

Brushy Pond
Brushey Pond
Grand Ridge, FL 32442

\$195,000
91.160± Acres
Jackson County



Brushy Pond
Grand Ridge, FL / Jackson County

SUMMARY

Address

Brushy Pond

City, State Zip

Grand Ridge, FL 32442

County

Jackson County

Type

Farms, Hunting Land, Undeveloped Land, Recreational Land

Latitude / Longitude

30.672288 / -85.015511

Acreage

91.160

Price

\$195,000

Property Website

<https://www.mossyoakproperties.com/property/brushy-pond-jackson-florida/92490/>



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PROPERTY DESCRIPTION

This 91.16-acre tract sits just outside Grand Ridge, Florida, on Brushey Pond Road in Jackson County, FL. The property offers an incredible opportunity for whitetail deer and duck hunters alike — located along Dickson Bay, a 200+ acre private cypress pond that's part of a well-known waterfowl flyway connecting nearby Ocheeese Pond and Lake Seminole.

The land has not been hunted, providing a safehaven for wildlife and a rare chance to establish your own hunting retreat with unpressured deer and ducks. Neighboring landowners have reported large numbers of ducks descending onto Dickson Bay in the evenings, and the cypress pond creates a natural pinch point that funnels deer movement through the property.

A clearing crew recently improved the property with newly built roads and trails, allowing easy access throughout by ATV or truck. Several openings have been created that are perfect for food plots, stand sites, or a future country homesite. The property fronts a county road with power nearby, making it both accessible and private — ideal for recreation, hunting, or long-term investment.

Whether you're searching for a quiet weekend getaway, a productive hunting property, or a versatile piece of land to shape your way, this Brushey Pond Road tract checks every box for land ownership in Northwest Florida.

Key Features

- 91.16 ± acres of diverse habitat in Jackson County, FL
 - Frontage on Brushey Pond Road (no access limitations)
 - Borders Dickson Bay – a 200+ acre private cypress pond
 - Excellent whitetail deer and duck hunting location
 - Recently built roads and trails for easy navigation
 - Several cleared openings ideal for food plots or homesite
 - Power available nearby and convenient to Interstate 10
 - Abundant wildlife, including deer, turkey, and waterfowl
 - Beautiful rural setting with great privacy and access
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Location

- 3.7 miles to Grand Ridge, FL
 - 15 minutes to Marianna, FL
 - 54 miles to Tallahassee, FL
 - 67 miles to Panama City, FL
-

Investment Potential

- Among the lowest price-per-acre offerings for its size in Jackson County

- Excellent long-term appreciation potential with recreational and residential appeal
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Recreational Oasis

Whether you're chasing whitetails in the fall, watching ducks drop into the cypress pond at sunset, or simply enjoying a peaceful escape in the country, this property offers the ideal mix of privacy, access, and wildlife diversity.

Contact

Lance Clemons, Listing Agent

Mossy Oak Properties Southern Land & Homes

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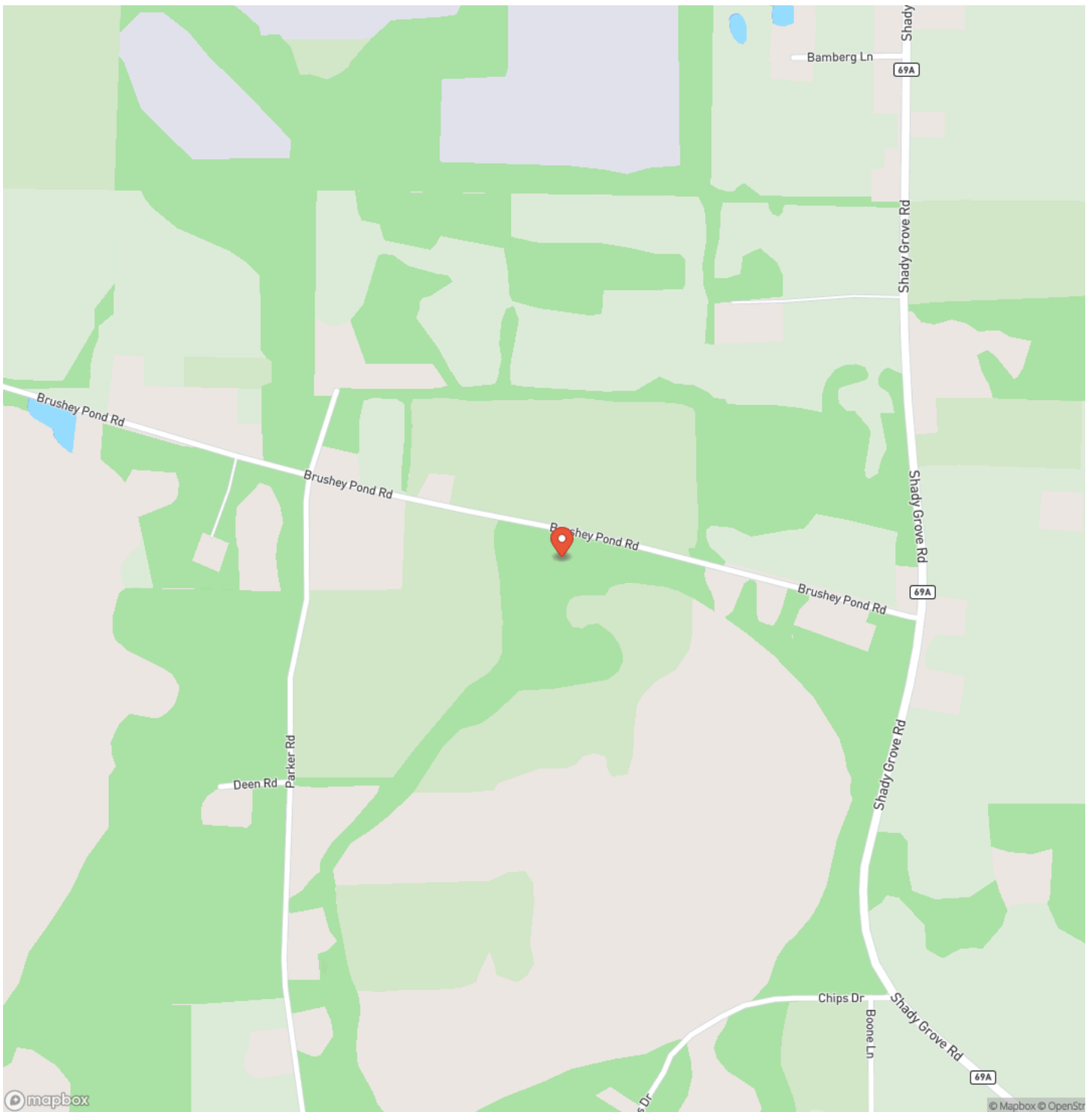
Directions: GPS coordinates available upon request

Showing Instructions: Contact listing agent to schedule your private showing

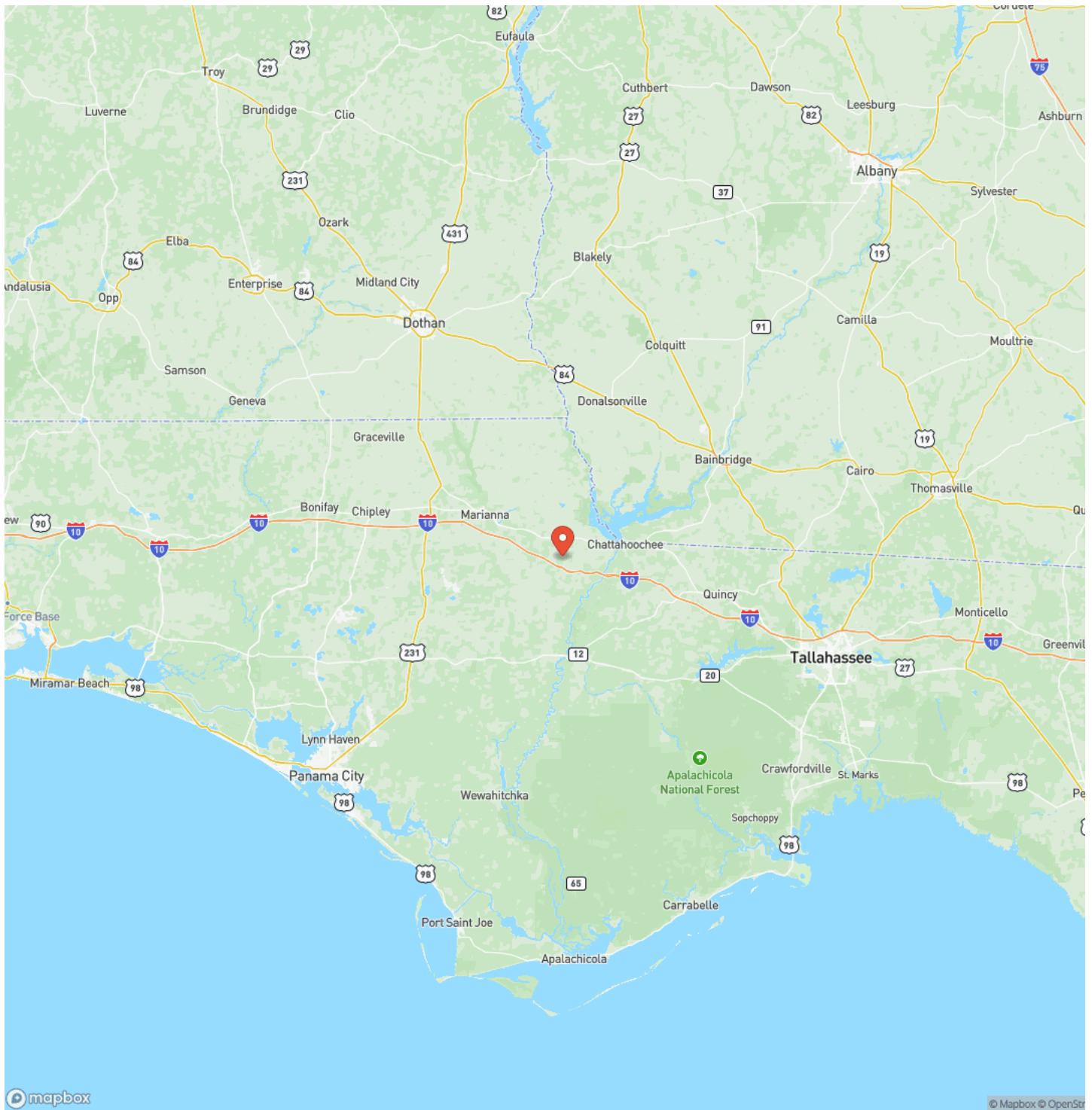
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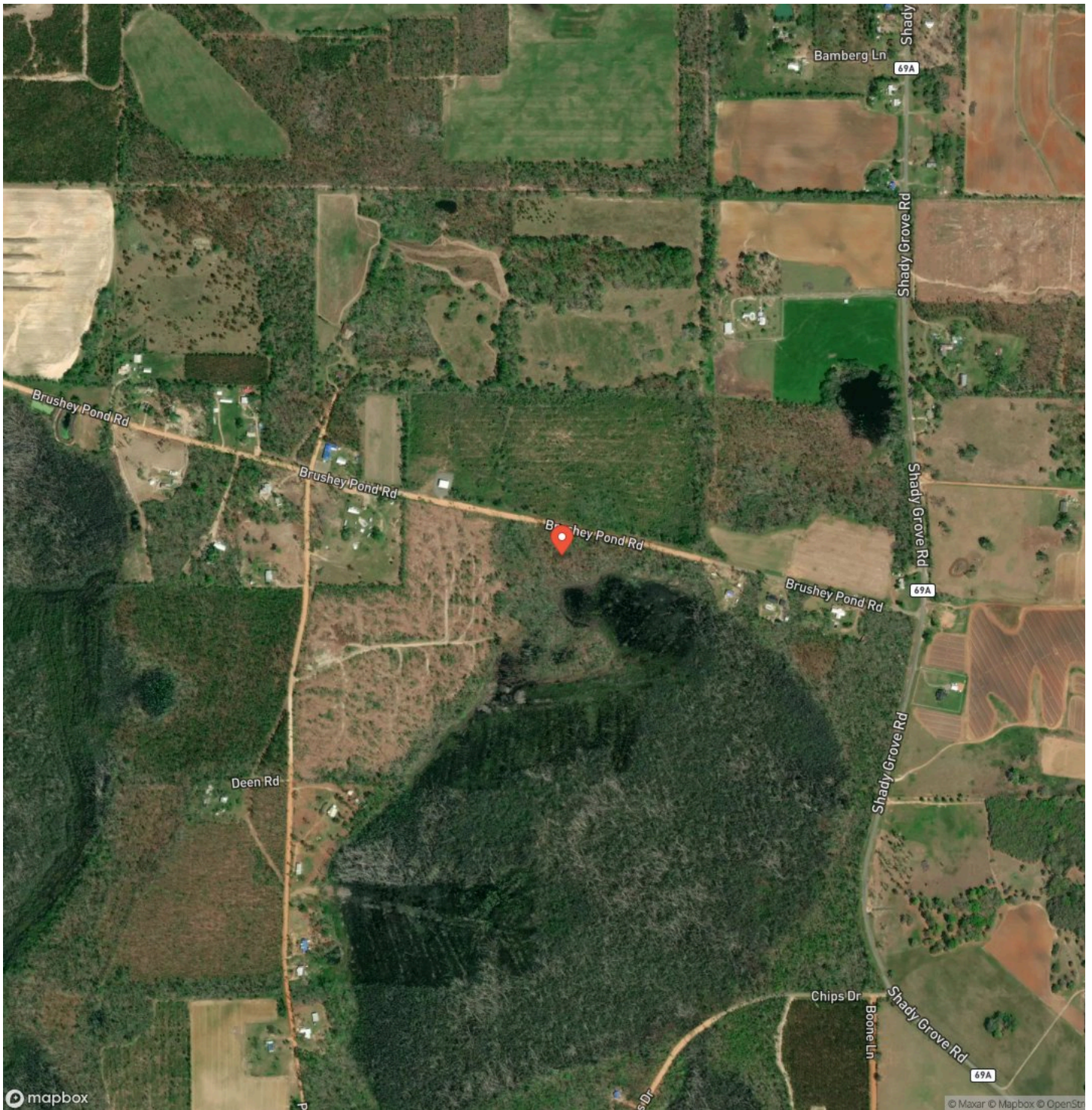
Locator Map



Locator Map



Satellite Map



Brushy Pond

Grand Ridge, FL / Jackson County

LISTING REPRESENTATIVE
For more information contact:



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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 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.



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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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