

33.29 Ac ± Catfish Branch Tract
xx7 John Marsh Road
Bonifay, FL 32425

\$116,515
33.290± Acres
Holmes County



33.29 Ac ± Catfish Branch Tract
Bonifay, FL / Holmes County

SUMMARY

Address

xx7 John Marsh Road

City, State Zip

Bonifay, FL 32425

County

Holmes County

Type

Timberland, Recreational Land

Latitude / Longitude

30.872971 / -85.803819

Acreage

33.290

Price

\$116,515

Property Website

<https://farmandforestbrokers.com/property/33-29-ac-catfish-branch-tract-holmes-florida/90418/>



33.29 Ac ± Catfish Branch Tract Bonifay, FL / Holmes County

PROPERTY DESCRIPTION

This secluded 33.29 acre ± tract is a diverse piece of land offering many desirable characteristics; this property features an established loblolly pine plantation, bottomland hardwood drains, wild game, and has over 2,500' of county maintained dirt road frontage on John Marsh Road. Catfish Branch crosses the southwest portion of the tract and provides a reliable water source for wild game. This tract would make an awesome hunting tract, investment property, or residential property. This property is located in Holmes County, 10 miles northwest of Bonifay, and less than an hour away from the Gulf Coast!

This tract has several locations to establish access along John Marsh Road, and power is available at the road. The property is currently used for agricultural purposes, but could be used to hunt, homestead, or to have & hold as an investment.

For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers at [334-447-5600](tel:334-447-5600).

*acreage and property boundary to be verified by purchaser with new survey.



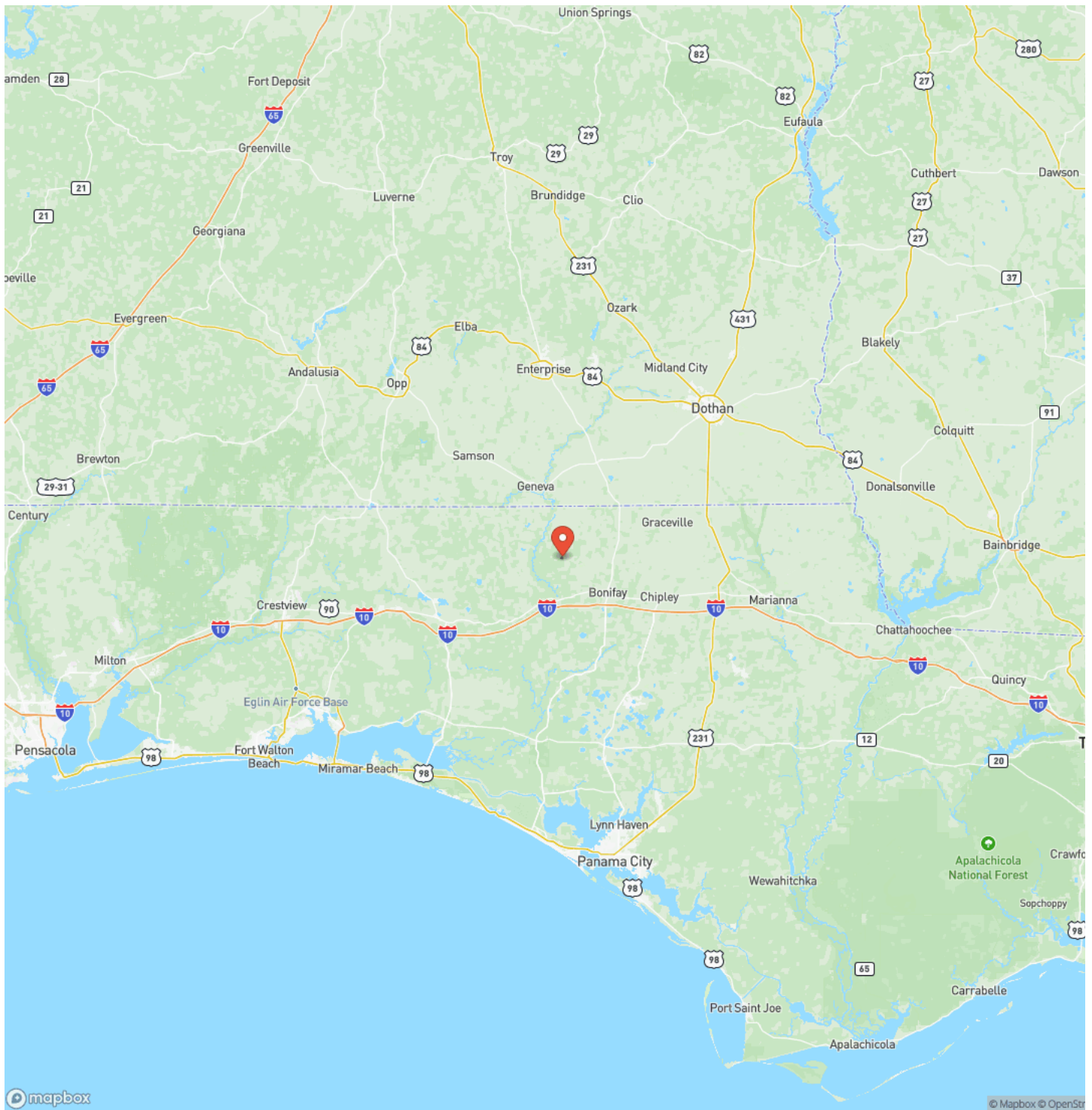
33.29 Ac ± Catfish Branch Tract
Bonifay, FL / Holmes County



Locator Map



Locator Map



Satellite Map



33.29 Ac ± Catfish Branch Tract
Bonifay, FL / Holmes County

LISTING REPRESENTATIVE
For more information contact:



Representative
Dalton Dalrymple
Mobile
(334) 447-5600
Email
dalton@farmandforestbrokers.com
Address
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.



NOTES

[illegible]

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.

Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

