regarding this listing, please contact Lance Clemons at [850-643-6972](tel:850-643-6972)

154.6 acres located in Calhoun County, Florida, on NE CR 69-A, sits a gorgeous tract of land with 6 year old planted longleaf pines and a newly constructed 2,400 sq ft metal building. On the highest point of the property, there is a great opportunity for someone to add the finishing touches to their dream barndominium. The longleaf pines have really started to jump in the growing process and can produce an additional income source through pine straw harvesting. Imagine the beautiful setting that this timber tract will offer with your homesite or hunting camp nestled up amongst the towering pines in the next few years of growing. The property is loaded with whitetail deer, turkey, quail, and dove. This area of the County is known for producing a healthy deer herd, due to surrounding agriculture fields, a constant water source, and large neighboring parcels. Don't miss out on your opportunity to own this incredible piece of property.

Key Features:

- Newly constructed 2,400 sq ft metal building
- New septic tank
- New deep water well
- Two shooting houses/treestand with food plots
- Established road system throughout the property
- Easy access to all corners and boundaries
- Stocked fish pond
- Two perfect locations to plant dove fields
- Paved road frontage on CR 69-A with access
- Recent survey (\$6,000-\$10,000 savings)

Location:

- 8 minutes to Blountstown, FL
- 10 minutes to Altha, FL
- 17 minutes to I-10 Exit
- 59 minutes to Tallahassee, FL
- 1 hr 2 minutes to Mexico Beach, FL
- 1 hr 2 minutes to Panama City, FL
- 1 hr 9 minutes to Dothan, AL
- 58 minutes to Bainbridge, GA

Recreational:

Embrace the comfort of your own outdoor sanctuary amidst the longleaf pine trees.

Whether it's hunting for whitetail deer, chasing spring gobblers, flushing wild quail, observing wildlife, or simply enjoying the peaceful surroundings, this property provides a perfect escape. In addition, the Apalachicola river offers some world class freshwater fishing and this property is located within 5-10 minutes from multiple public boat ramps.

Opportunity Awaits:

- Ideal for those seeking residential, recreational and long-term investment.
- Well-suited for hunters looking for a weekend getaway.
- A great location with paved roadway frontage.

The boundary lines are approximate and should not be used as the official survey. The closed in bumper trailer does not convey with purchase of property.

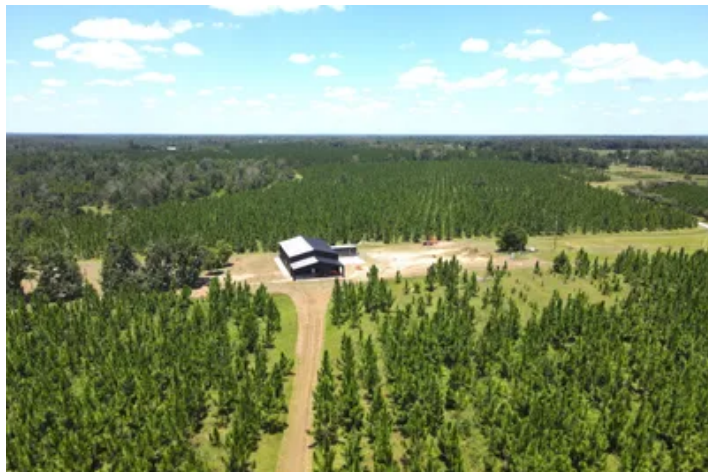
Lance Clemons, Listing Agent

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

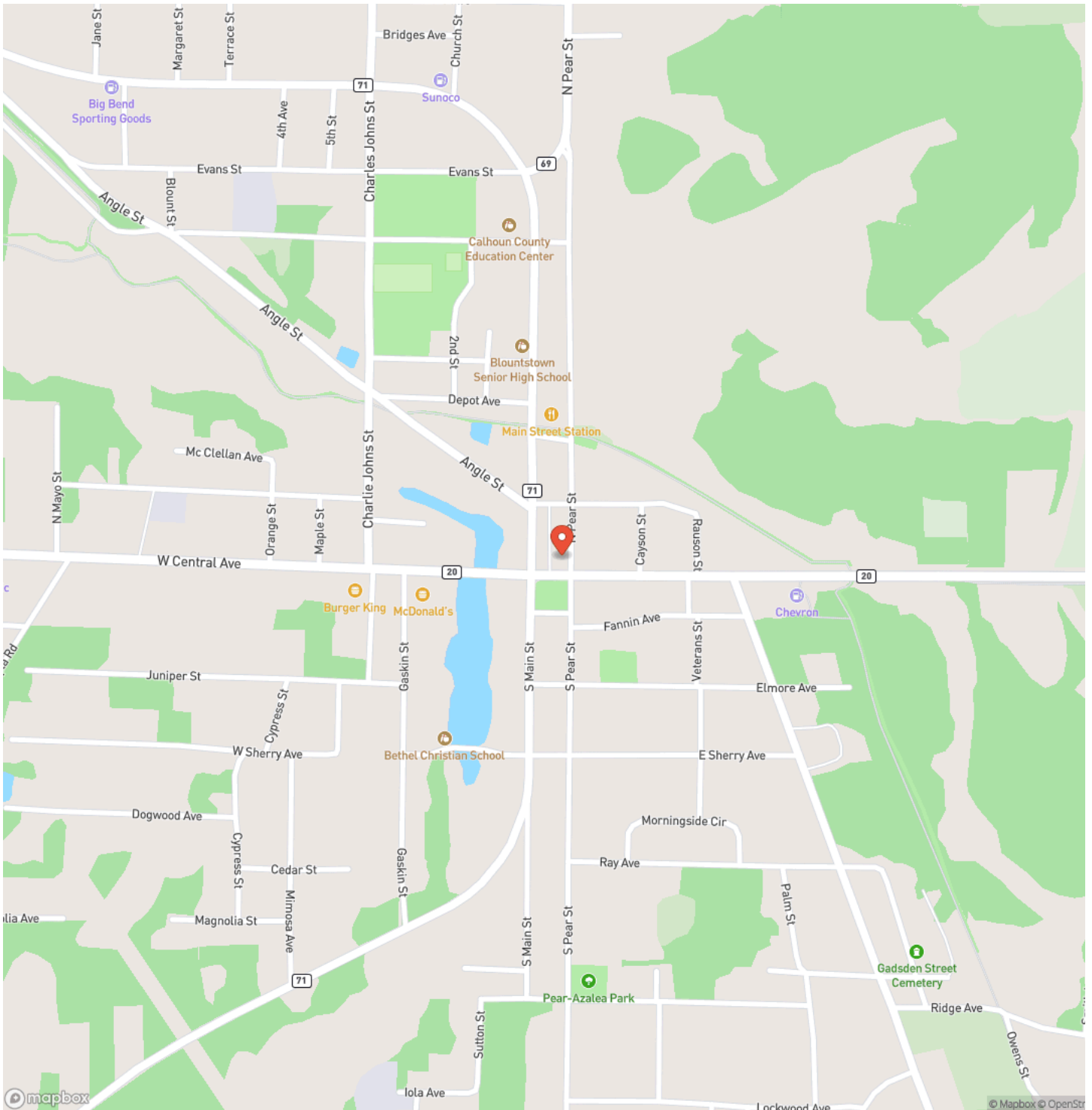
Lclemons@mossyoakproperties.com



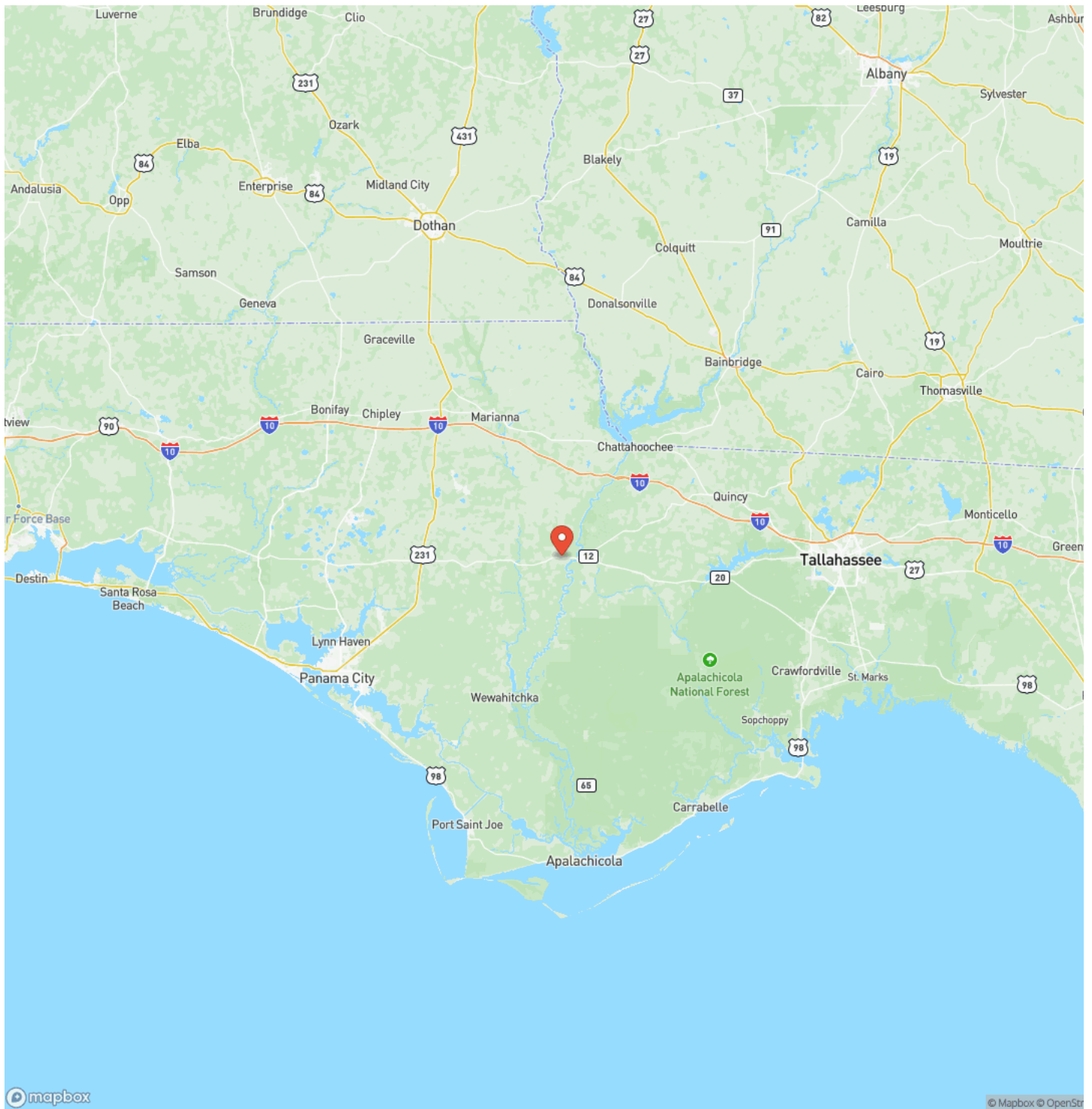
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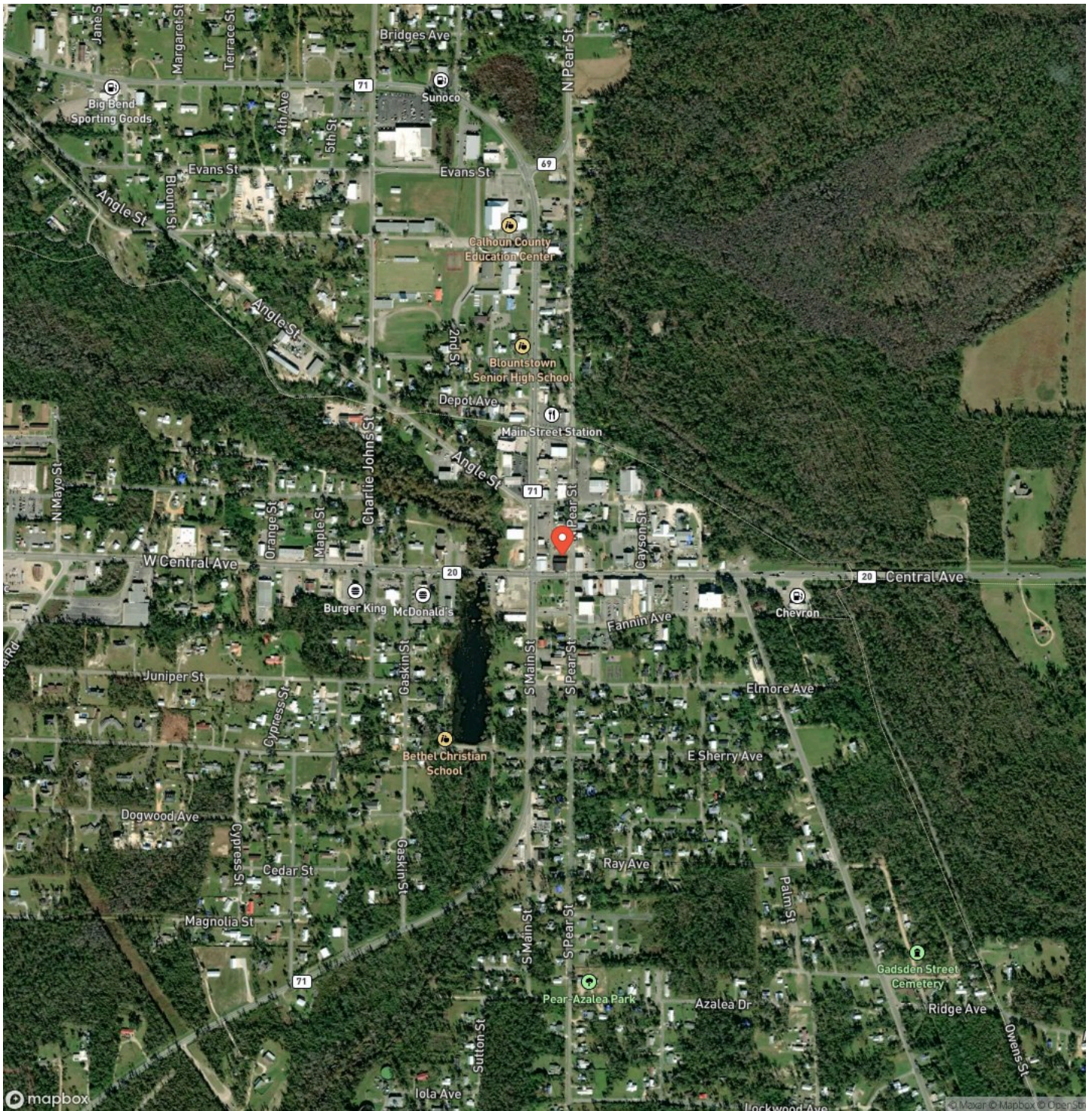
Locator Map



Locator Map



Satellite Map



144.6 Acre Longleaf Pine Farm Blountstown, FL / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

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NOTES

This image shows a blank 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

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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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