

Dry Creek Hunting Tract
Mutual RD
Alford, FL 32420

\$229,900
78.900± Acres
Jackson County



Dry Creek Hunting Tract
Alford, FL / Jackson County

SUMMARY

Address

Mutual RD

City, State Zip

Alford, FL 32420

County

Jackson County

Type

Hunting Land, Recreational Land

Latitude / Longitude

30.696478 / -85.344978

Acreage

78.900

Price

\$229,900

Property Website

<https://www.mossyoakproperties.com/property/dry-creek-hunting-tract-jackson-florida/81643/>



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PROPERTY DESCRIPTION

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

Attention Deer Hunters! Discover your next trophy whitetail hunting property with this 78.9± acre parcel of land in Jackson County, Florida, positioned off Gardenview Road. If you've been searching for a hunting property at an unbeatable price per acre, your search ends here. This tract offers more bang for your buck than most comparable parcels currently listed for sale on the market.

A desirable feature is Dry Creek, a constant flowing creek that carves through the property, acting as a natural travel corridor for wildlife, especially deer. This reliable water source creates undisturbed bedding thickets along its banks, the kind of sanctuary where mature bucks thrive and grow to impressive sizes. The land is also loaded with young hardwoods, providing a crucial feed source for deer and other game.

The current owner has made a significant investment to enhance your hunting success. Multiple new roads have been carved throughout the property, opening up access to previously untouched areas – the kind of spots where pressured deer often retreat. Furthermore, tree stand locations are already in place, ready for you to plant your preferred attractants and draw in those elusive whitetail bucks. This groundwork saves you time and money, putting you in a prime position for the upcoming deer season.

Key Features:

- 78.9± acres of prime hunting land in Jackson County.
- Priced aggressively below market value for similar acreage.
- Dry Creek – a natural deer magnet and bedding sanctuary.
- Heavy deer traffic utilizing the creek corridor.
- Thriving young oak trees and hardwoods for vital deer forage.
- Multiple newly constructed roads for easy access through the property.
- Established food plot locations.
- Conveniently located off Gardenview and Mutual Road.

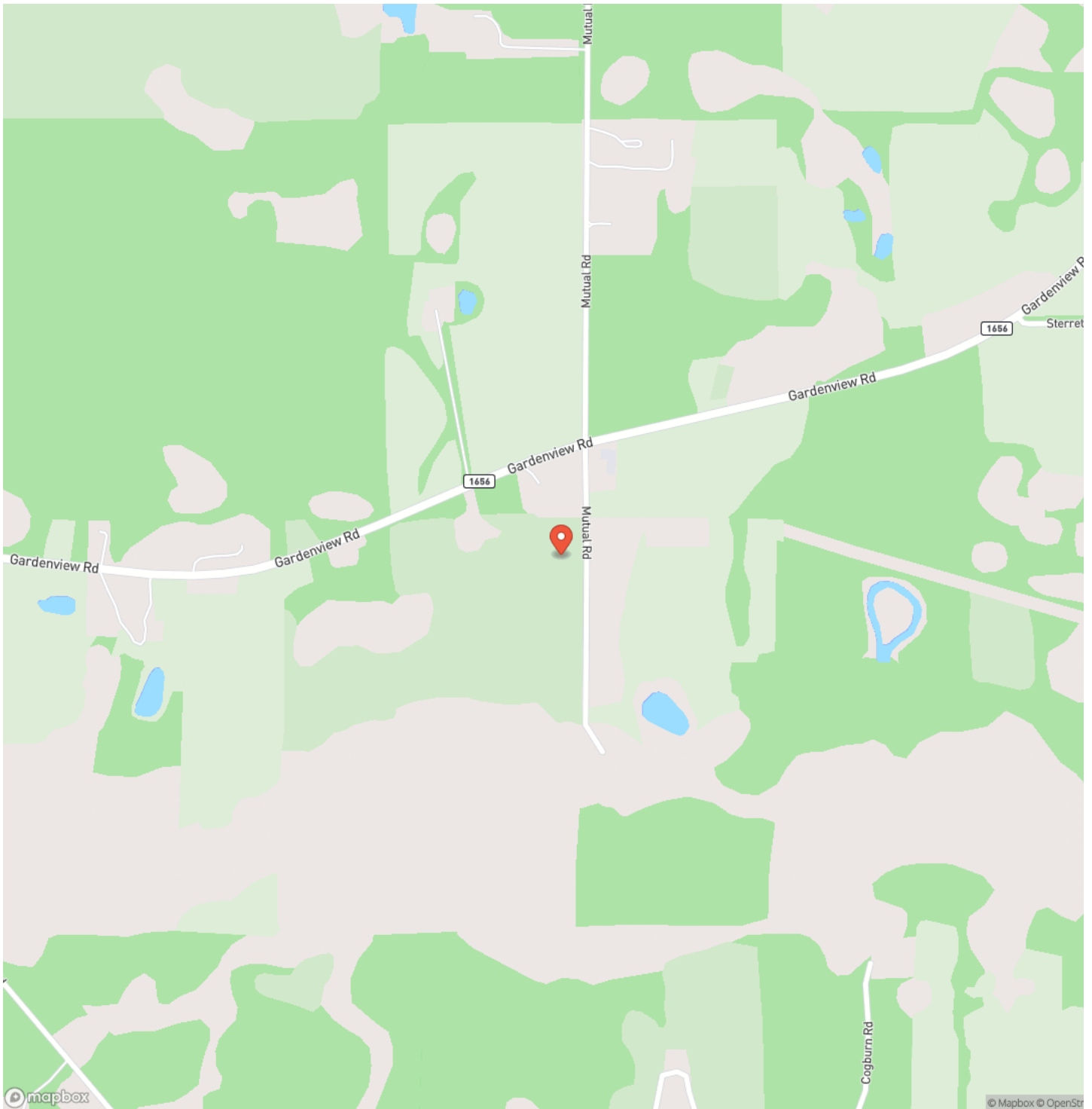
Don't let this incredible opportunity pass you by. A property of this size, with a live creek and established hunting infrastructure, offered at this price point, won't last long.

Contact Listing Agent Lance Clemons at [850-643-6972](tel:850-643-6972) .

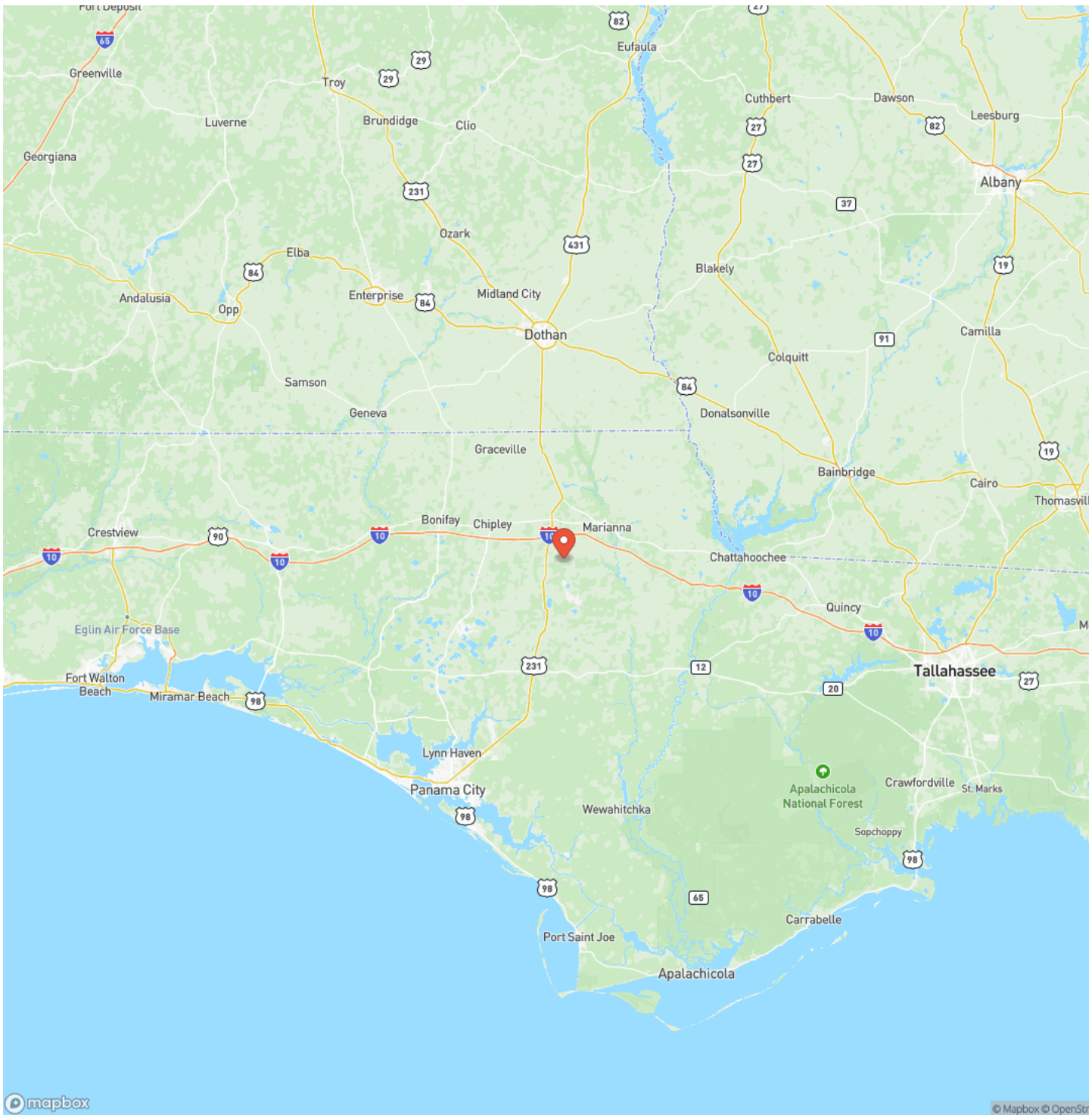
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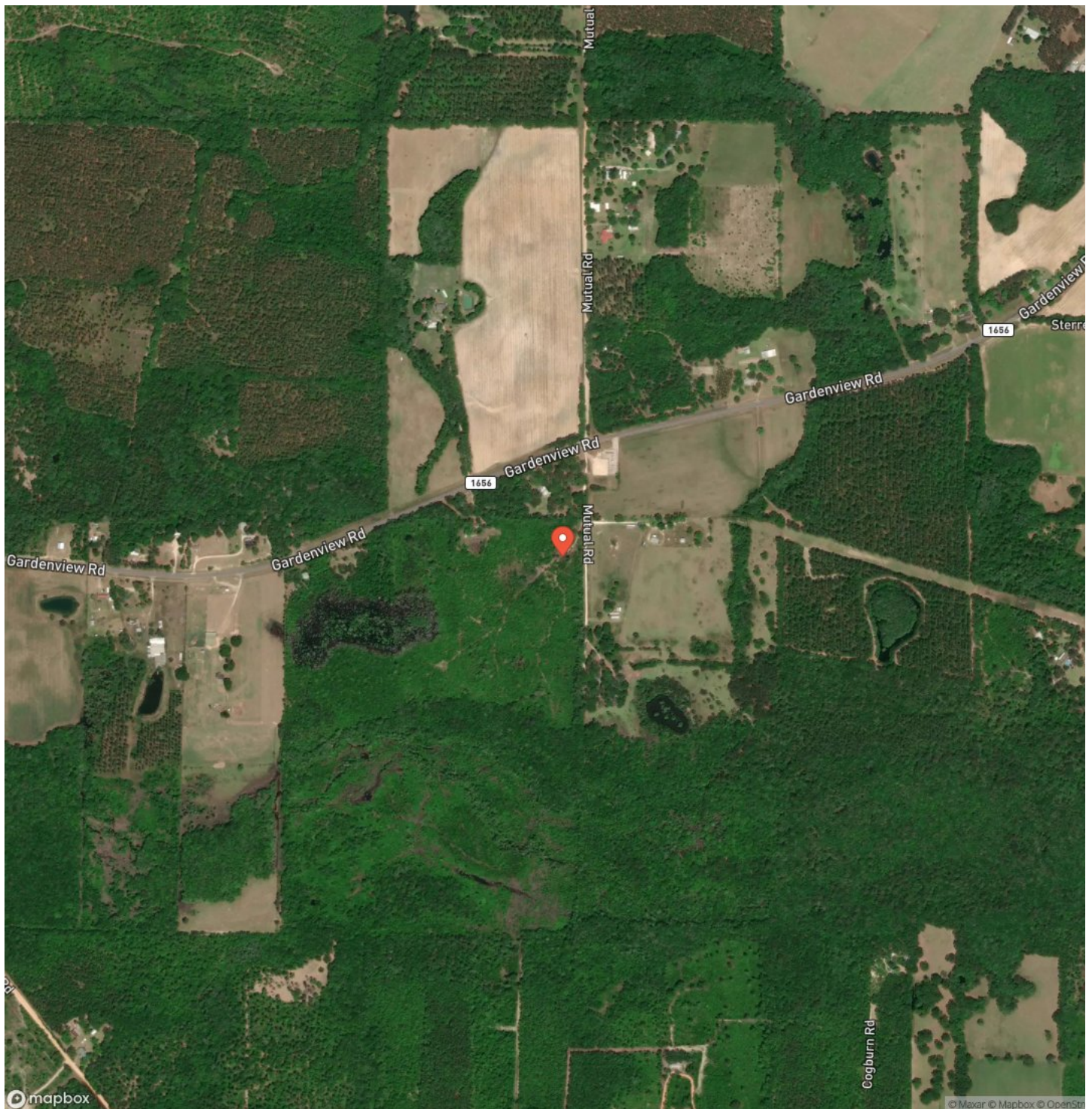
Locator Map



Locator Map



Satellite Map



Dry Creek Hunting Tract
Alford, FL / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Lance Clemons

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(850) 643-6972

Office

(850) 973-2200

Email

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Address

145 NW Cantey Avenue

City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

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, but 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 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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