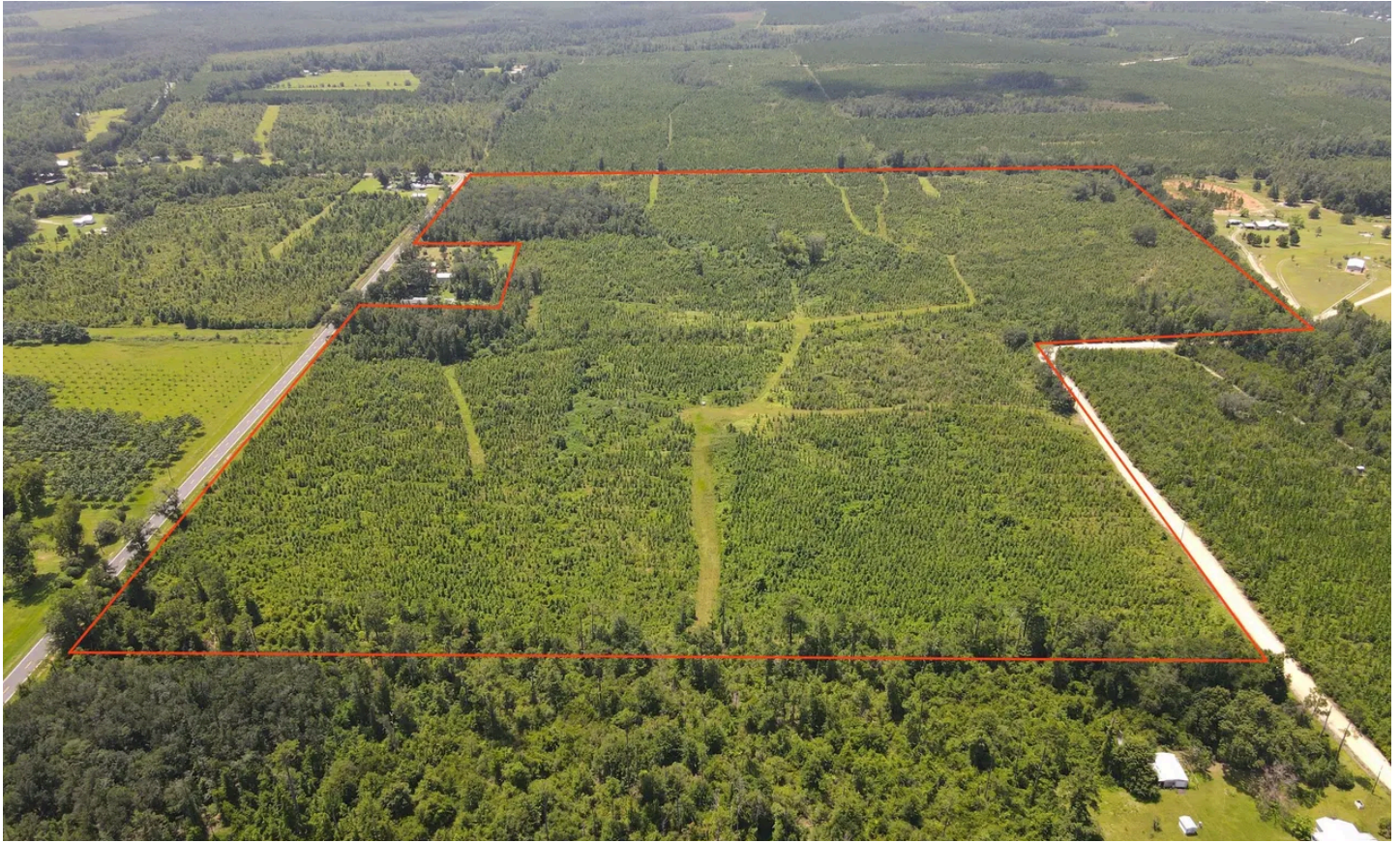


Marysville School Timber Tract
SE MARYSVILLE SCHOOL RD
Blountstown, FL 32424

\$424,800
88.5± Acres
Calhoun County



Marysville School Timber Tract
Blountstown, FL / Calhoun County

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

<https://www.mossyoakproperties.com/property/marysville-school-timber-tract-calhoun-florida/114988/>



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

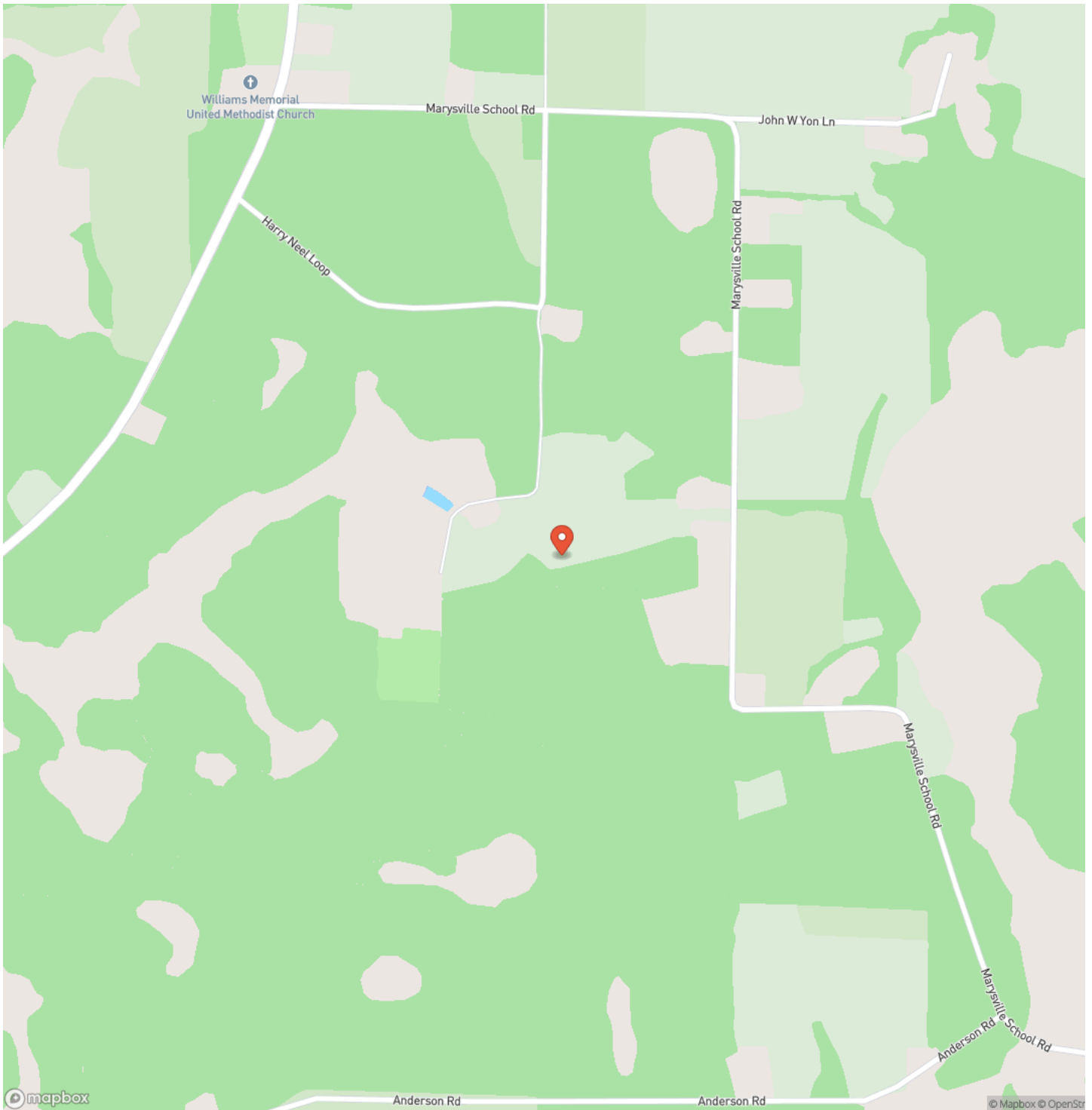
- 88.5± acres
- Entire tract planted in loblolly pines
- Excellent timber investment opportunity
- Well-maintained interior road system
- Multiple established tree stand locations
- Double road frontage for convenient access
- Excellent deer hunting
- Ideal for recreation, investment, or a future homesite

To schedule a private showing contact listing agent, Lance Clemons
[850-643-6972](tel:850-643-6972)

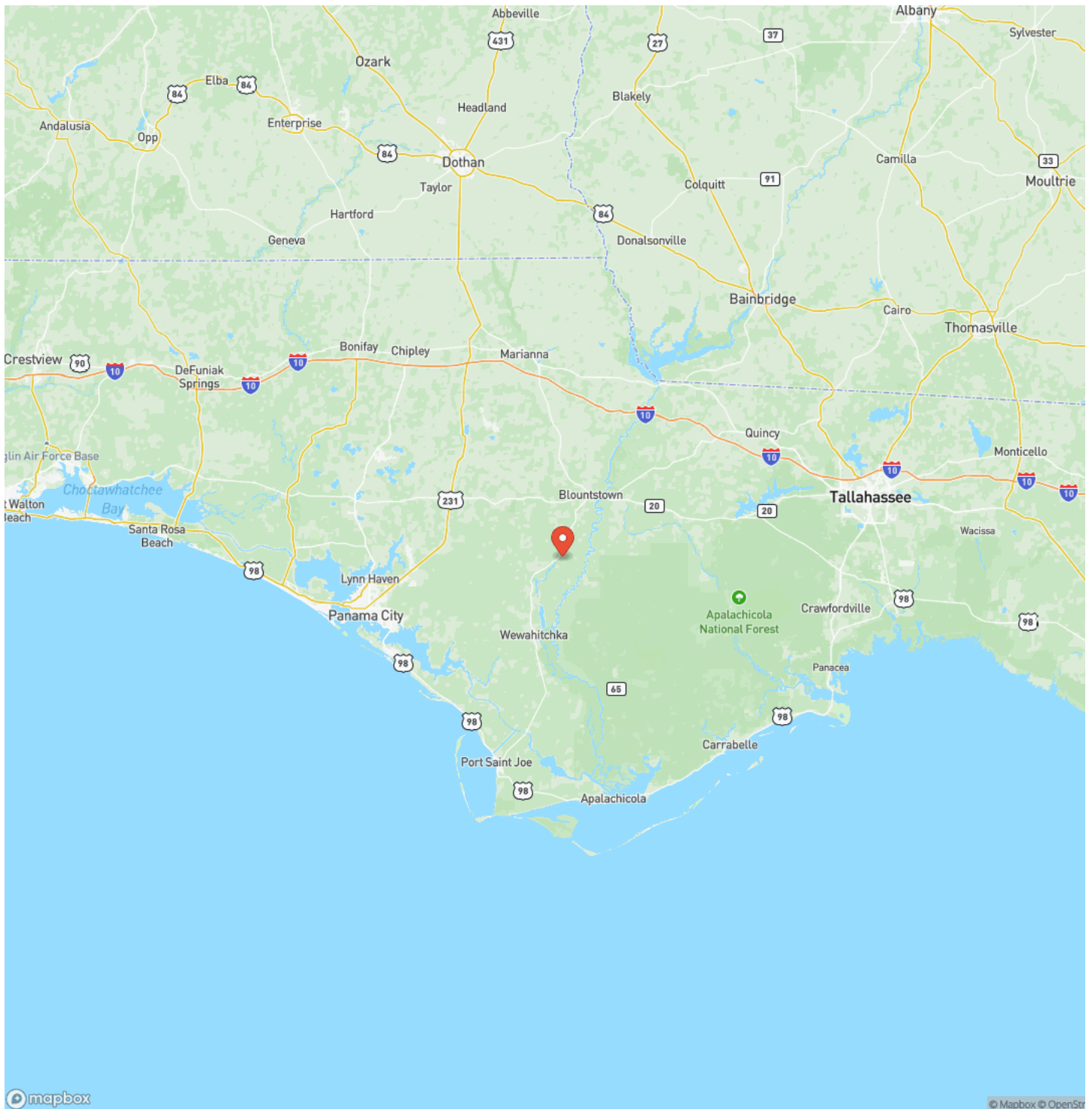
Marysville School Timber Tract
Blountstown, FL / Calhoun County



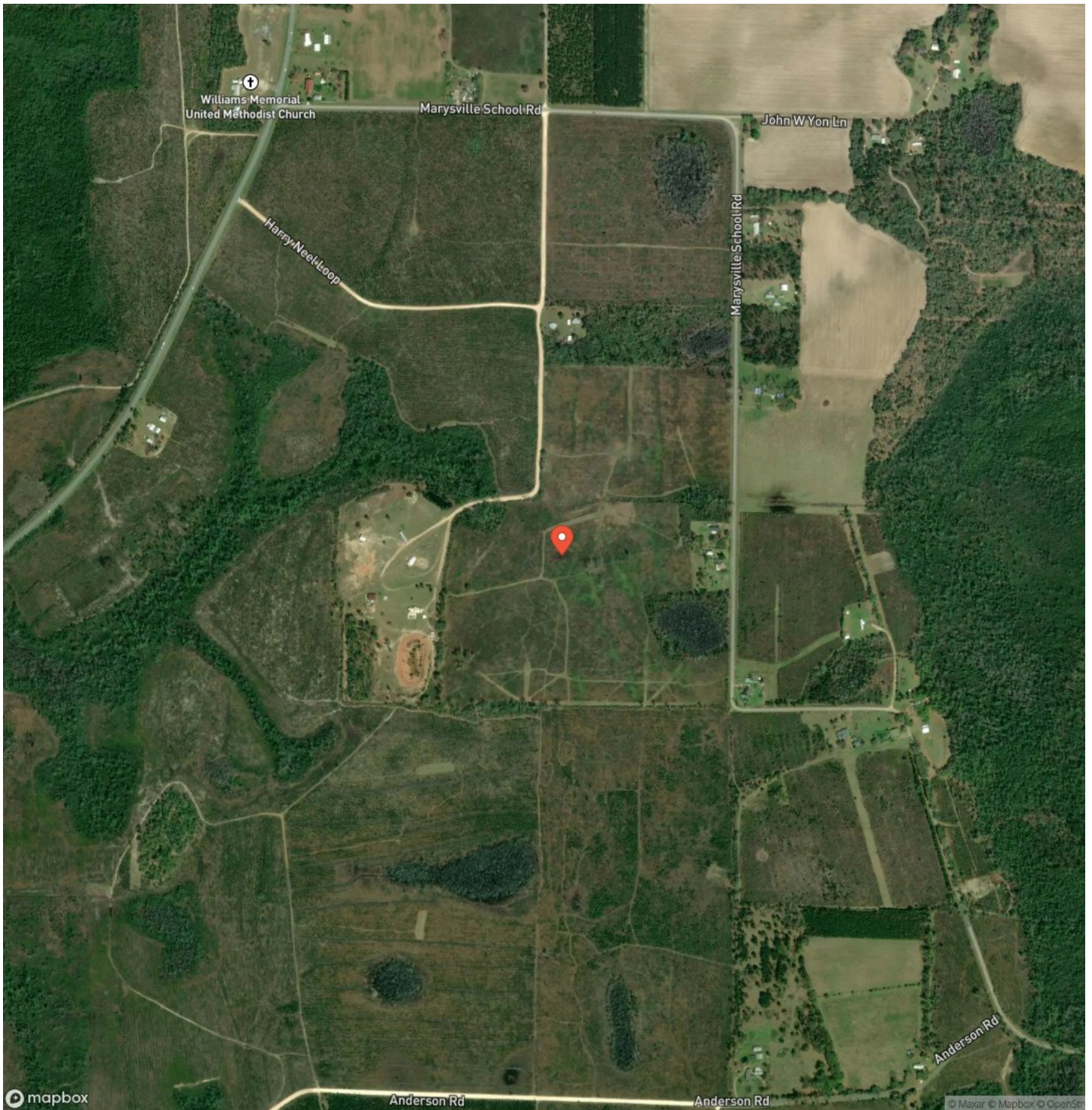
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Clemons

Mobile

(850) 643-6972

Office

(850) 973-2200

Email

lclemmons@mossyoakproperties.com

Address

190 SW Range Ave

City / State / Zip

Madison, FL 32340

NOTES

[illegible]

[illegible]

<https://mossyoakproperties.com/>

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.

Southern Land & Homes LLC
190 SW RANGE AVE
Madison, FL 32340
(850) 673-7888
<https://mossyoakproperties.com/>
