

40 Ac - South 40 Hunting / Timber Tract
Bates pond road (off)
Caryville, FL 32427

\$104,312
40.12± Acres
Washington County



40 Ac - South 40 Hunting / Timber Tract

Caryville, FL / Washington County

SUMMARY

Address

ates pond road (off)

City, State Zip

Caryville, FL 32427

County

Washington County

Type

Hunting Land, Timberland

Latitude / Longitude

30.708386 / -85.778363

Acreage

40.12

Price

\$104,312

Property Website

<https://farmandforestbrokers.com/property/40-ac-south-40-hunting-timber-tract/washington/florida/89589/>



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Caryville, FL / Washington County**

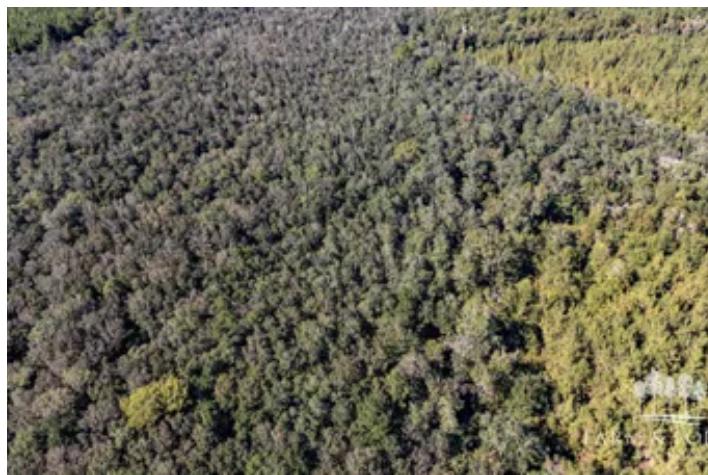
PROPERTY DESCRIPTION

Secluded, diverse, and an incredible investment opportunity! This 40 acre ± tract is located in a sparsely populated area of Washington County that is full of wildlife, and surrounded by timberland and agriculture. The property is accessed through a deeded easement that begins on Pates Pond Road, the easement provides easy access & legal access into the property. This tract is minutes from Bonifay, and less than an hour from the Gulf Coast.

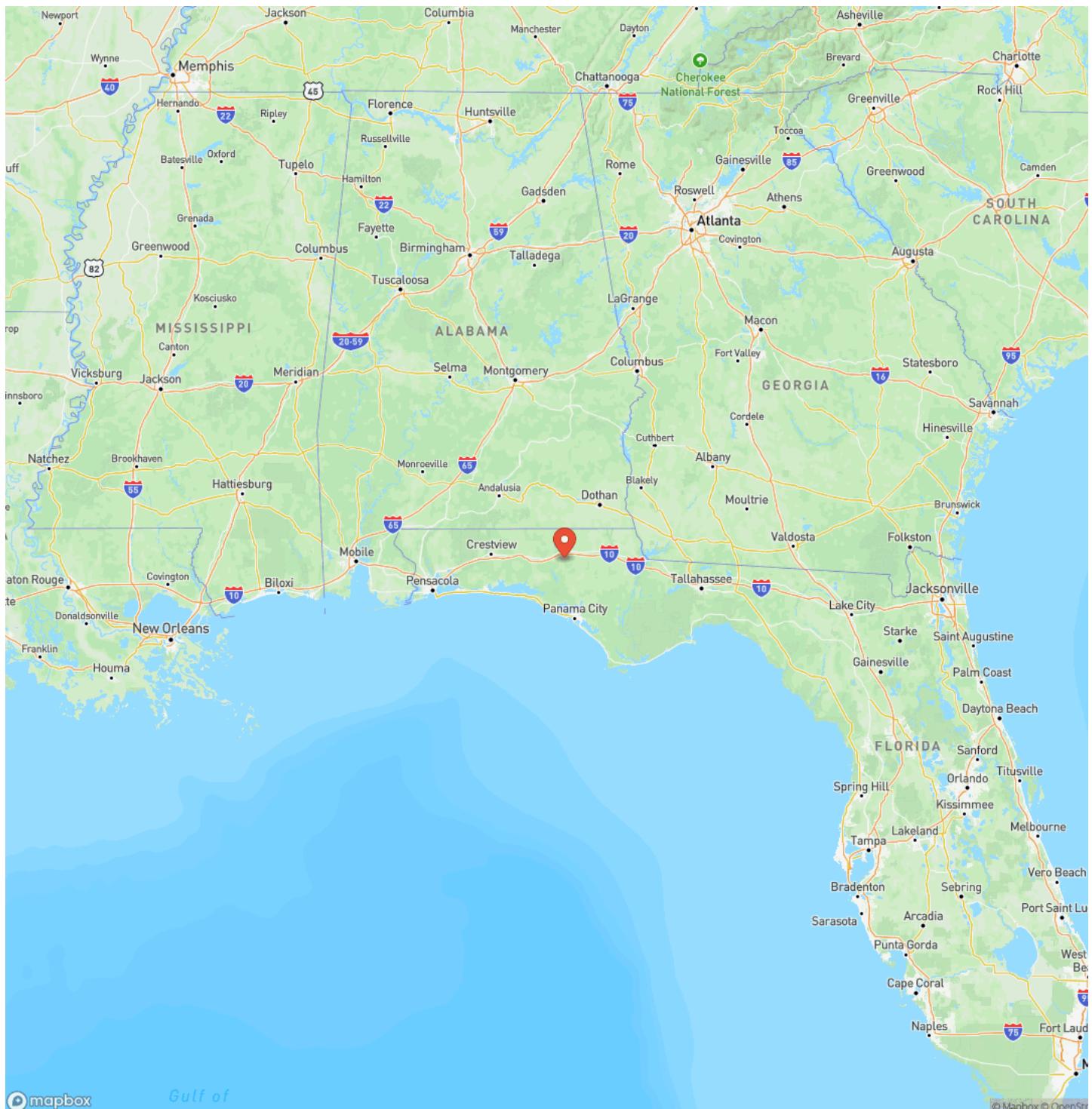
This tract features 25 acres (±) of loblolly pine plantation quickly approaching its first commercial thinning. The pine plantations are established, provide habitat for wildlife, and provide a long-term investment for a new owner. The bottomland acreage on the tract is made up of cypress, gum, and oak flats that provide excellent wildlife habitat. These seasonally flooded hardwood bottoms are untouched; they provide excellent hunting and the opportunity to enjoy the peace and quiet of the Florida Countryside. This tract provides opportunity to invest in Florida timberland, and will also provide a new owner a fine piece of ground to hunt, hold, and enjoy with the family.

***This property is shown by appointment only. For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers at [334-447-5600](tel:334-447-5600).

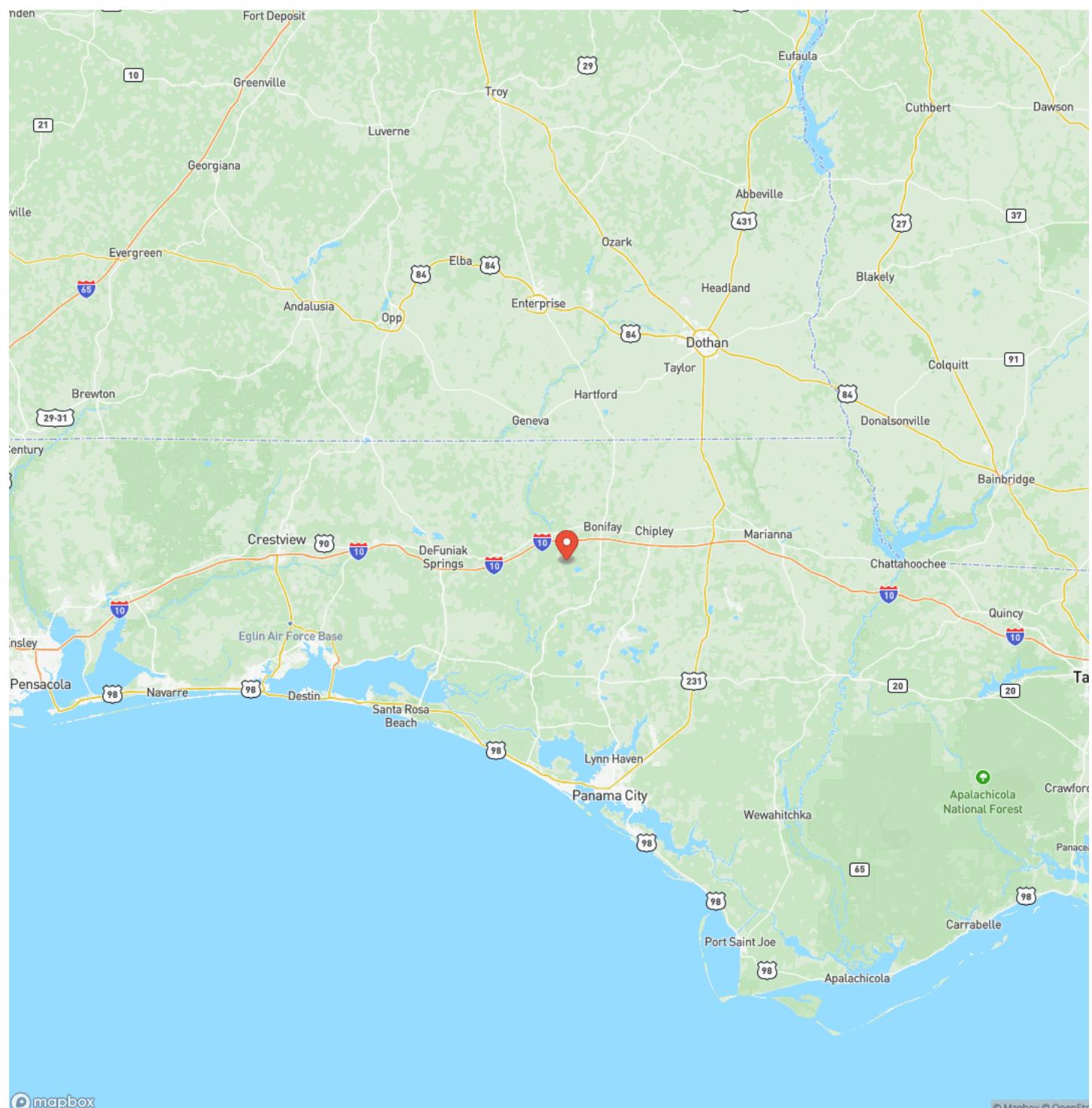
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Caryville, FL / Washington County



Locator Map



Locator Map



Satellite Map



© mapbox

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40 Ac - South 40 Hunting / Timber Tract Caryville, FL / Washington County

LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip
Enterprise, AL 36330

NOTES



MORE INFO ONLINE:

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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