

Timber Land - CR 274
1257 NW CR 274
Fountain, FL 32438

\$119,000
30.260± Acres
Calhoun County



Timber Land - CR 274
Fountain, FL / Calhoun County

SUMMARY

Address

1257 NW CR 274

City, State Zip

Fountain, FL 32438

County

Calhoun County

Type

Farms, Hunting Land, Recreational Land, Undeveloped Land,
Timberland

Latitude / Longitude

30.529259 / -85.372738

Acreage

30.260

Price

\$119,000

Property Website

<https://www.mossyoakproperties.com/property/timber-land-cr-274-calhoun-florida/89442/>



PROPERTY DESCRIPTION

30.26 Acres – Hunting & Recreational Tract in Fountain, FL

This 30.26-acre property in Northwest Calhoun County offers the perfect setup for hunting, recreation, and future investment. Conveniently located just off State Road 231 in Fountain, FL, with a quick drive into Bay County and Panama City.

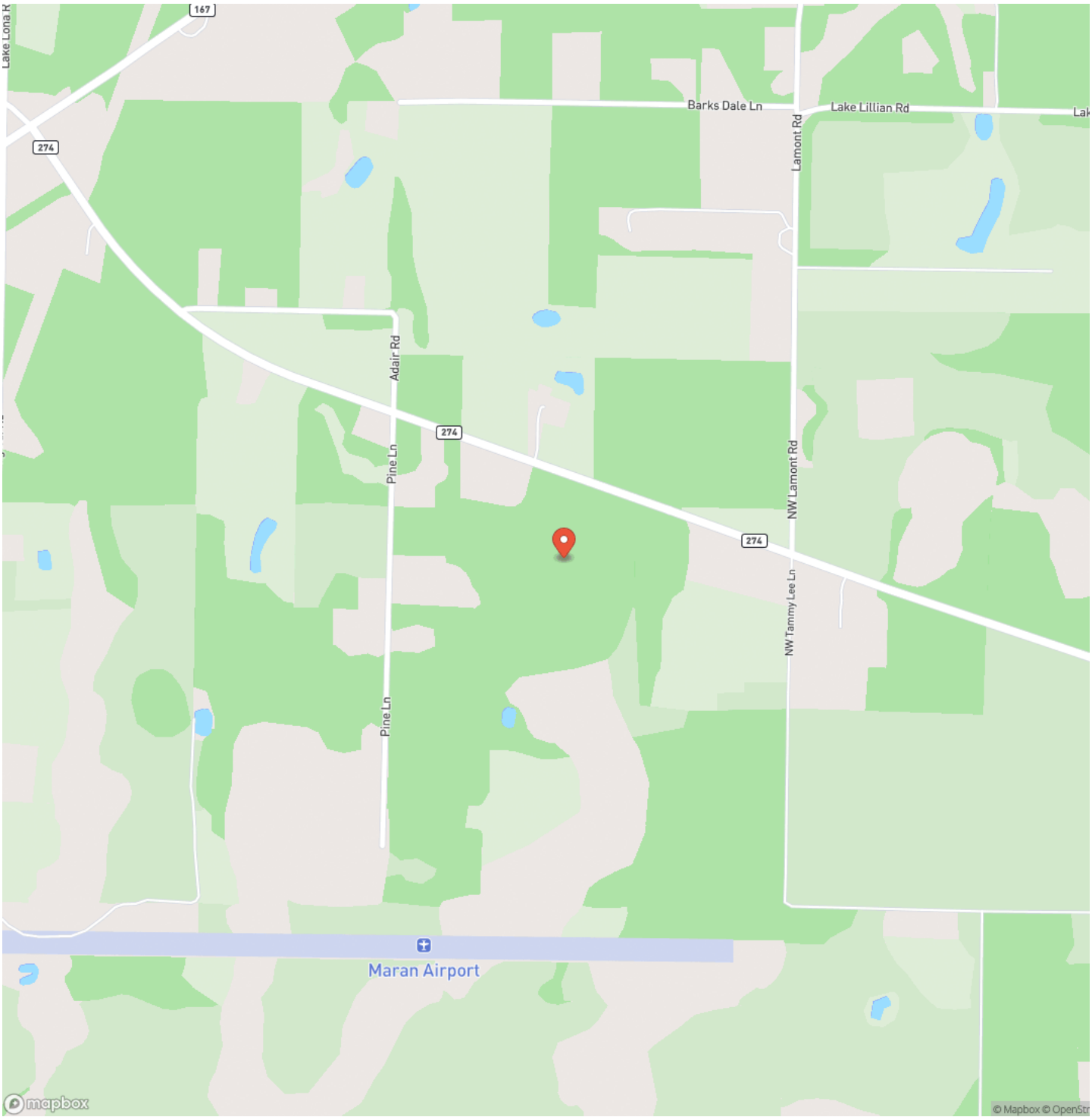
- **30.26 acres** of wooded land in a prime recreational area
- **Blank canvas** to design roads, trails, and hunting food plots as you wish
- **Nice stand of planted pines** providing cover, habitat, and long-term timber value
- **Excellent hunting potential** with deer and other wildlife on the property
- **Private rural setting** while still close to Bay County and the Gulf Coast
- **Survey Available** saving you time and money

If you've been searching for the right hunting and recreational tract with room to make it your own, this 30.26-acre property checks all the boxes.

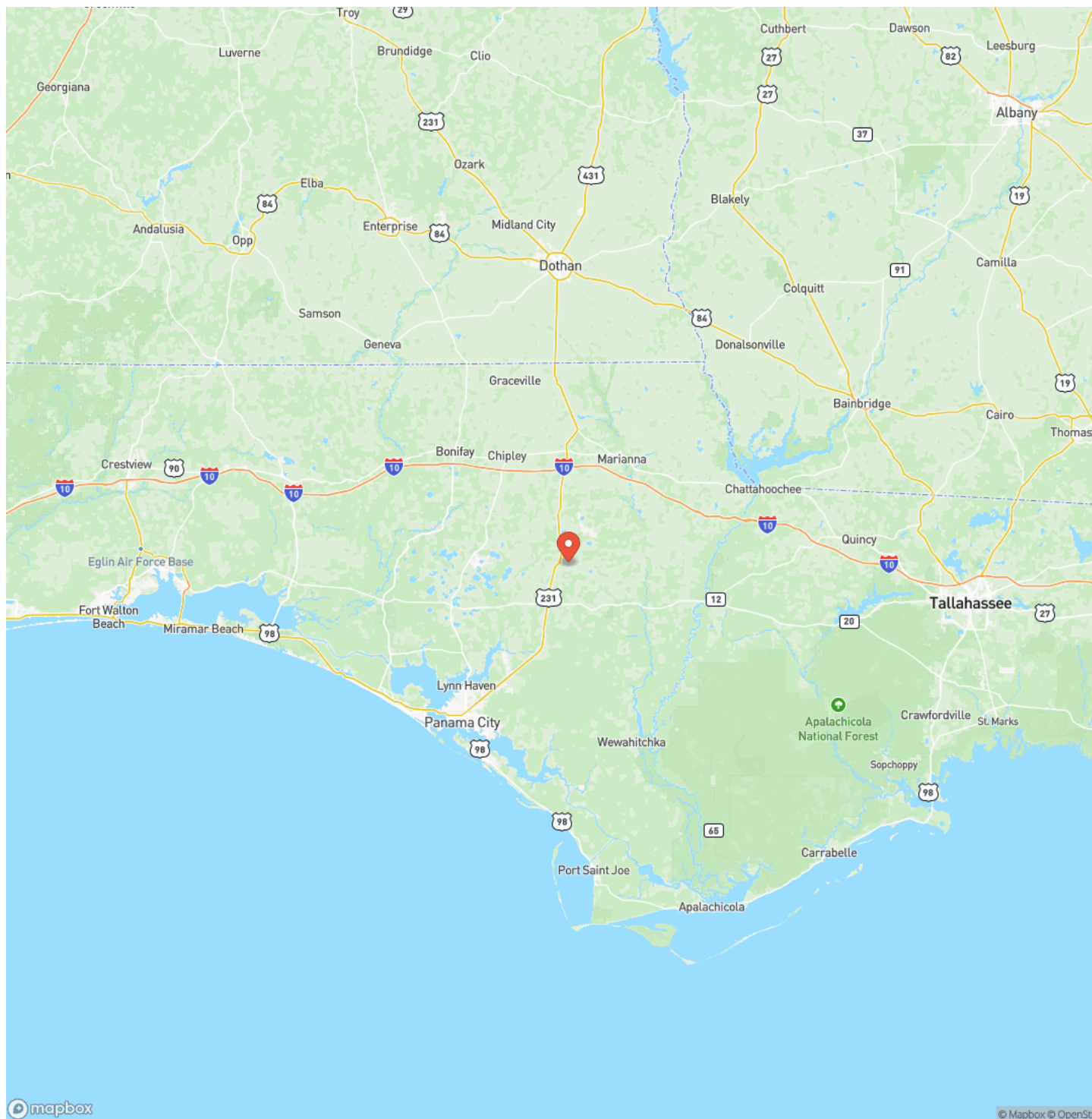
Contact listing agent Lance Clemons at [850-643-6972](tel:850-643-6972) to schedule your private showing.



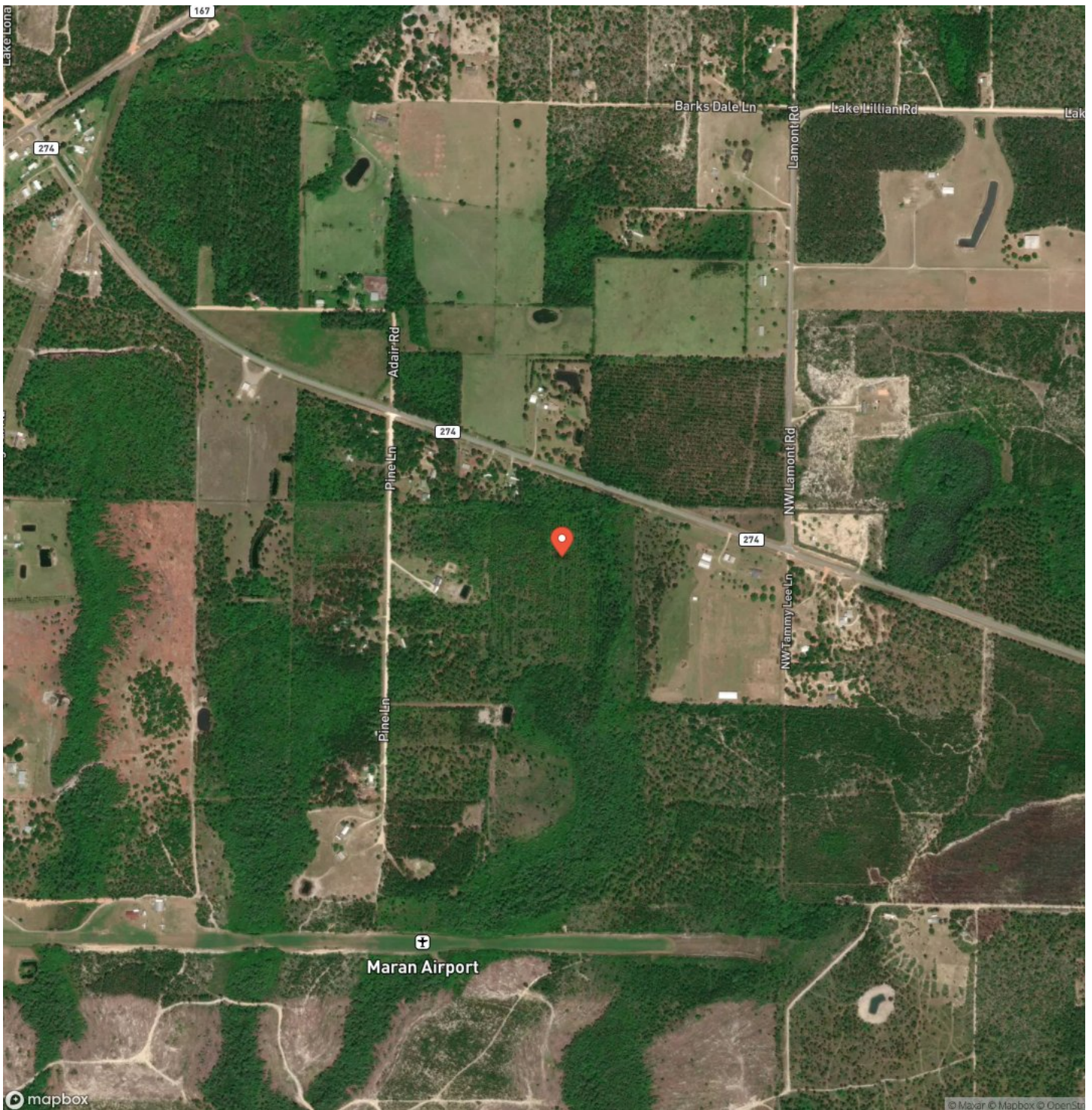
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Clemons

Mobile

(850) 643-6972

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Email

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Address

145 NW Cantey Avenue

City / State / Zip

NOTES

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.

This image shows a single sheet of white paper with horizontal blue 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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