

58+ Acres - Prime Hunting Land
Sinai Road
Sneads, FL 32460

\$239,900
58.150± Acres
Jackson County



58+ Acres - Prime Hunting Land
Sneads, FL / Jackson County

SUMMARY

Address

Sinai Road

City, State Zip

Sneads, FL 32460

County

Jackson County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

30.665303 / -84.911116

Acreage

58.150

Price

\$239,900

Property Website

<https://www.mossyoakproperties.com/property/58-acres-prime-hunting-land-jackson-florida/80792/>



58+ Acres - Prime Hunting Land Sneads, FL / Jackson County

PROPERTY DESCRIPTION

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

Discover 58.15± acres of prime land in Jackson County, Florida, situated on Sinai Road and awaiting its new owners. This presents an amazing opportunity to own a substantial piece of property conveniently located within a short drive of the charming towns of Sneads, Grand Ridge, and Marianna. Imagine the comfort of building your dream country home on this private 58± acre rural retreat, all while enjoying the convenience of nearby necessities in town.

For outdoor enthusiasts, this property's location is a significant bonus. Enjoy the ease of a short drive to multiple boat ramps on the legendary Apalachicola River and the vast expanse of Lake Seminole, offering endless opportunities for boating, fishing, and watersports. For the avid hunter, this property is a true whitetail haven. It's loaded with deer and boasts a healthy population of wild quail. Strategically placed deer food plots and well-maintained treestand access roads have been thoughtfully established, offering optimal hunting opportunities regardless of wind direction. Furthermore, each food plot is lined with young pear, apple, and sawtooth oak trees, providing a valuable supplemental food source for wildlife.

Planted in 2023, the thriving loblolly pine trees are growing rapidly, promising increased privacy and even greater wildlife activity in the years to come. Established roads traverse the property, ensuring easy access to all corners of this expansive parcel. A recent boundary survey has been completed and is readily available for your review.

Key Features:

- 58.15± acres in Jackson County, Florida.
- Located on paved road frontage.
- Private rural setting.
- Established roads throughout the property for easy access.
- Loblolly pine trees planted in 2023, ensuring future privacy and wildlife activity.
- Recent boundary survey completed and available.

Investment Potential:

- Substantial piece of property with long-term value.
- Growing loblolly pine trees represent a future asset.
- Potential for building a custom country home on acreage.

Recreational Oasis:

- Excellent hunting opportunities with abundant whitetail deer and wild quail.
- Strategically placed deer food plots and treestand access roads for optimal hunting.
- Food plots lined with young pear, apple, and sawtooth oak trees, providing supplemental wildlife feed.
- Conveniently located just a short drive to multiple boat ramps on the renowned Apalachicola River.
- Easy access to Lake Seminole for boating, fishing, and watersports.

Opportunity Awaits:

- Amazing opportunity to own a significant tract of land in a desirable location.
- Perfect for those seeking a private country lifestyle with nearby conveniences.
- Ideal for hunters and outdoor enthusiasts.
- Ready for its new owners to create their vision.

Lance Clemons, Listing Agent

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

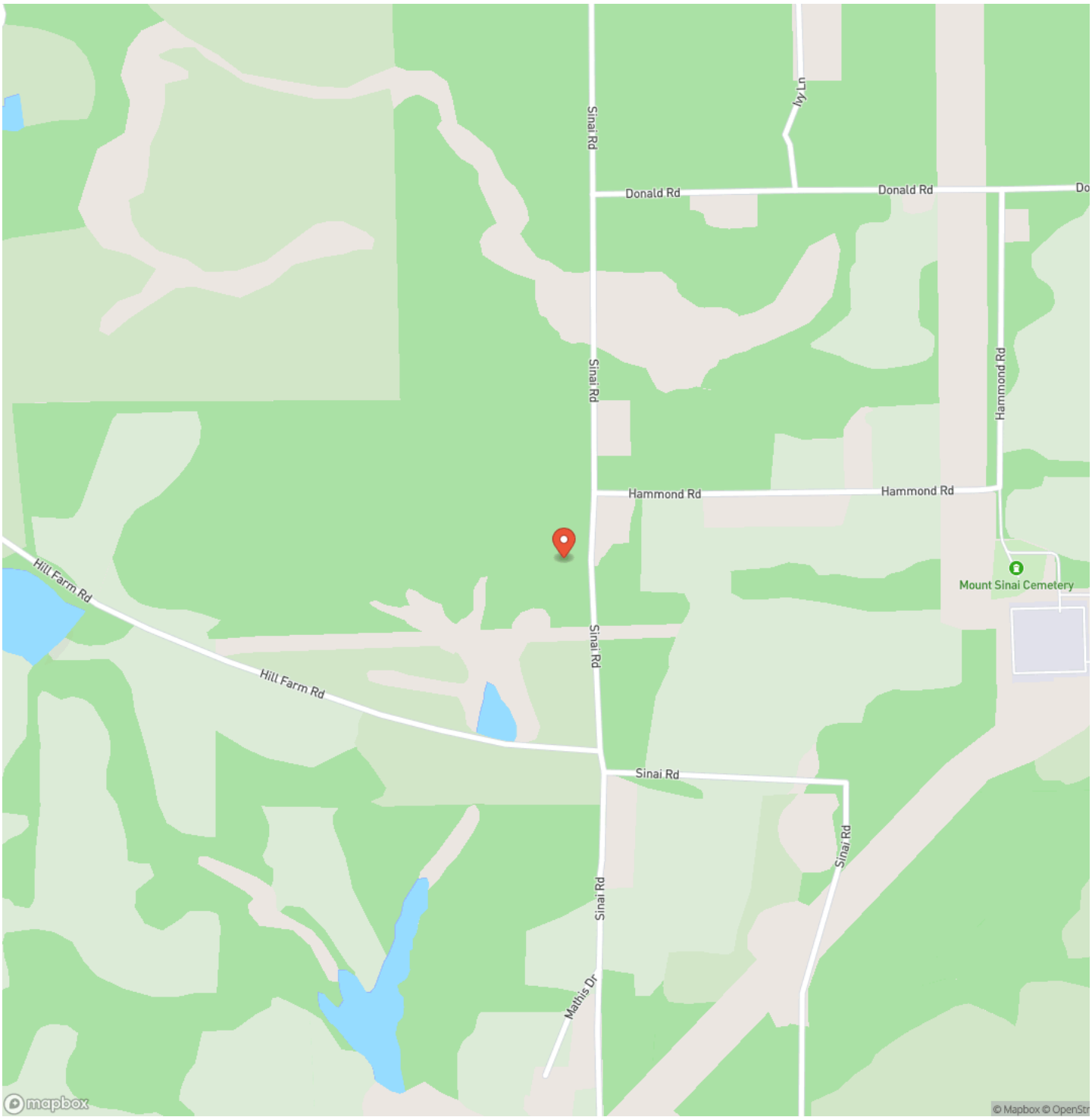
Lclemons@mossyoakproperties.com



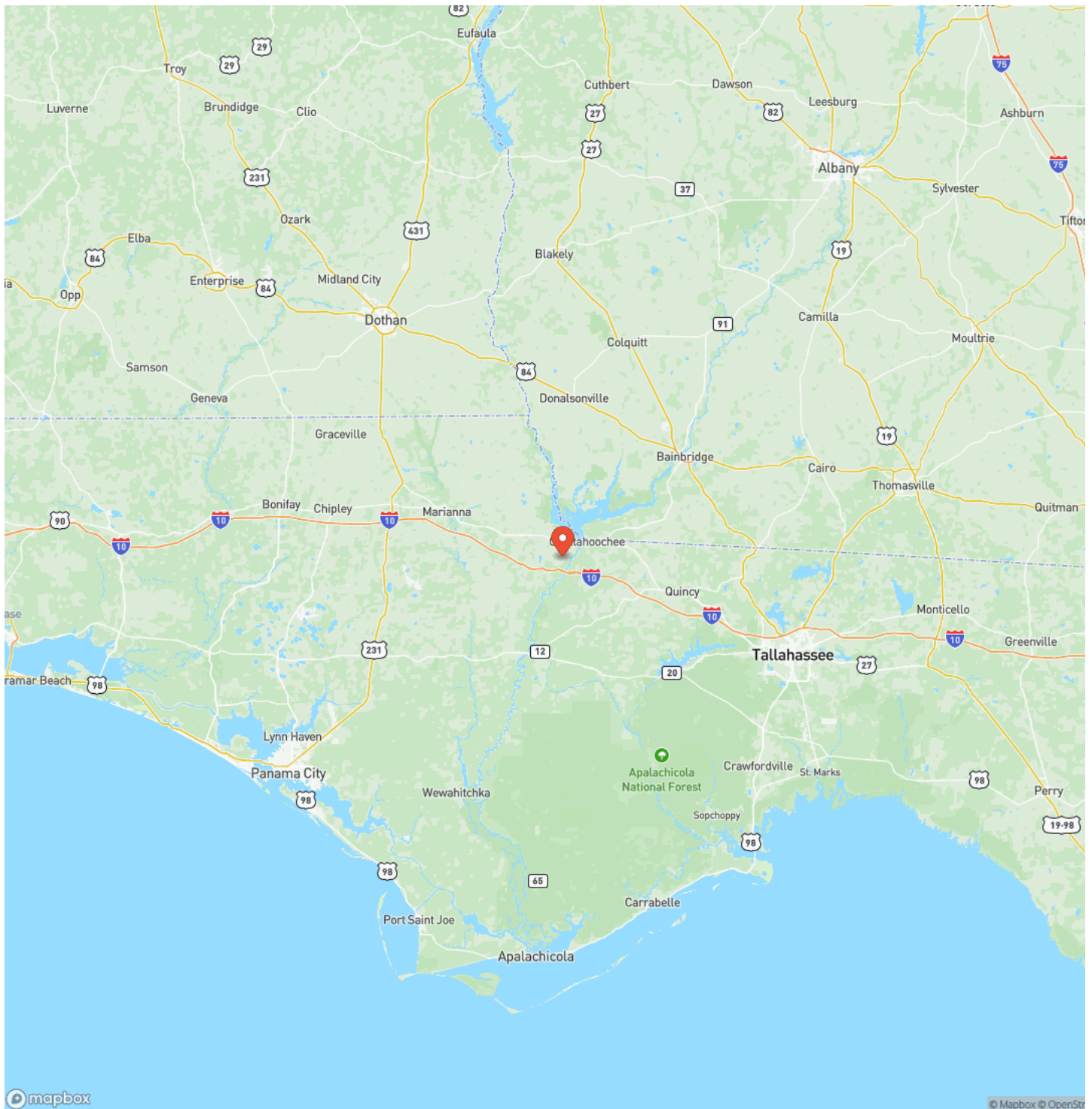
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Sneads, FL / Jackson County



Locator Map



Locator Map



Satellite Map



58+ Acres - Prime Hunting Land Sneads, FL / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

NOTES

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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