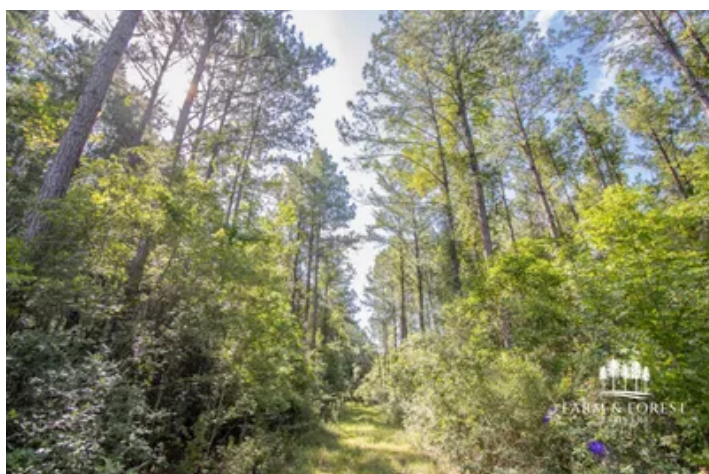


**338 Ac Heavily Wooded Hunting and Recreational  
Property in Holmes Co., FL**  
XX1 Alred Rd.  
Westville, FL 32464

**\$760,500**  
338± Acres  
Holmes County





## 338 Ac Heavily Wooded Hunting and Recreational Property in Holmes Co., FL Westville, FL / Holmes County

---

### **SUMMARY**

#### **Address**

XX1 Alred Rd.

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

Westville, FL 32464

#### **County**

Holmes County

#### **Type**

Hunting Land, Timberland, Recreational Land

#### **Latitude / Longitude**

30.925322 / -85.876278

#### **Acreage**

338

#### **Price**

\$760,500

#### **Property Website**

<https://farmandforestbrokers.com/property/338-ac-heavily-wooded-hunting-and-recreational-property-in-holmes-co-fl-holmes-florida/88239/>



## 338 Ac Heavily Wooded Hunting and Recreational Property in Holmes Co., FL Westville, FL / Holmes County

---

### **PROPERTY DESCRIPTION**

This 338 ± acre property is an incredible hunting, camping, ATV riding, recreational legacy tract located in northern Holmes County, FL not far from the Alabama state line. This property is loaded down with multi-age timber, both planted pine and natural hardwood. The landscape is wildly diverse, from high hills, rolling down through productive piney woods into cypress ponds and creeks that flow into the Choctawhatchee River not far away. There's no shortage of wildlife habitat and hunting options. Chase deer, turkey, ducks, and more through this beautiful natural Florida landscape.

The land is located about an hour from the Gulf Coast of Florida up near the Alabama state line, where productive soils grow big trees and big game animals. From the tract, it's just under a 30 minutes drive to Bonifay, FL for dining, shopping, and supplies. Power is on the boundary of this tract and is ready for your new cabin or camp area. The tract has nice elevation changes, falling from 120' down to 70' across the property. 175 (±) acres of the property is in planted pine of different ages. Much of that is mature and able to be harvested. The rest of the property is in natural hardwood and cypress, a mix of upland and seasonally wet bottomland. These natural areas are a strong draw for wildlife. The tract also lies just a 1/4-mile from the Choctawhatchee River and adjoins state-owned lands with low hunting pressure.

North Florida has become a haven for adventurous homesteaders and high-end recreational investors. It's combination of strong wildlife populations, business and development-friendly governments, and proximity to pristine white-sand Gulf Coast beaches and world-class seafood are hard to resist. North Florida also benefits from having four full seasons, with long growing seasons and mild winters. It's a perfect combination of weather, culture, and opportunity. Give us a call today to schedule your tour of this great property.





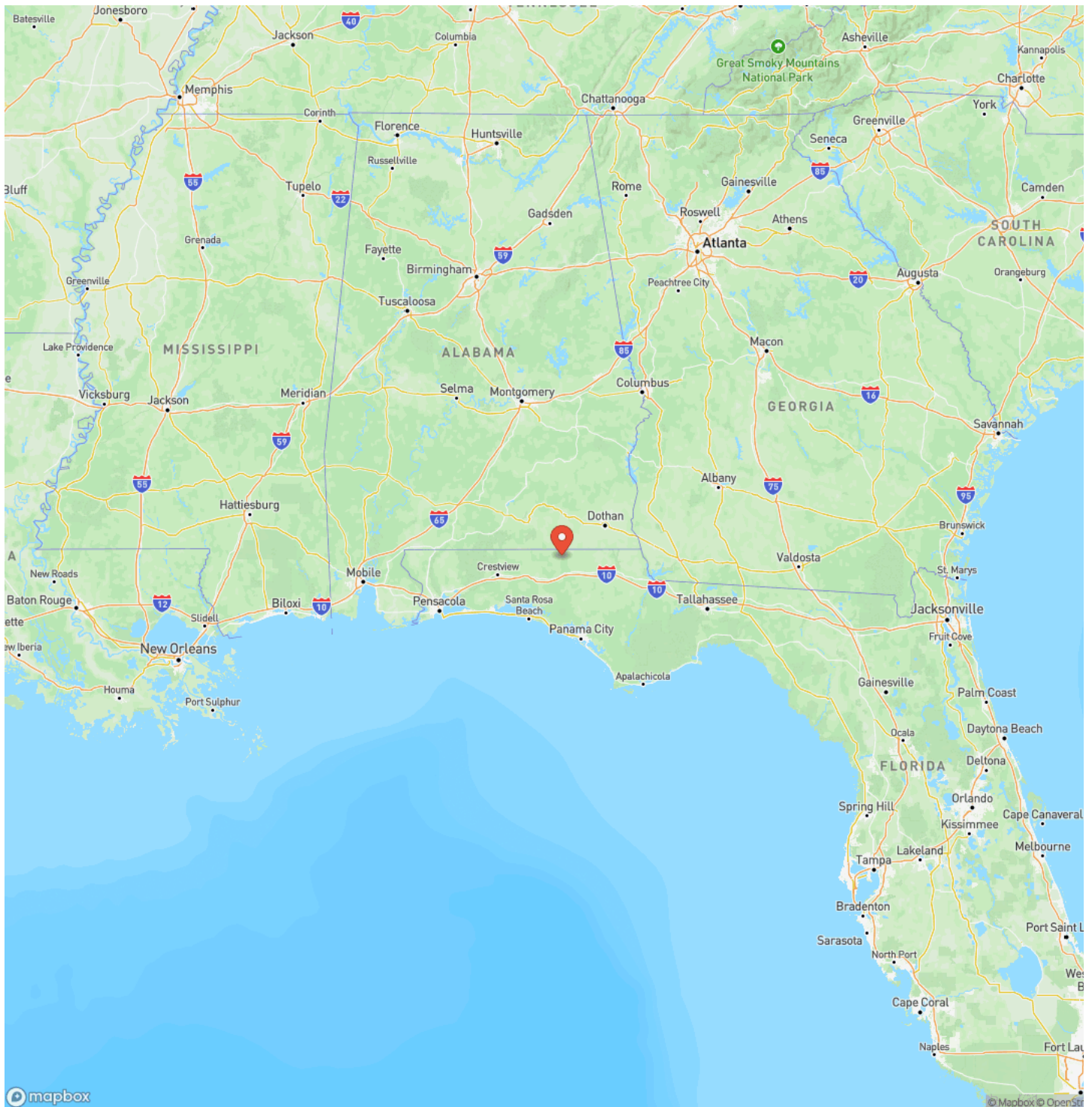
**338 Ac Heavily Wooded Hunting and Recreational Property in Holmes Co., FL  
Westville, FL / Holmes County**

---

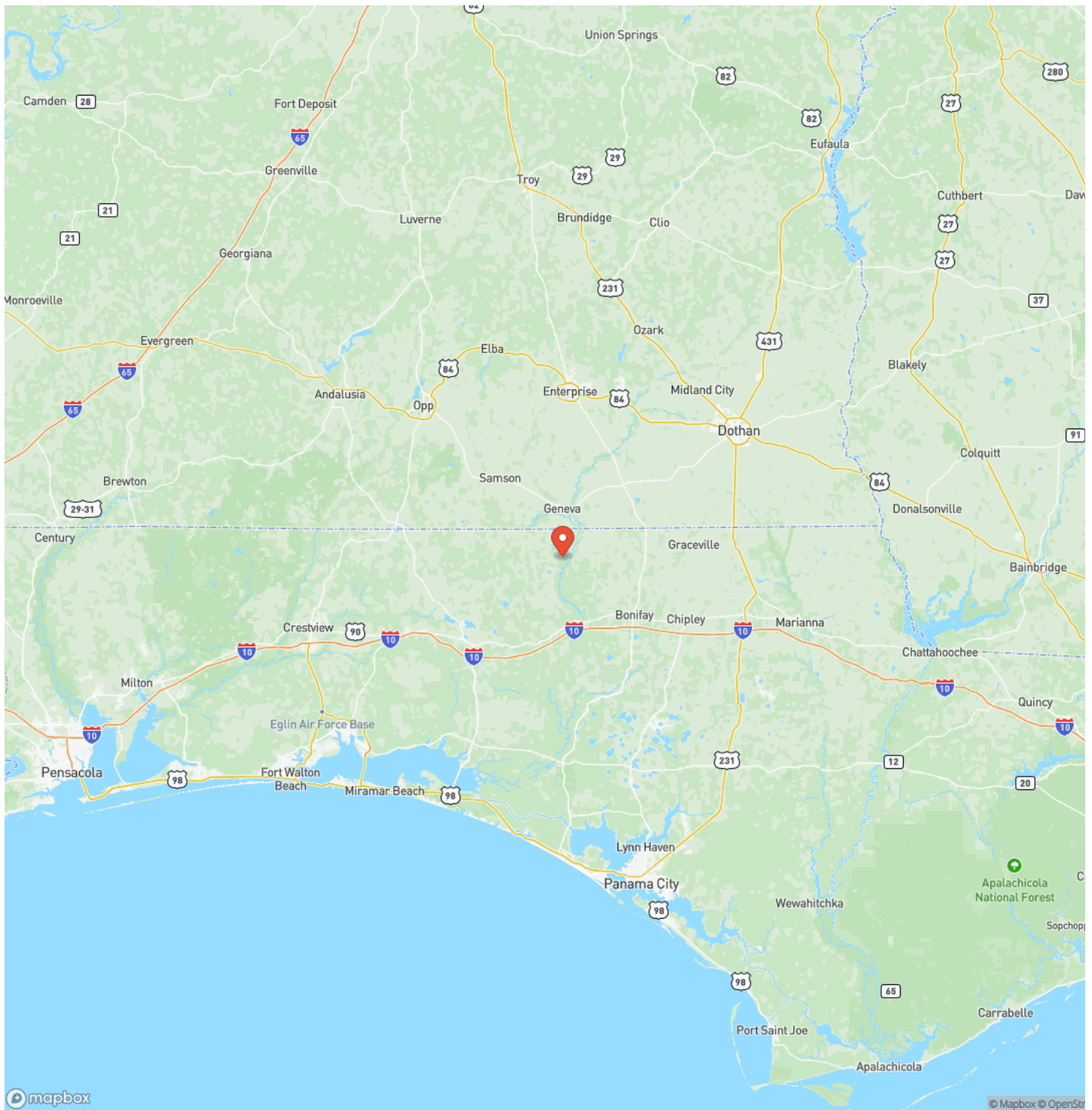




## Locator Map

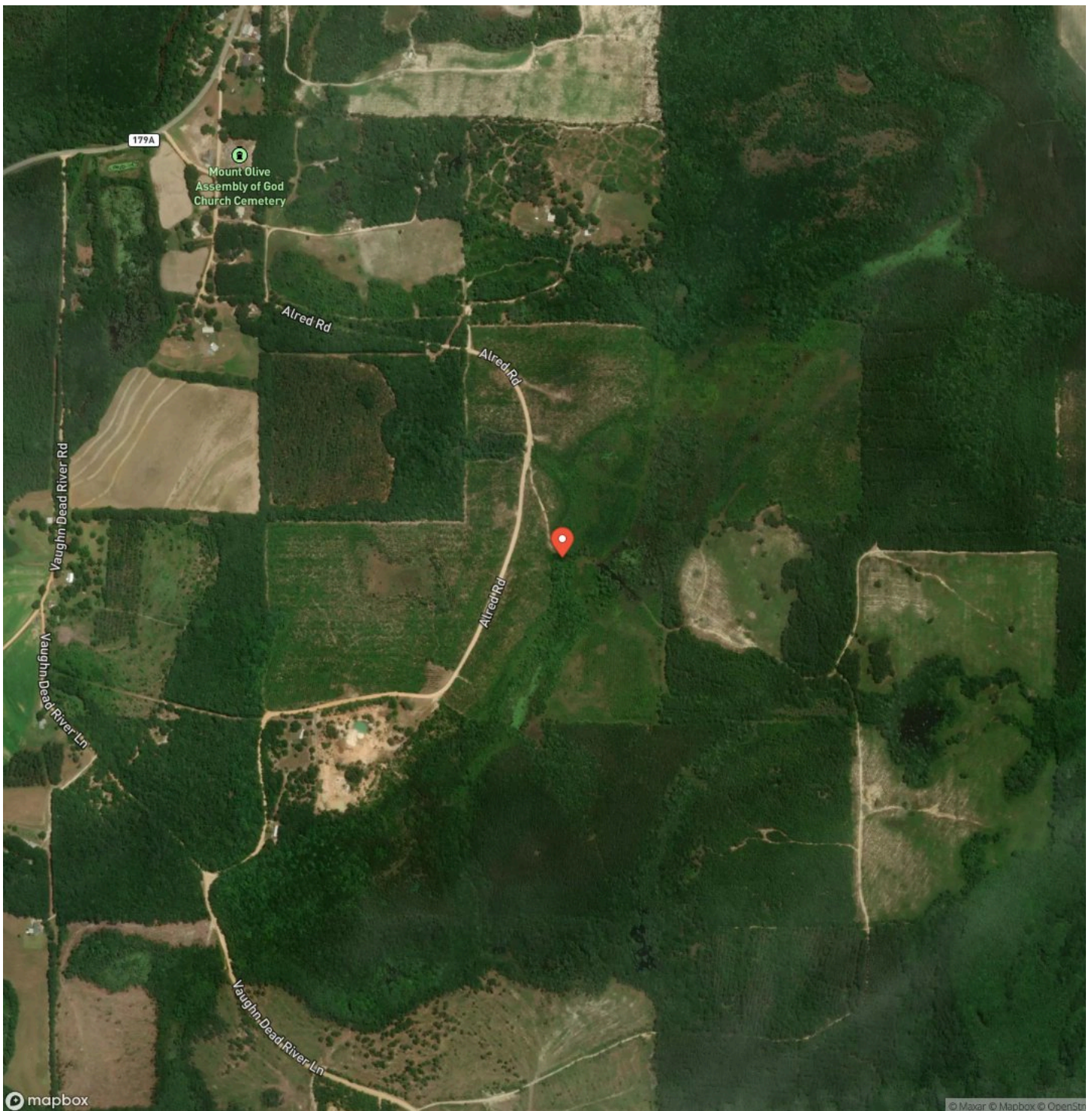


## Locator Map





## Satellite Map



## 338 Ac Heavily Wooded Hunting and Recreational Property in Holmes Co., FL Westville, FL / Holmes County

**LISTING REPRESENTATIVE**

**For more information contact:**



### Representative

Daniel Hautamaki

## Mobile

(850) 688-0814

## Email

daniel@farmandforestbrokers.com

## Address

City / State / Zip

## NOTES

[illegible]

**MORE INFO ONLINE:**

**farmandforestbrokers.com/**



[illegible]

**farmandforestbrokers.com/**

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

---

