

**40 ac Homesite with Good Access, Power, Timber near  
Chipley, FL  
XX1 Chance Rd.  
Chipley, FL 32428**

**\$199,200  
39.840± Acres  
Washington County**



## 40 ac Homesite with Good Access, Power, Timber near Chipley, FL

Chipley, FL / Washington County

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### SUMMARY

#### **Address**

XX1 Chance Rd.

#### **City, State Zip**

Chipley, FL 32428

#### **County**

Washington County

#### **Type**

Undeveloped Land

#### **Latitude / Longitude**

30.755951 / -85.603417

#### **Acreage**

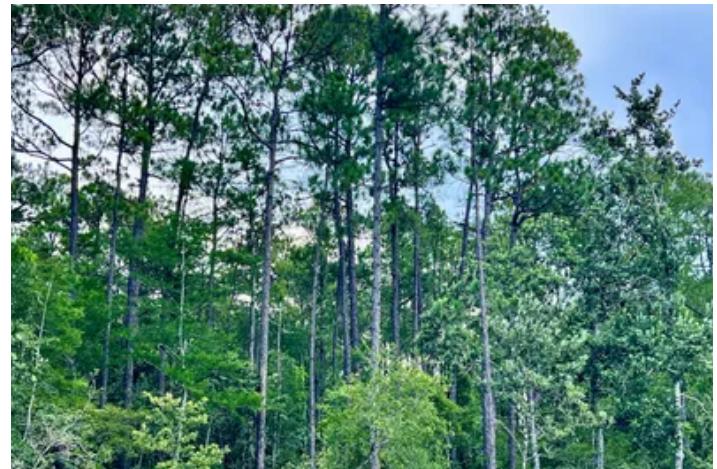
39.840

#### **Price**

\$199,200

#### **Property Website**

<https://farmandforestbrokers.com/property/40-ac-homesite-with-good-access-power-timber-near-chipley-fl-washington-florida/86023/>



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### **PROPERTY DESCRIPTION**

Beautiful 39.84-acre MOL homesite with brand new planted pine stand, good road access, and power on the boundary. The property is not far from the growing town of Chipley, in North Florida.

The property would make a great new mini-farm homestead, or small hunting property. The land provides easy access down to Florida's Gulf Coast, with benefits of country living. The property has a mix of new planted pine stands and mature natural pine and hardwood timber.

Give us a call today to schedule your tour.



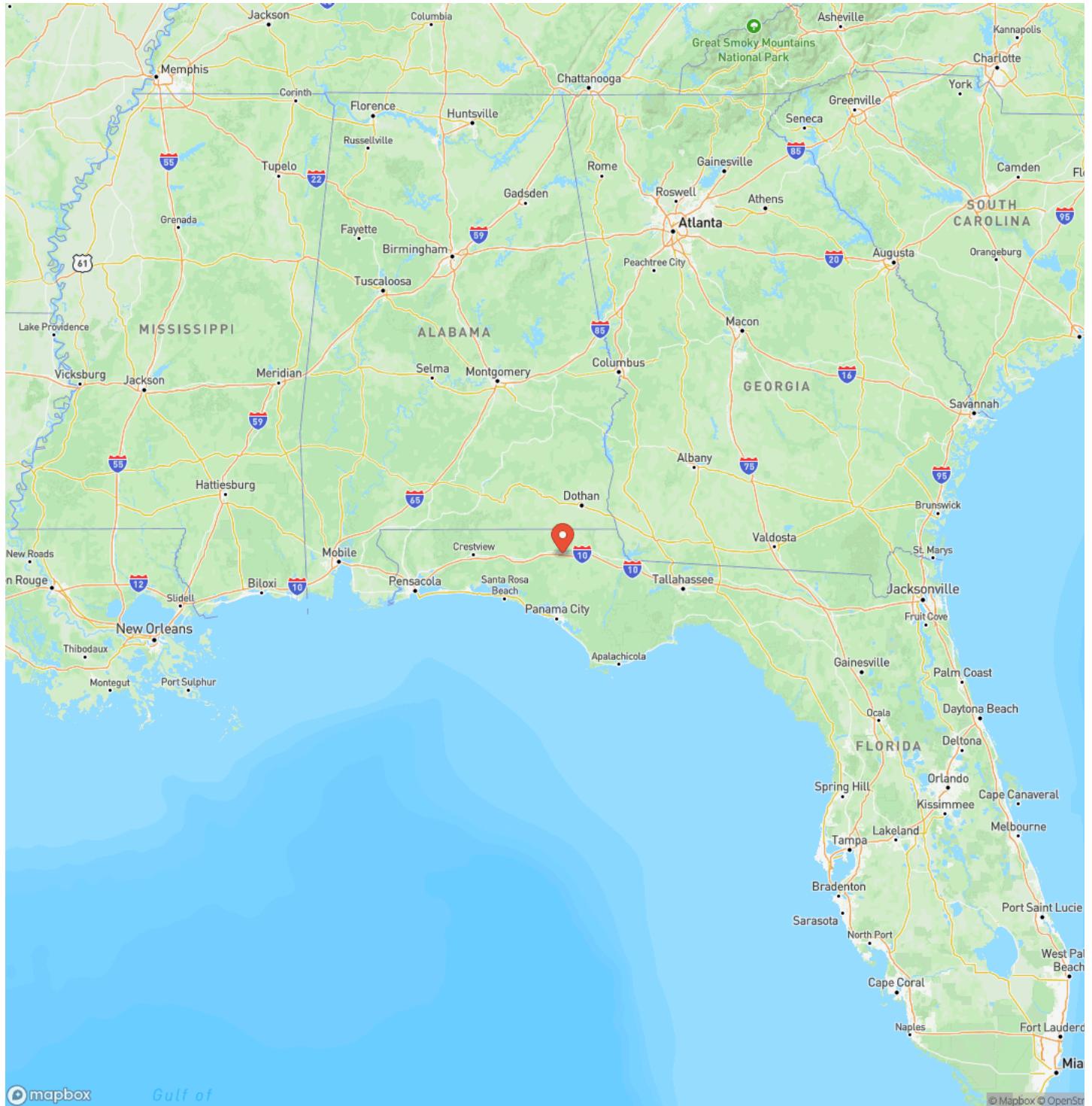
**FARM & FOREST  
BROKERS**

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**Chipley, FL / Washington County**



## **40 ac Homesite with Good Access, Power, Timber near Chipley, FL Chipley, FL / Washington County**

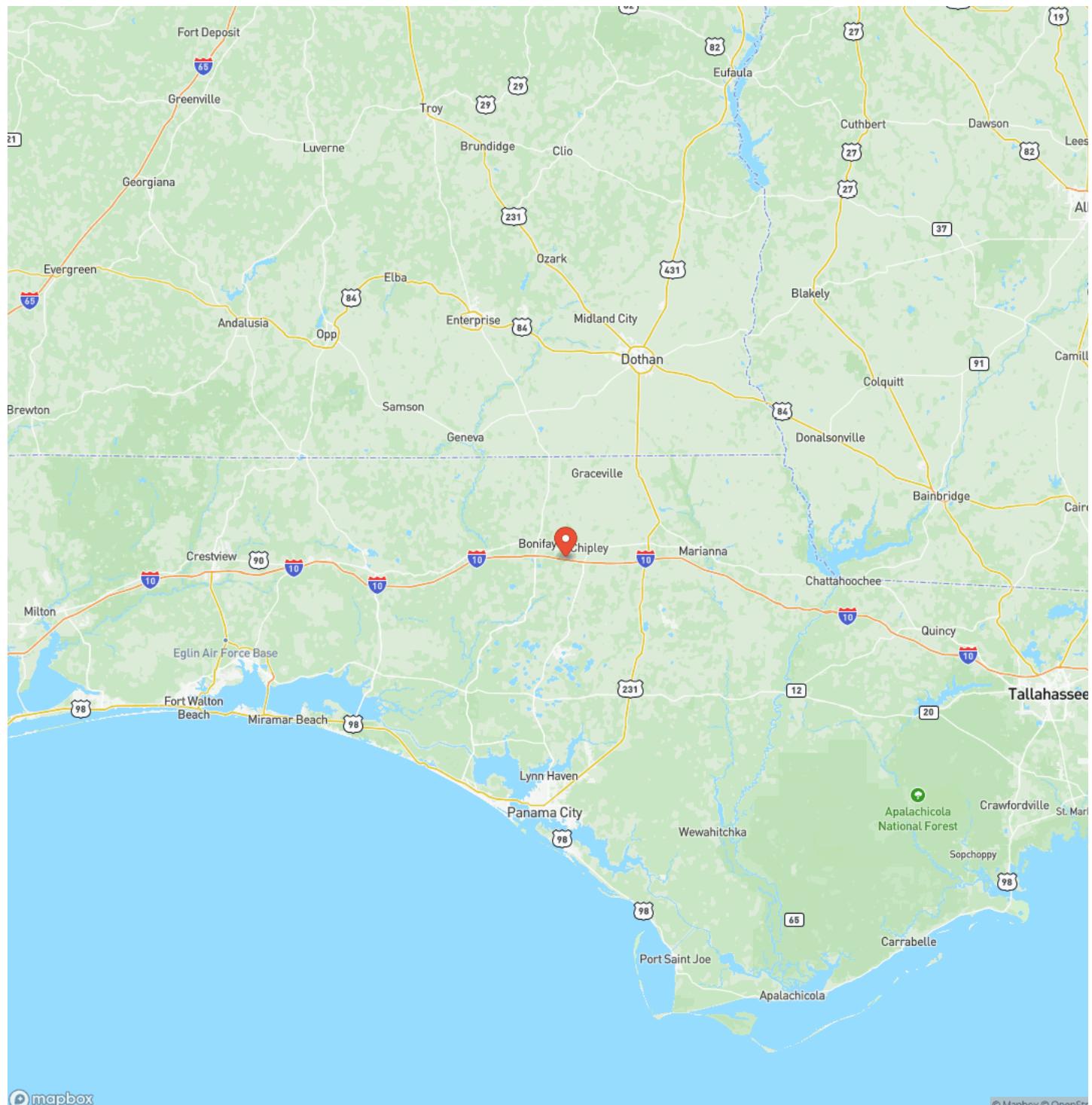
## Locator Map



## **MORE INFO ONLINE:**

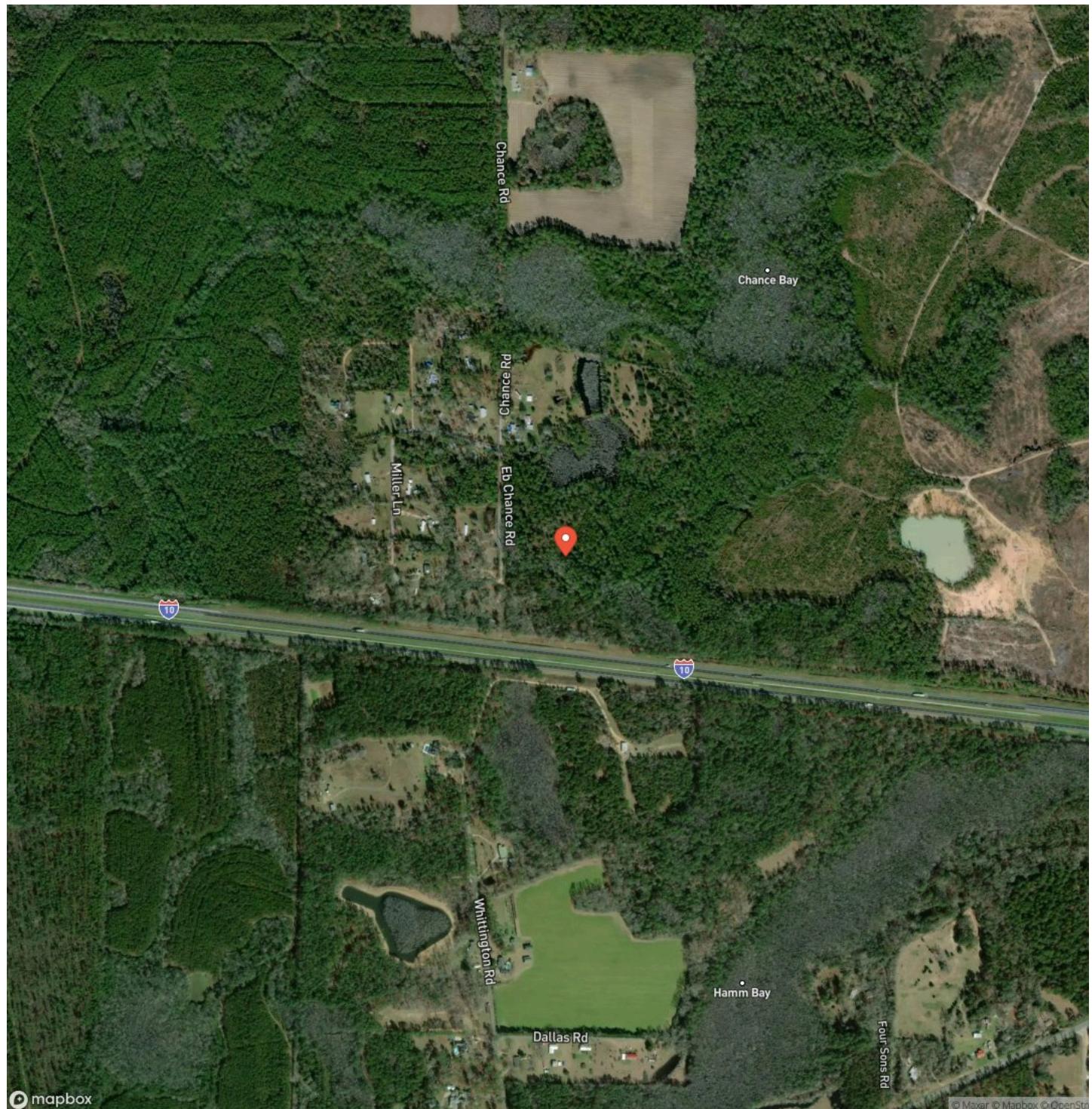
**[farmandforestbrokers.com/](http://farmandforestbrokers.com/)**

## Locator Map



40 ac Homesite with Good Access, Power, Timber near Chipley, FL  
Chipley, FL / Washington County

## Satellite Map



## **40 ac Homesite with Good Access, Power, Timber near Chipley, FL**

## Chipley, FL / Washington County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Dalton Dalrymple

## Mobile

(334) 447-5600

## Email

[dalton@farmandforestbrokers.com](mailto:dalton@farmandforestbrokers.com)

## Address

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

**[farmandforestbrokers.com/](http://farmandforestbrokers.com/)**

## NOTES



## **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 boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary 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 property lines. Seller is selling the property in an "as is" condition. 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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**Farm & Forest Brokers**  
155 Birmingham Road  
Centreville, AL 35042  
(205) 340-3946  
[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

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