

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

**\$104,312**  
40.12± Acres  
Washington County





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

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**SUMMARY**

**Address**

pates 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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### **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).





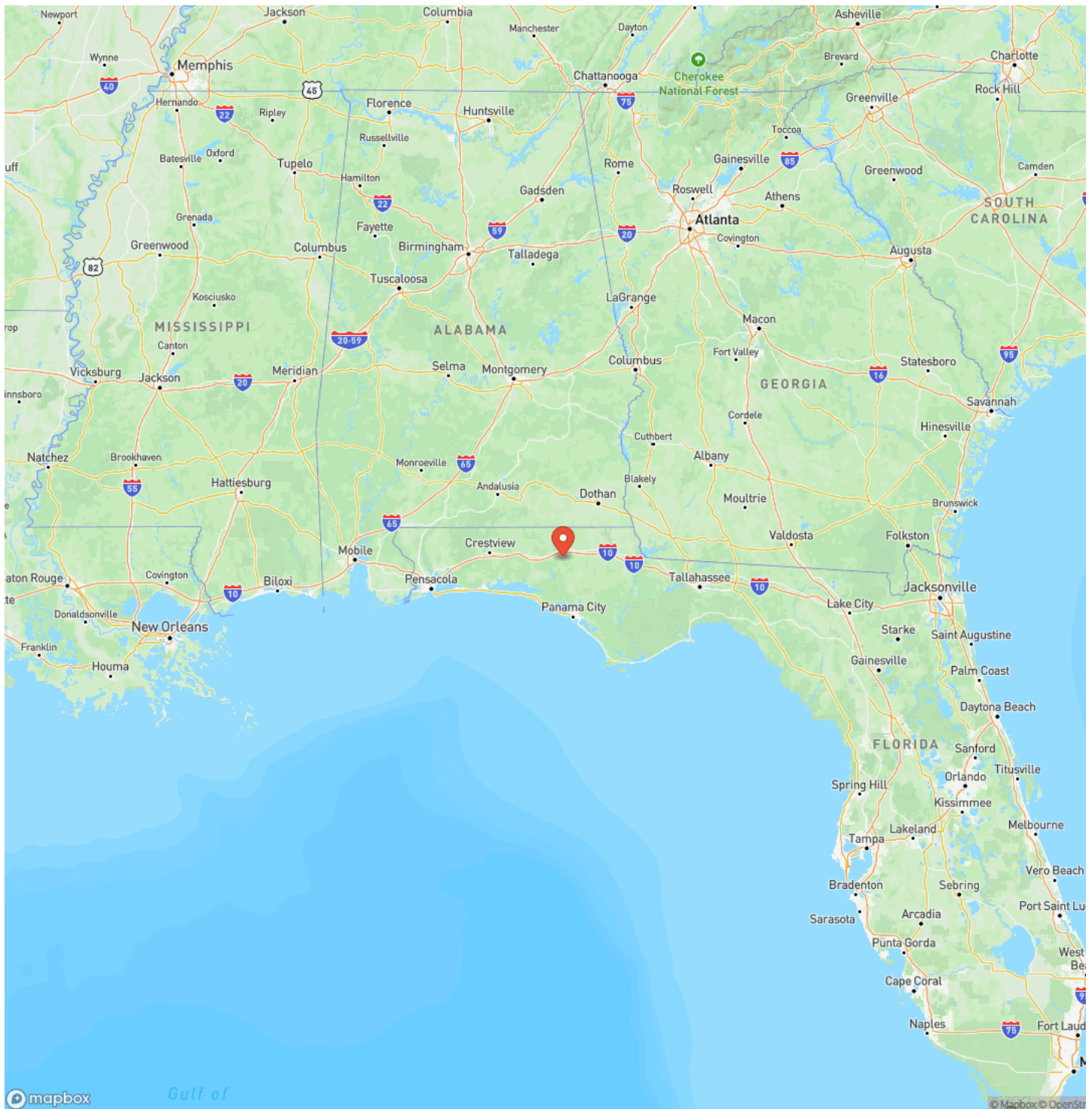
40 Ac - South 40 Hunting / Timber Tract  
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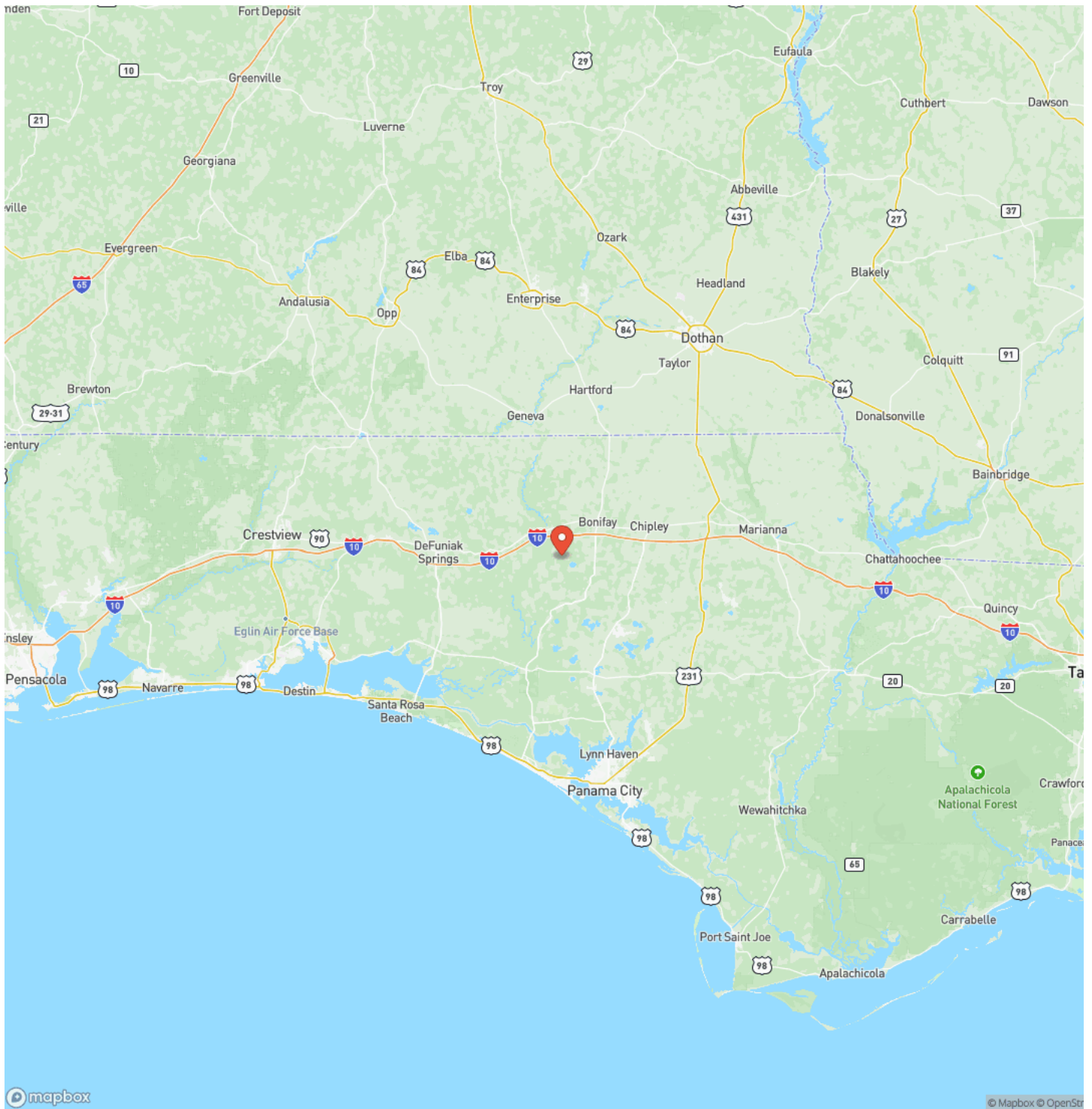




## Locator Map



## Locator Map





## Satellite Map



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

Notes section with multiple horizontal lines for text entry.





## NOTES

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.

## **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 is 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 derived from sources believed to be accurate, but 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 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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