

Prime 30 Acre Hunting Tract  
OTTER POND RD  
Westville, FL 32464

**\$139,900**  
29.400± Acres  
Walton County





**Prime 30 Acre Hunting Tract**  
**Westville, FL / Walton County**

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**SUMMARY**

**Address**

OTTER POND RD

**City, State Zip**

Westville, FL 32464

**County**

Walton County

**Type**

Hunting Land, Farms, Recreational Land, Timberland, Single Family, Business Opportunity

**Latitude / Longitude**

30.936704 / -86.058676

**Acreage**

29.400

**Price**

\$139,900

**Property Website**

<https://www.mossyoakproperties.com/property/prime-30-acre-hunting-tract-walton-florida/48875/>



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**PROPERTY DESCRIPTION**

Escape to your own private natural oasis with this captivating 29.4 +/- acre property located just outside the peaceful town of Darlington in Walton County, FL. Loaded with diverse timber and vibrant wildlife activity, this remarkable piece of land offers a rare opportunity to embrace the great outdoors and create your own slice of paradise. The property is scattered with majestic pine, oak, and cypress trees, creating a stunning natural backdrop and potential timber income. A large oak ridge runs along the western boundary, providing prime hunting for whitetail deer. In the heart of the property, a half-acre water hole/pond nestled amidst the thick cover under the towering pine trees attracts a myriad of wildlife, including mature bucks, that I personally jumped while walking the property. With no current hunting pressure on the property and surrounded by expansive neighboring acreage, this 30-acre tract presents an ideal opportunity for avid hunters and outdoor enthusiasts seeking an affordable and promising hunting retreat. The strategic location near the small town of Darlington and SR 2 creates a natural choke point for wildlife travel, effectively channeling movement onto this property. Moreover, Walton County has experienced significant economic growth, making this property a valuable investment with strong potential for increased value over time. We are offering this property at a price that is lower than any of the other 30 acre parcels currently for sale, making it a rare find in Walton County. Don't miss the chance to make this property your own and immerse yourself in the timeless allure of rural Florida living, all while securing a promising investment for the future. No survey on hand. Boundary lines are approximate and should be verified by the potential buyer.



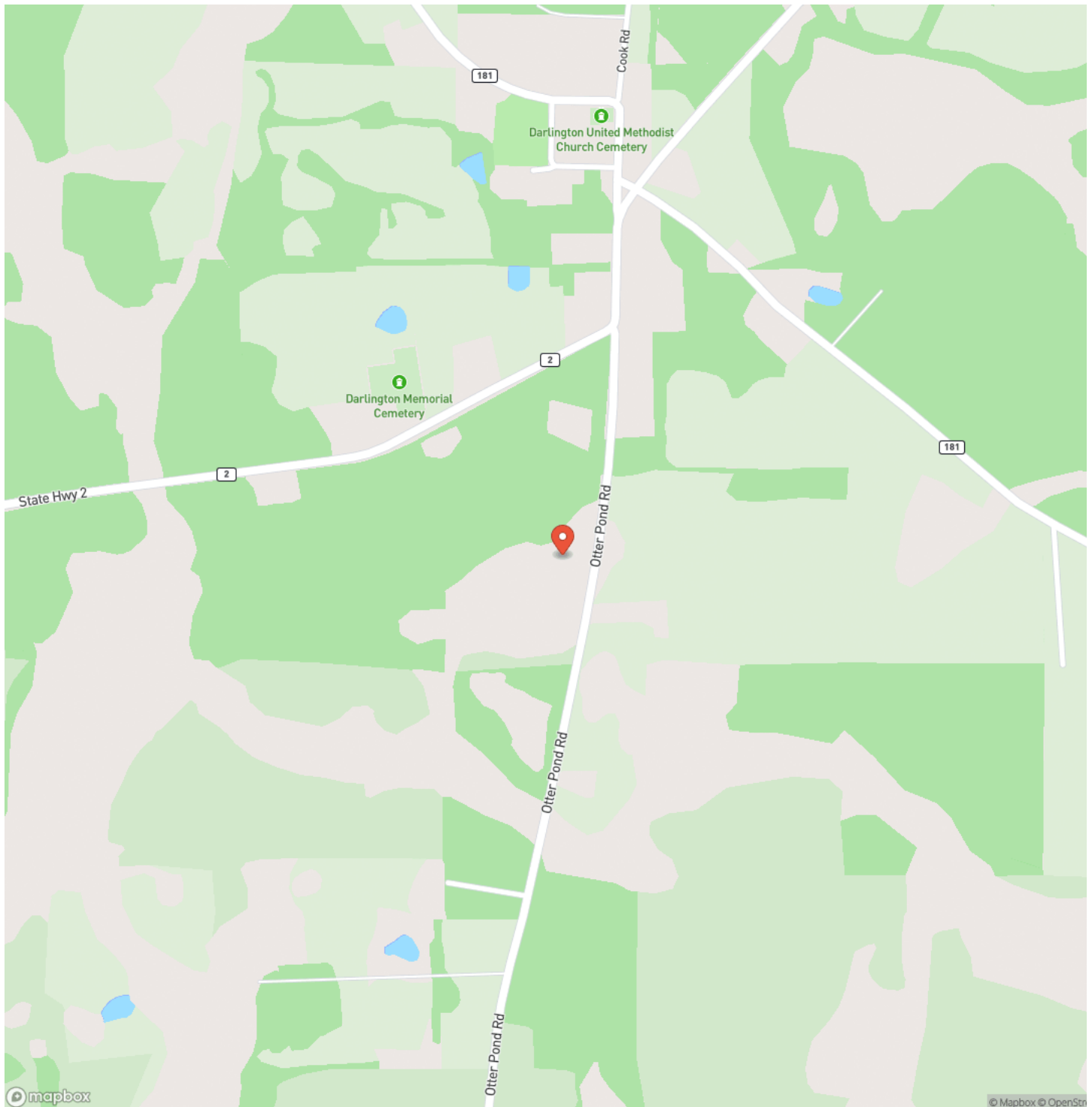


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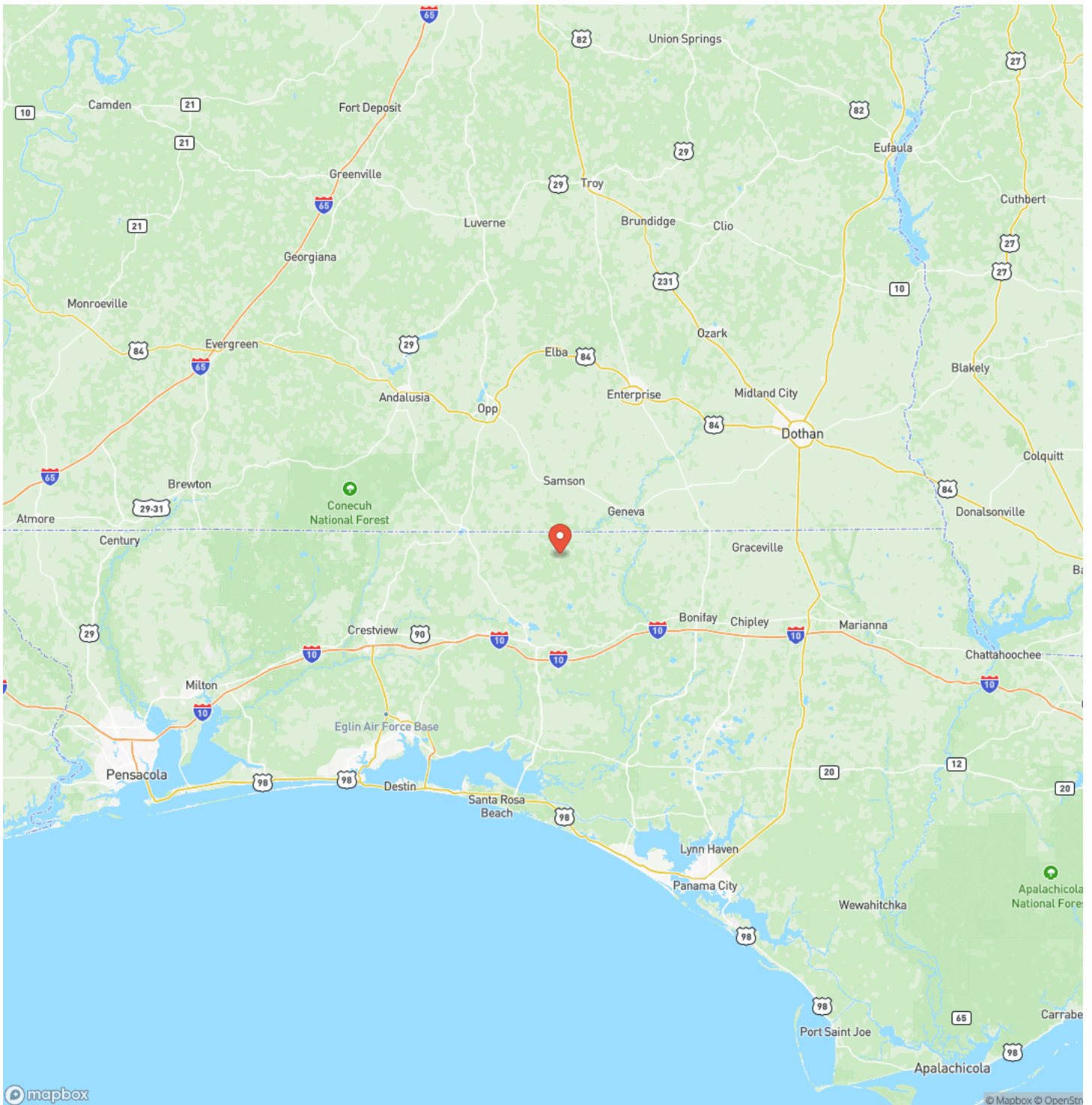


## Locator Map



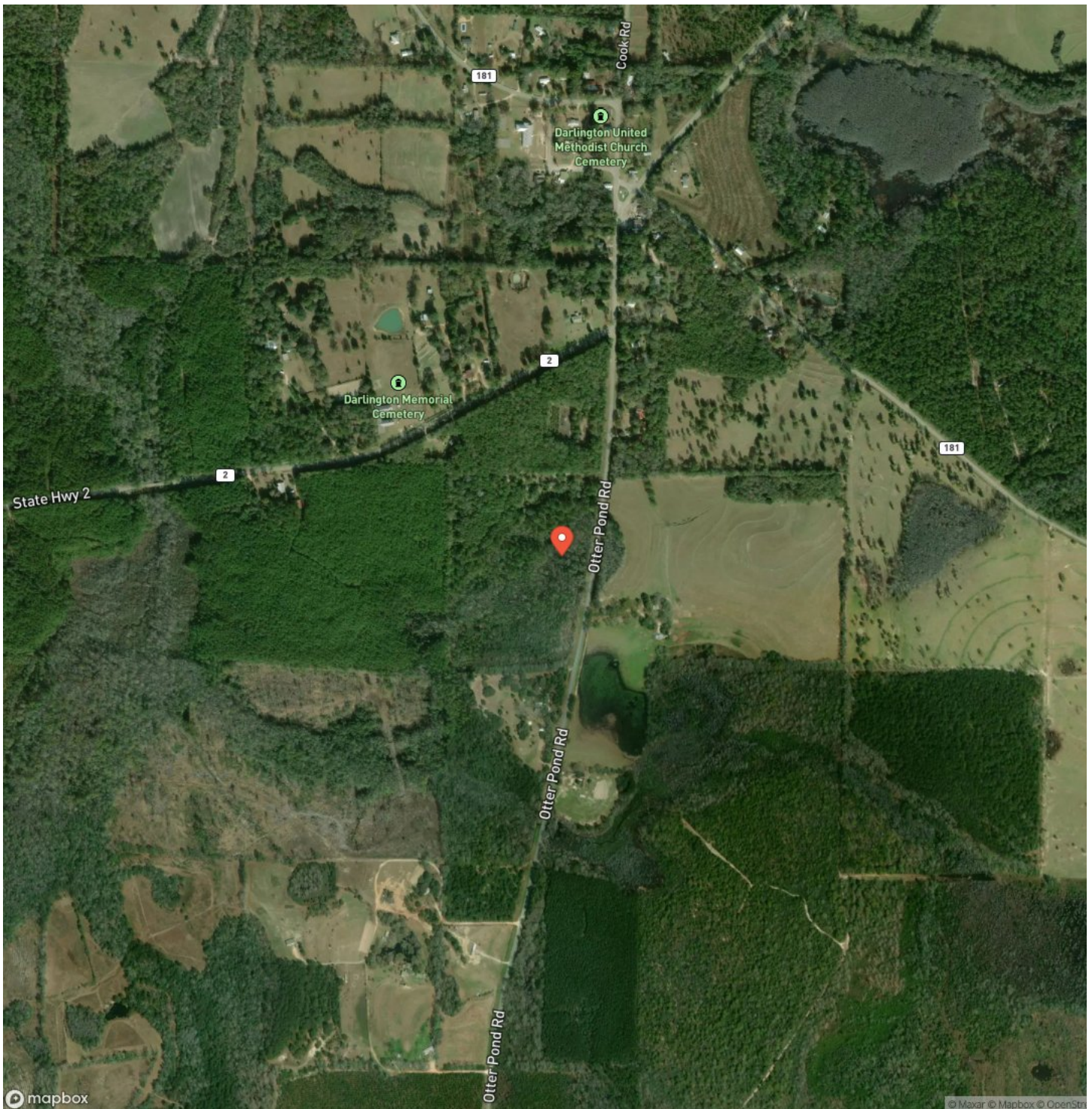


## Locator Map





## Satellite Map



## Prime 30 Acre Hunting Tract Westville, FL / Walton 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

Madison, FL 32340

## NOTES

[illegible]

**MORE INFO ONLINE:**

**MossyOakProperties.com**



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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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**Mossy Oak Properties Southern Land & Homes, LLC**

145 NW Cantey Avenue

Madison, FL 32340

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[MossyOakProperties.com](http://MossyOakProperties.com)

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