

**527 Ac Blue Creek SW Timber & Recreational  
Investment - Liberty Co., FL  
XX1 NE Fire Break 21 Rd  
Hosford, FL 32344**

**\$1,475,600**  
527± Acres  
Liberty County



**527 Ac Blue Creek SW Timber & Recreational Investment - Liberty Co., FL  
Hosford, FL / Liberty County**

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**SUMMARY**

**Address**

XX1 NE Fire Break 21 Rd

**City, State Zip**

Hosford, FL 32344

**County**

Liberty County

**Type**

Hunting Land, Timberland

**Latitude / Longitude**

30.386829 / -84.798097

**Acreage**

527

**Price**

\$1,475,600

**Property Website**

<https://farmandforestbrokers.com/property/527-ac-blue-creek-sw-timber-recreational-investment-liberty-co-fl-liberty-florida/69515/>



## 527 Ac Blue Creek SW Timber & Recreational Investment - Liberty Co., FL Hosford, FL / Liberty County

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### PROPERTY DESCRIPTION

Welcome to Blue Creek Timberlands SW!

This productive timberland property, located in Liberty County in the heart of the Florida Panhandle, offers a prime opportunity for timber investment and sustainable forestry management, and an abundance of recreational uses. The tract is 527 +/- acres, and contains a diverse mix of planted pine stands and natural hardwood and cypress stands, with miles of roads and trails for hunting, riding, and exploration. To make things even better, Blue Creek and its tributaries flow through the property creating incredible wildlife habitat and beautiful natural forests. This property is part of a larger 1,803-acre offering and is being sold separately.

The property features multiple age-classes of planted pine timber and natural forest, with creeks and hardwoods creating excellent wildlife habitat. Approximately 310 acres of the property are currently growing planted pine, much of which is merchantable and ready for harvest. Hunting in the area is excellent, and soils are well-suited to pine tree production. The property has frontage along paved SR-20 that runs between Tallahassee and Panama City, and power at the road.

The property offers excellent recreational opportunities, including:

- \* Hunting: Abundant wildlife habitat for deer, turkey, and other game species.
- \* Trail Riding: Plenty of well-established roads and trails wind throughout the property.
- \* Hiking and nature: Diverse terrain and unique ecosystems will keep naturalists busy for a lifetime discovering all this property has to offer.

In addition to timber production, the property may offer potential for other revenue streams, such as:

- \* Pine straw production: Harvesting pine straw from the slash pine stands for landscaping and erosion control purposes.
- \* Carbon sequestration credits: Participating in carbon offset programs to generate revenue from the property's carbon storage capacity.
- \* Various Leases: From hunting leases to apiary (honeybee) leases, there are plenty of uses for the land that could create additional income for the owner.

Please feel free to request additional information or schedule a property visit. We look forward to hearing from you.



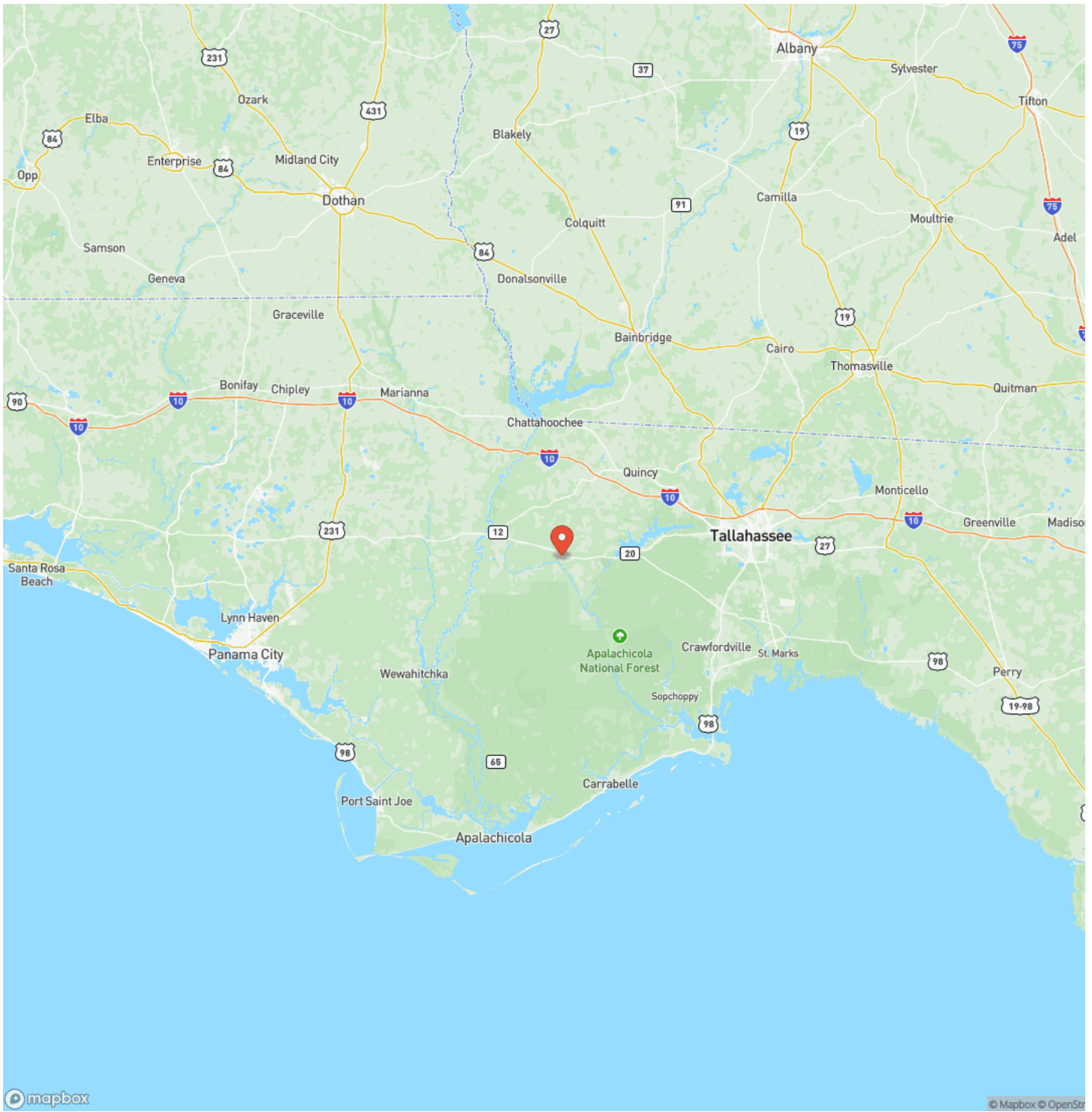
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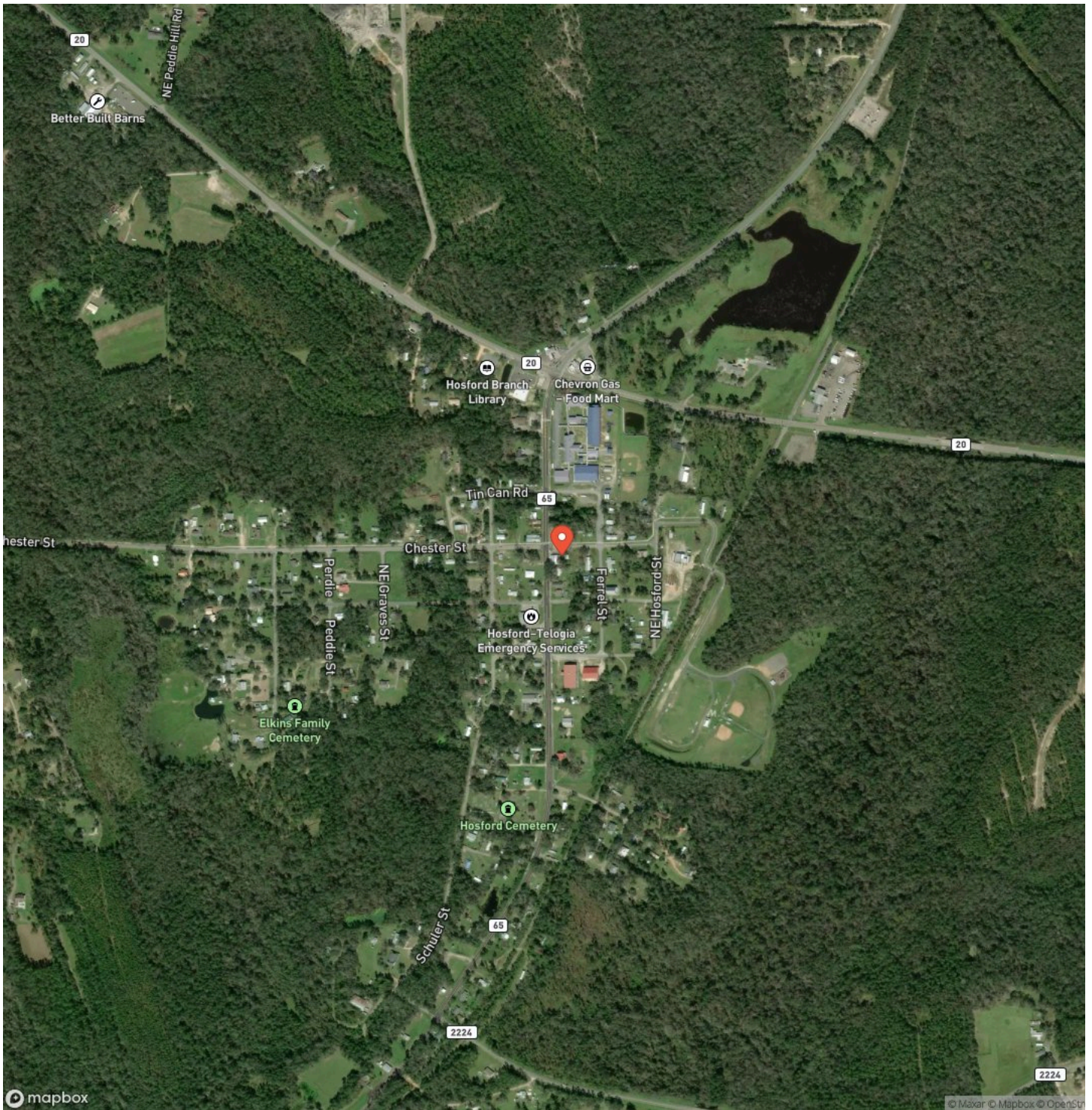
## Locator Map



## Locator Map



## Satellite Map









## **DISCLAIMERS**

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