

Oak Lane  
3690 NW OAK LN  
Youngstown, FL 32466

**\$150,000**  
30± Acres  
Calhoun County





**Oak Lane**  
**Youngstown, FL / Calhoun County**

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**SUMMARY**

**Address**

3690 NW OAK LN

**City, State Zip**

Youngstown, FL 32466

**County**

Calhoun County

**Type**

Residential Property

**Latitude / Longitude**

30.43378 / -85.3304

**Acreage**

30

**Price**

\$150,000

**Property Website**

<https://www.mossyoakproperties.com/property/oak-lane-calhoun-florida/40137/>



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**PROPERTY DESCRIPTION**

Here is an opportunity to own 30 acres with approximately 2,461 feet of SR 20 road frontage. This property offers power, water, and septic. Large pine trees line the perimeter of the parcel, creating a private setting. This property is located only 32 miles from downtown Panama City and 39 miles away from Tyndall Air Force Base. Boundary lines are approximate and should be verified by the buyer.



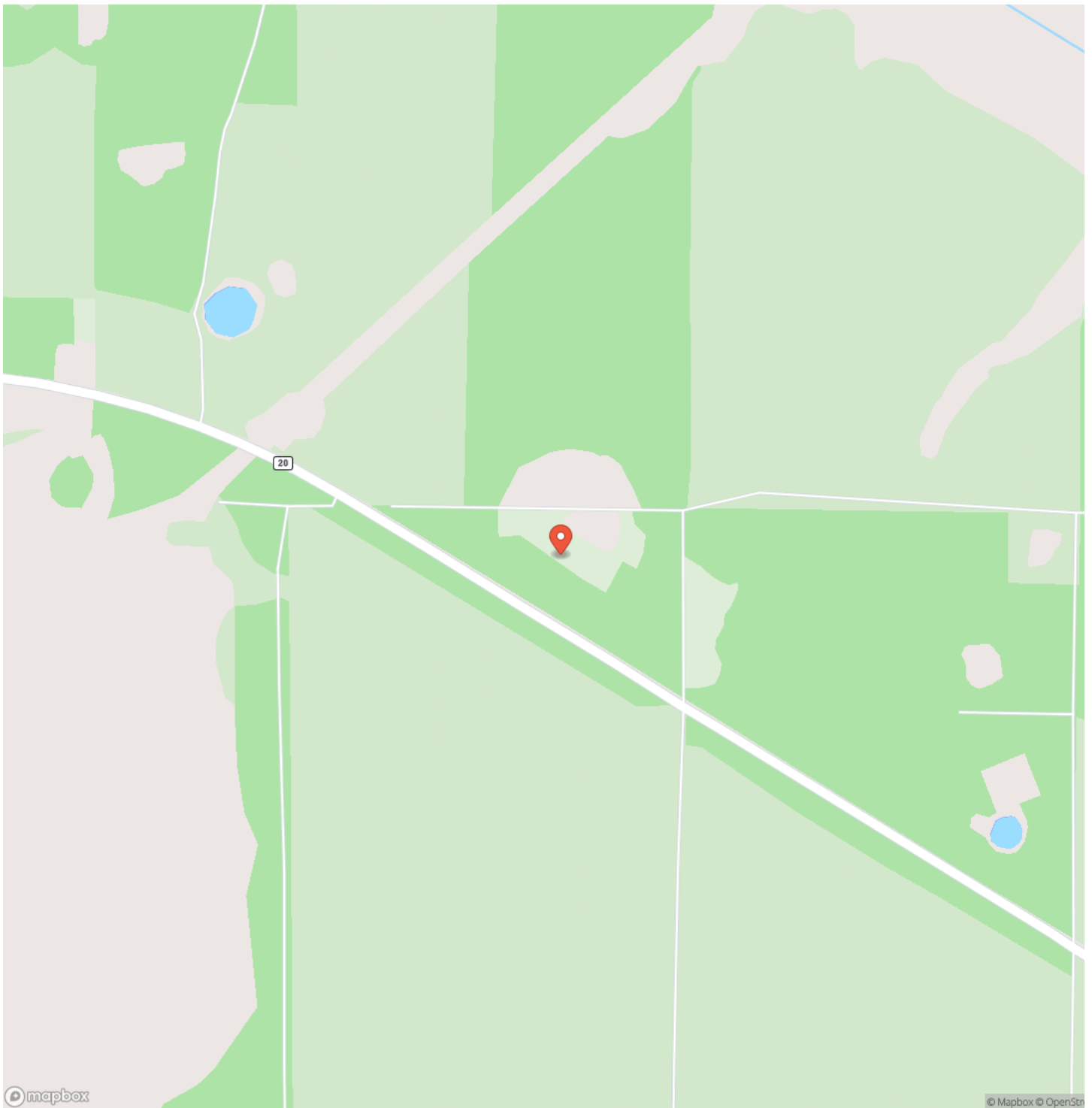


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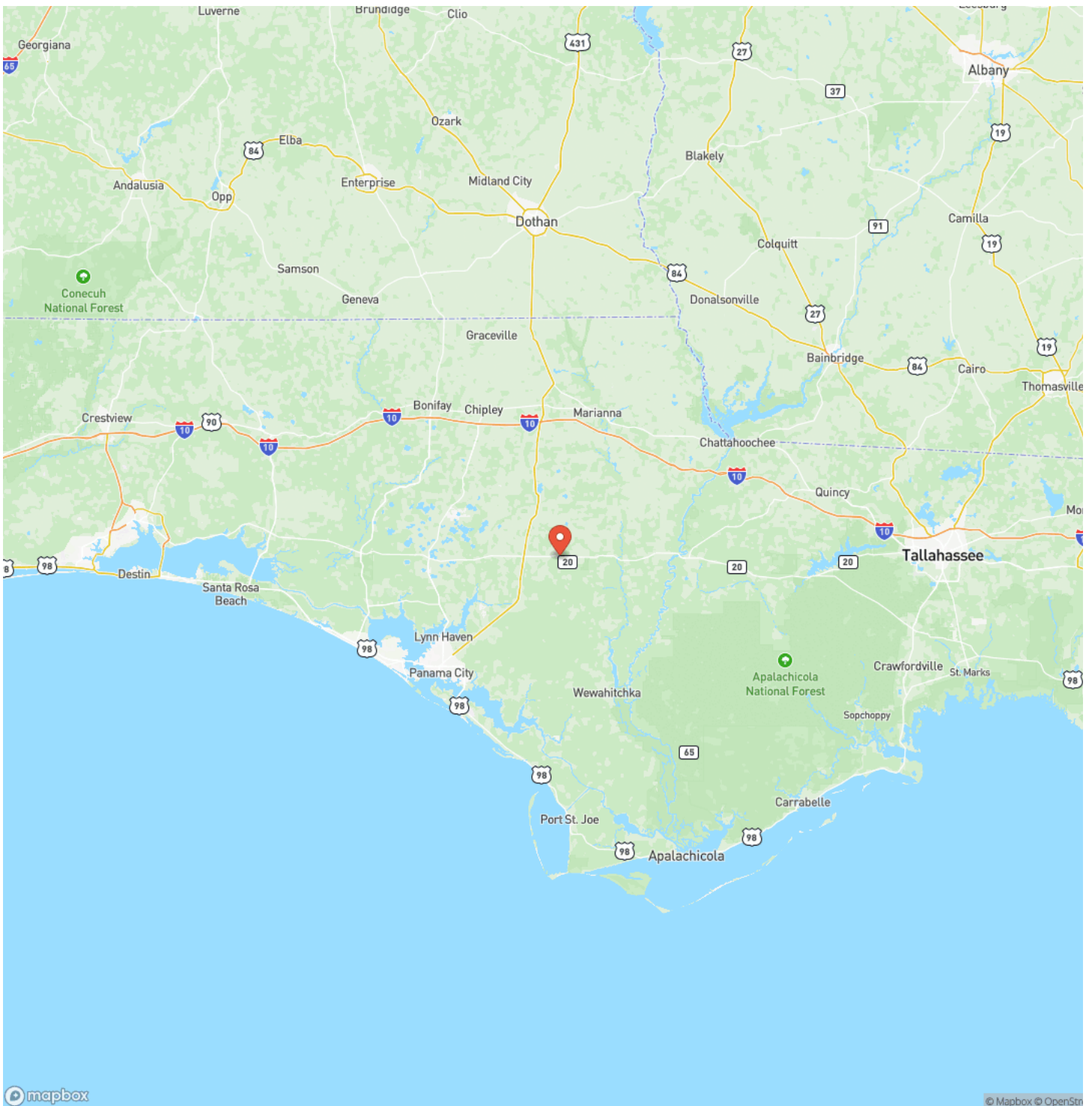
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## Locator Map

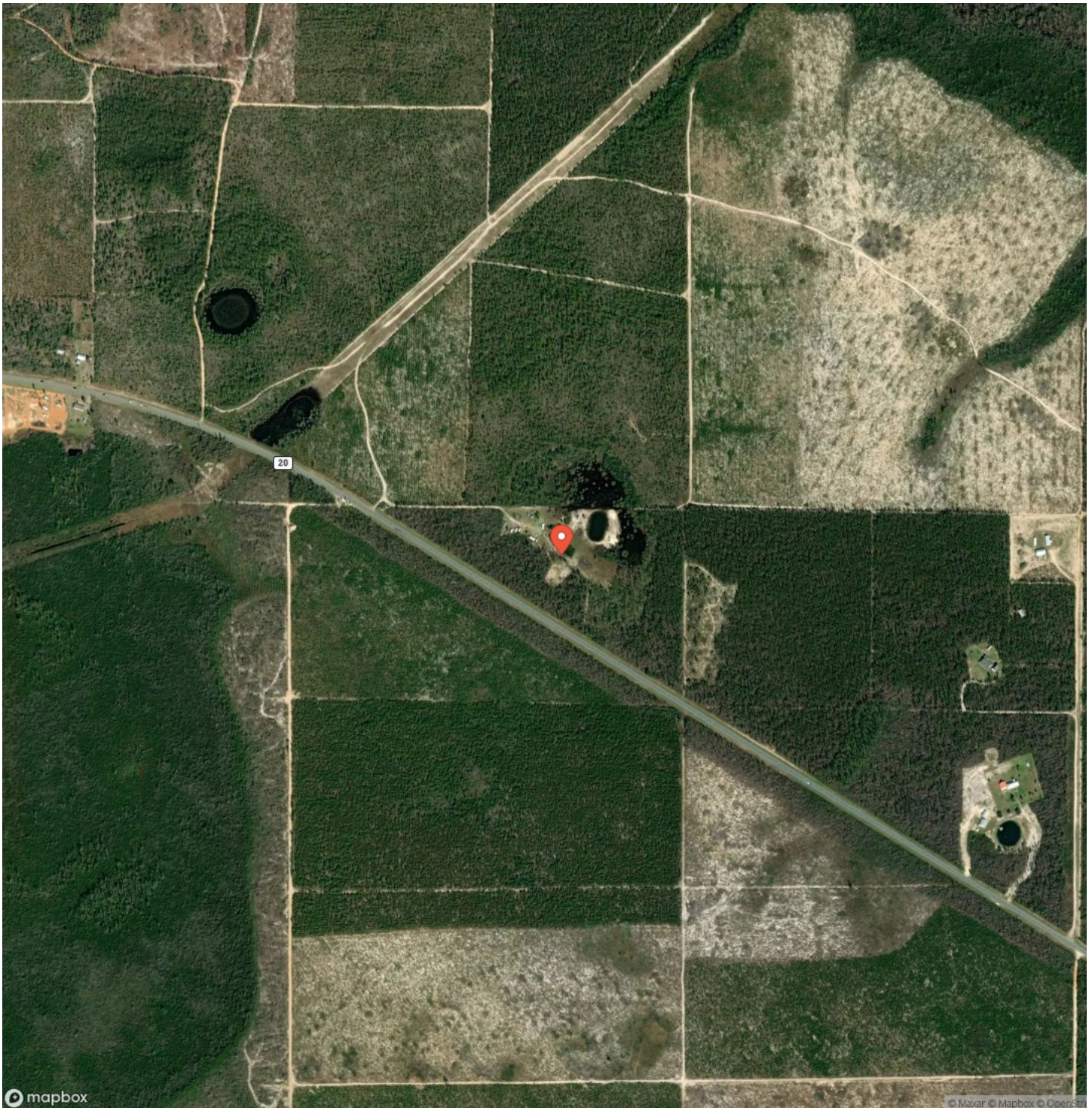


## Locator Map





## Satellite Map



## 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]



## This image shows a blank 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.



## **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, 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 relation 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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