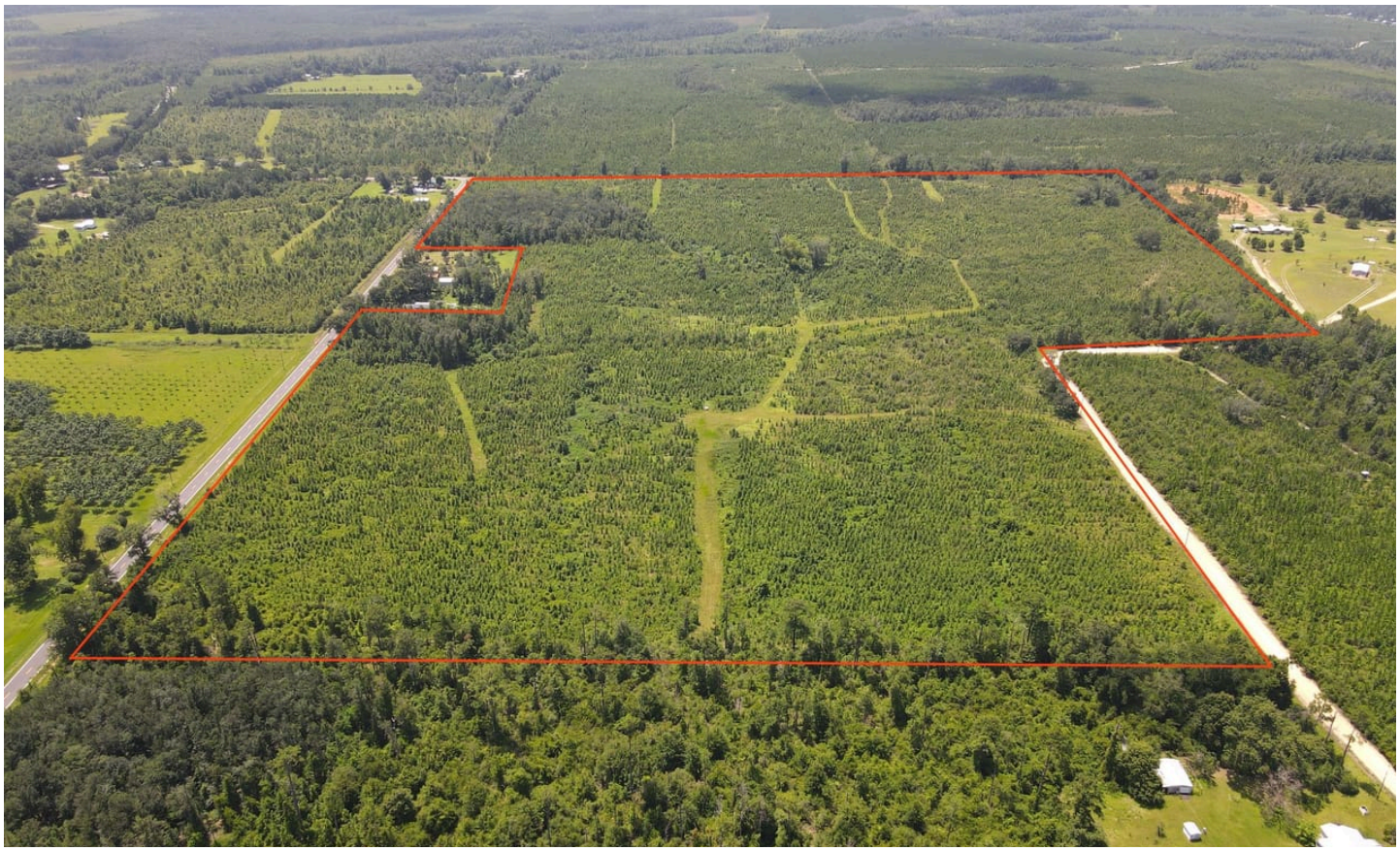
Marysville School Timber Tract
SE MARYSVILLE SCHOOL RD
Blountstown, FL 32424

$424,800
88.5± Acres
Calhoun County







MORE INFO ONLINE:

https://mossyoakproperties.com/

SUMMARY

Address
SE MARYSVILLE SCHOOL RD

City, State Zip
Blountstown, FL 32424

County
Calhoun County

Type
Hunting Land, Recreational Land, Timberland

Latitude / Longitude
30.293768 / -85.123025

Acreage
88.5

Price
$424,800

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

88.5± Acres | Marysville School Timber Tract

Calhoun County, Florida

Welcome to Marysville School Timber Tract, an opportunity to own 88.5± acres of professionally planted loblolly pine timber in the peaceful countryside of Calhoun County, Florida. Whether you're looking for a recreational retreat, timber investment, future homesite, or a combination of all three, this property offers versatility and long-term potential.

The entire tract has been planted in loblolly pines, creating timber investment while also providing excellent wildlife habitat. A well-maintained network of interior roads allows easy access throughout the property, making it simple to explore, manage, or enjoy every corner of the land.

For the outdoorsman, this property is ready to hunt. Multiple established tree stand locations offer excellent opportunities for pursuing the area's healthy population of whitetail deer.

One of the property's standout features is its double road frontage, providing multiple access points and increased flexibility for future improvements, management, or recreational use.

Imagine pulling through the gate, riding the interior roads beneath rows of growing pines, checking trail cameras, or spending the evening in a tree stand as the sun sets over your own piece of North Florida. Properties like this offer more than just acreage—they provide a place to create traditions that can be enjoyed for generations.

Conveniently located:

- **Blountstown, FL – 10 miles**
- **Marianna, FL – 22 miles**
- **Bristol, FL – 32 miles**
- **Panama City, FL – 51 miles**
- **Mexico Beach, FL – 56 miles**
- **Tallahassee, FL – 58 miles**
- **Dothan, AL – 65 miles**

Property Features

- 88.5± acres
- Entire tract planted in loblolly pines
- Excellent timber investment opportunity
- Well-maintained interior road system
- Multiple established tree stand locations
- Double road frontage for convenient access
- Excellent deer hunting
- Ideal for recreation, investment, or a future homesite

To schedule a private showing contact listing agent, Lance Clemons
850-643-6972





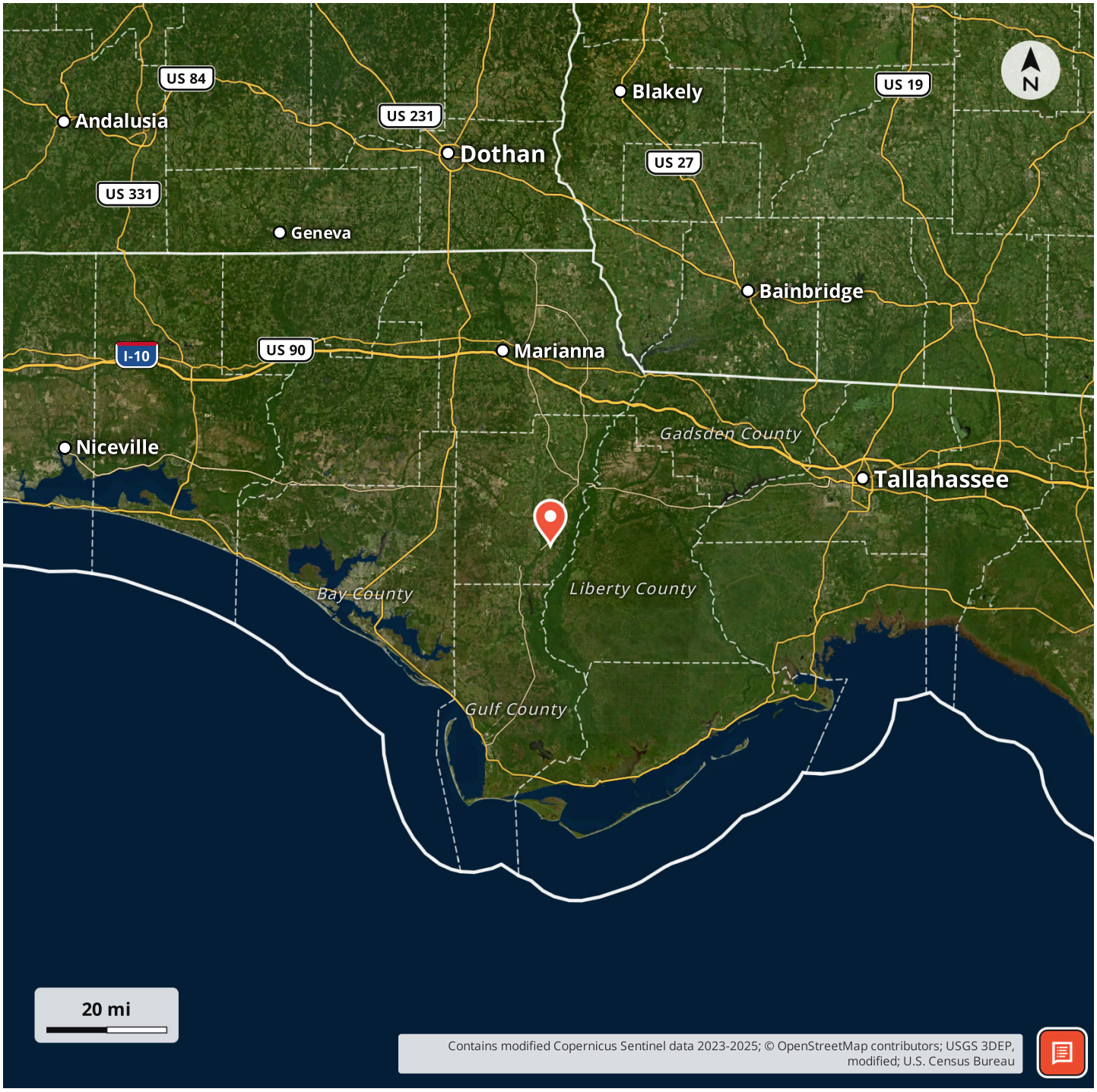




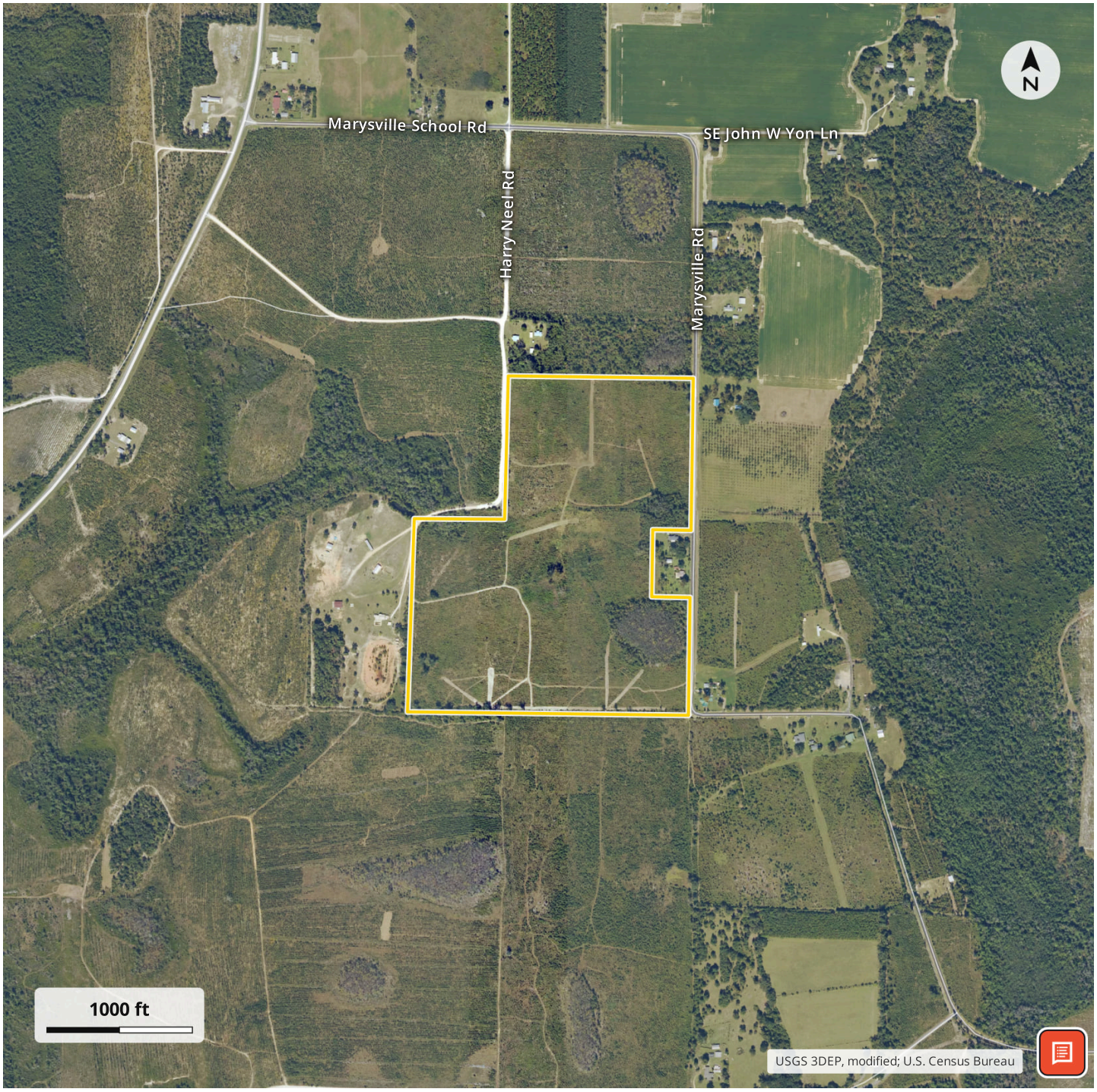




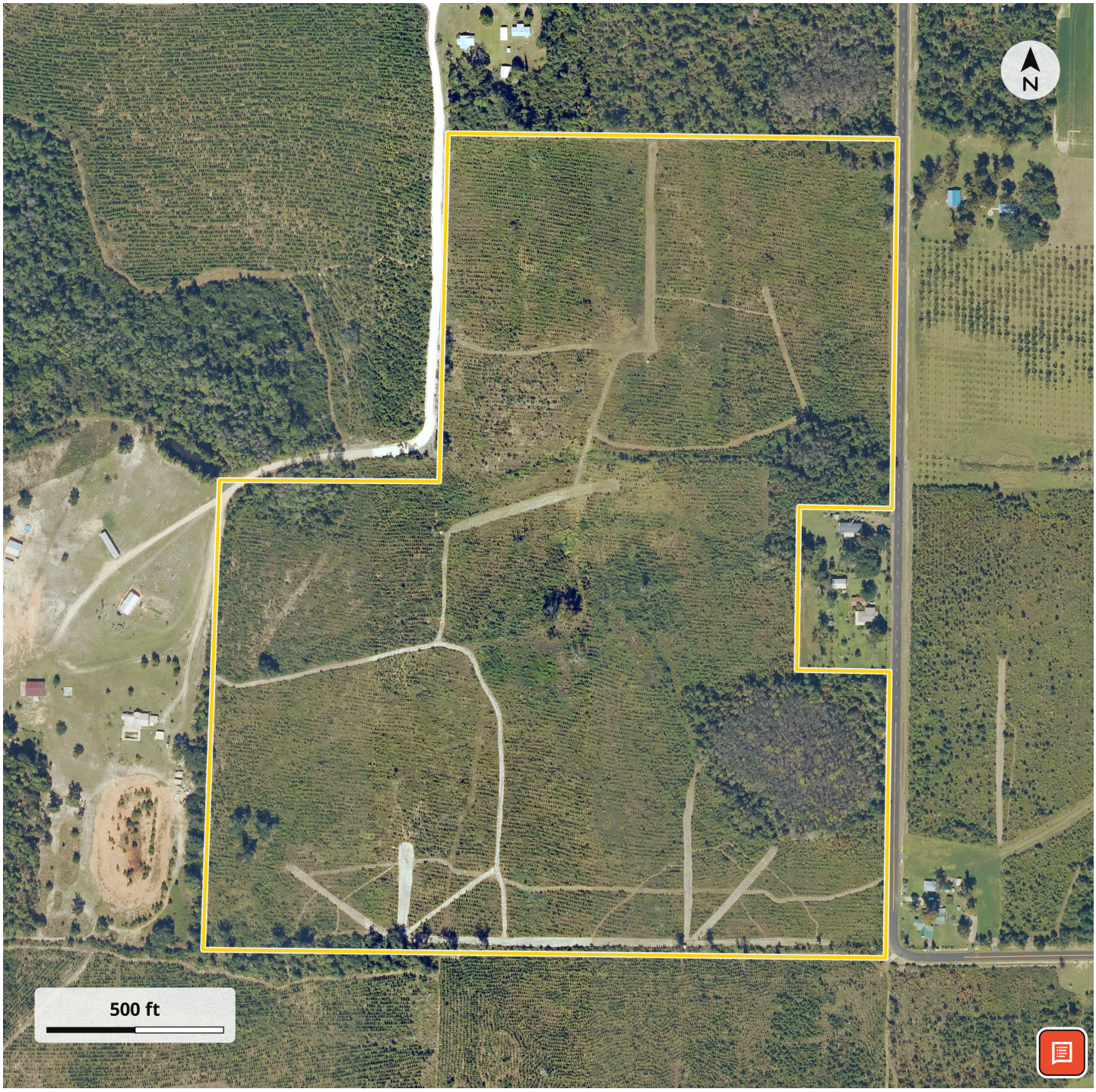
Regional Map



Locator Map


N
Marysville School Rd
SE John W Yon Ln
Harry Neel Rd
Marysville Rd
1000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

For more information contact:



Representative
Lance Clemons

Mobile
(850) 643-6972

Office
(850) 973-2200

Email
lclemons@mossyoakproperties.com

Address
190 SW Range Ave

City / State / Zip
Madison, FL 32340

NOTES

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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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