

15 Acres - Jackson County, FL  
Old Spanish TRL  
Marianna, FL 32447

**\$89,000**  
15± Acres  
Jackson County





**15 Acres - Jackson County, FL**  
**Marianna, FL / Jackson County**

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**SUMMARY**

**Address**

Old Spanish TRL

**City, State Zip**

Marianna, FL 32447

**County**

Jackson County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Timberland, Lot

**Latitude / Longitude**

30.728885 / -85.152262

**Acreage**

15

**Price**

\$89,000

**Property Website**

<https://www.mossyoakproperties.com/property/15-acres-jackson-county-fl-jackson-florida/67451/>



## 15 Acres - Jackson County, FL Marianna, FL / Jackson County

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### **PROPERTY DESCRIPTION**

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

15 +/- acres in Jackson County, Florida. Located on Old Spanish Trail sits a nice tract of land that's ready for its new owners. Amazing opportunity to purchase a piece of property located within a few miles of the city of Marianna. Enjoy the comforts of building a country home on this private 15+ acre rural property while also enjoying the convenience of having necessities (health care, grocery, restaurants, transportation) within a quick drive to town. This piece of land has been primarily used for deer hunting and has fresh sign throughout the property. Two old treestand and deer food plots can be found on the property. The property has a road running throughout the parcel making navigation seamless.

#### **\*\*Key Features:\*\***

- Beautiful country homesite location.
- Road frontage. (No access issues)
- Loaded with fresh whitetail deer sign.
- Recreational Paradise: Abundant wildlife, offering excellent hunting opportunities.
- Location: 5 miles to Downtown Marianna, FL, 43 miles to Dothan, AL, 79 miles to Panama City Beach, FL.

#### **\*\*Investment Potential:\*\***

- This 15+ acre parcel is in a great location for an investor to build a new construction home.

#### **\*\*Recreational Oasis:\*\***

Whether it's hunting for whitetail deer, observing wildlife, or simply enjoying the peaceful surroundings, this property provides a perfect escape.

#### **\*\*Opportunity Awaits:\*\***

- Ideal for those seeking both recreation and long-term investment.
- Homesite location.
- Well-suited for hunters looking for a weekend getaway.
- A great location right off of a County road.
- No current survey.

Lance Clemons, Listing Agent

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

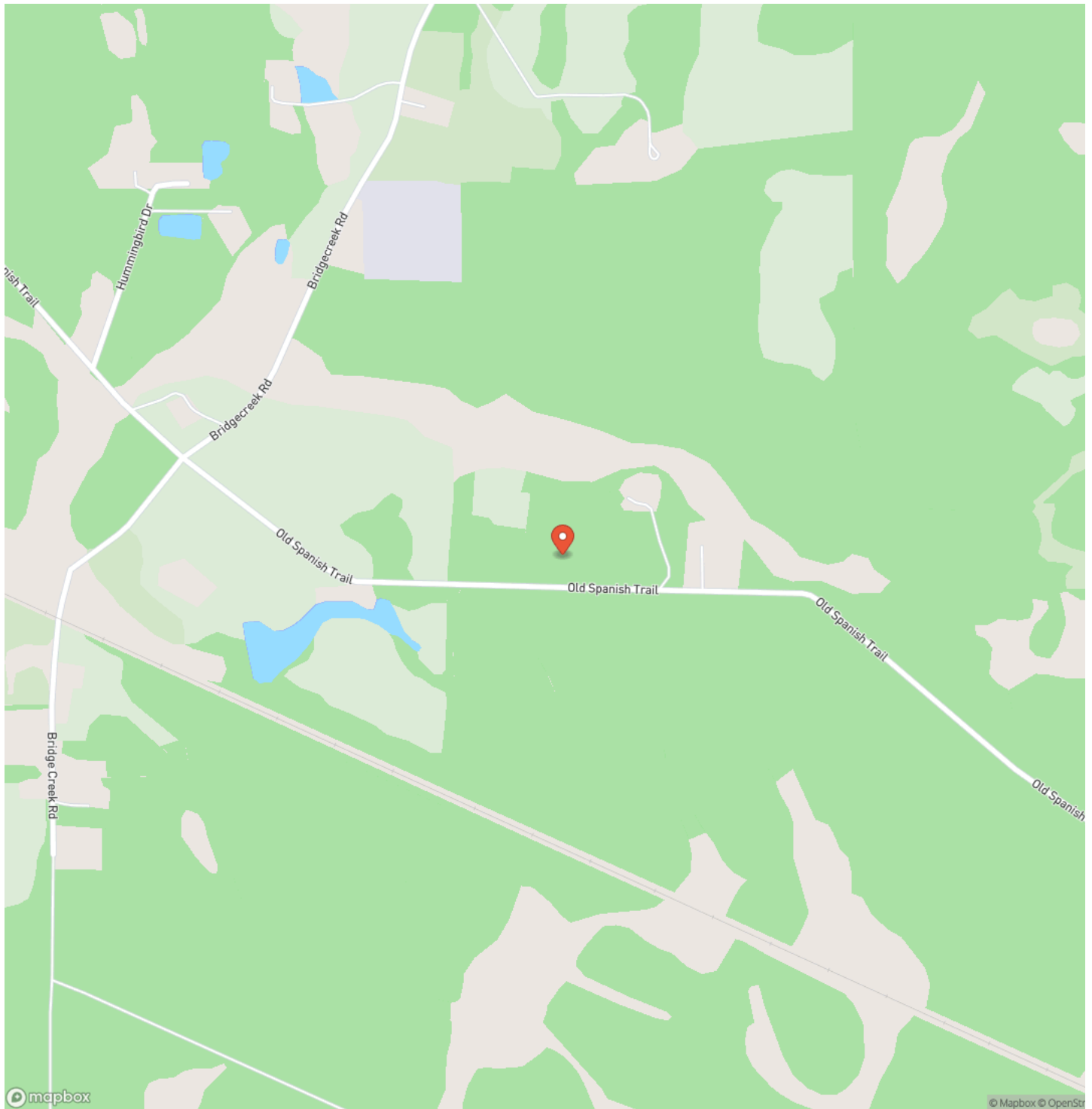
[Lclemons@mossyoakproperties.com](mailto:Lclemons@mossyoakproperties.com)



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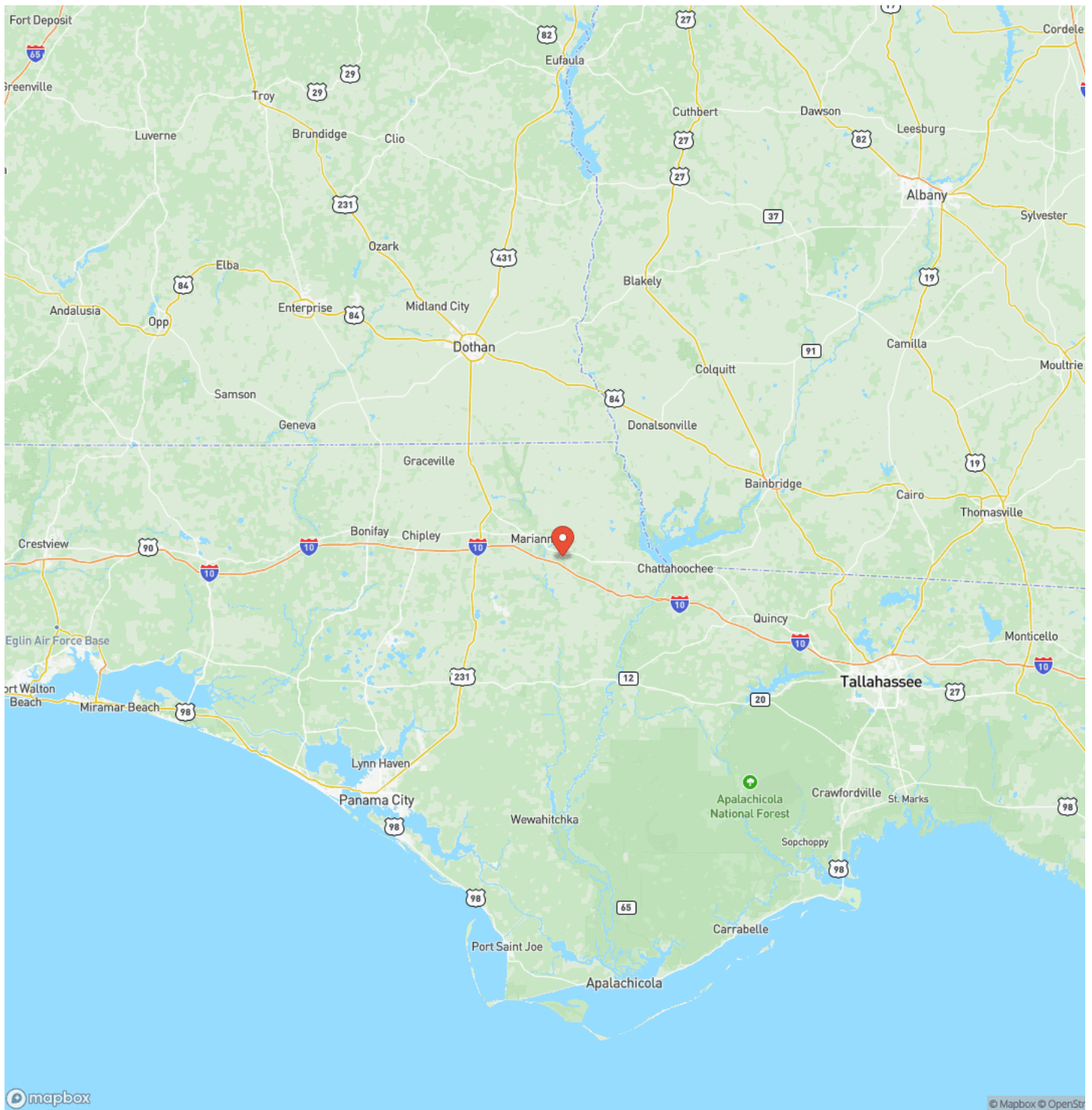


## Locator Map



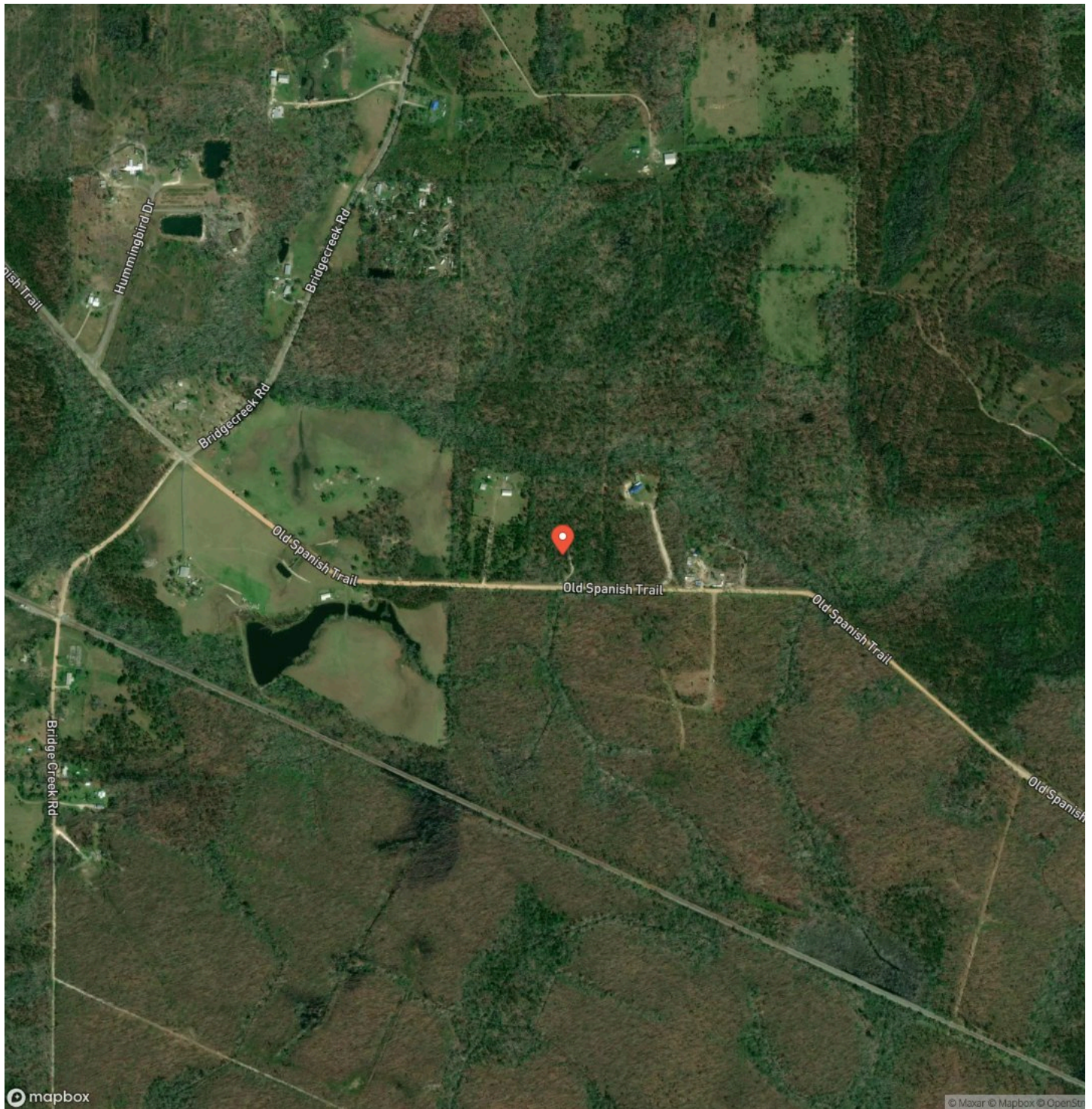


## Locator Map





## Satellite Map



**15 Acres - Jackson County, FL**  
**Marianna, FL / Jackson County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Lance Clemons

## Mobile

(850) 643-6972

## Office

(850) 973-2200

## Email

lclemmons@mossyoakproperties.com

**Address**

145 NW Cantey Avenue

## City / State / Zip

Madison, FL 32340

## NOTES



**MORE INFO ONLINE:**

**MossyOakProperties.com**



## 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.



**MORE INFO ONLINE:**  
**MossyOakProperties.com**

## **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  
(850) 973-2200  
[MossyOakProperties.com](http://MossyOakProperties.com)

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