

437 ac Recreational Timber Investment with Creek in
Jackson Co., FL
XX1 Church St.
Marianna, FL 32448

\$1,419,665
437± Acres
Jackson County



437 ac Recreational Timber Investment with Creek in Jackson Co., FL
Marianna, FL / Jackson County

SUMMARY

Address

XX1 Church St.

City, State Zip

Marianna, FL 32448

County

Jackson County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

30.690547 / -85.109328

Acreage

437

Price

\$1,419,665

Property Website

<https://farmandforestbrokers.com/property/437-ac-recreational-timber-investment-with-creek-in-jackson-co-fl-jackson-florida/81556/>



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PROPERTY DESCRIPTION

Rocky Creek North is a 437-acre +/- timber and recreational property power play located close to Marianna, FL in Florida's growing Panhandle region. This land is stocked with mature planted pine, and has a nice creek, great elevations, and good hunting. Several natural ponds are on the property, and mature hardwoods and live oaks dot the landscape. This tract would make for a fantastic hunt camp, nature retreat, or new home.

The land is made up of approximately 260 acres of mature planted pine that is growing quickly. The pines were recently thinned with a chipping operation that left the rows and understory clean and open, ideal for wildlife movement and hunting opportunities. The property is accessible via a deeded easement from Church Rd. and has a well-maintained internal road system. Power is close by as well. The land is centrally-located in the Panhandle within an easy drive down to Florida's Gulf Coast for world-class seafood, fishing and beaches. Build the hunt camp, cabin or home of your dreams on this land, and ride down to the beach whenever you want!

The property has historically been used for agriculture, including pastureland and timberland. Soils are productive and very well-suited for growing pine timber. Productive soils also grow healthy wildlife populations, and this tract is no exception. For buyers that may want to fence in the land, the property is already bounded by a high-fence operation on the north (with much of the northern boundary fenced), and I-10 on the south (with interstate high-fencing along the southern boundary). Fencing the rest of the land shouldn't be a big challenge!

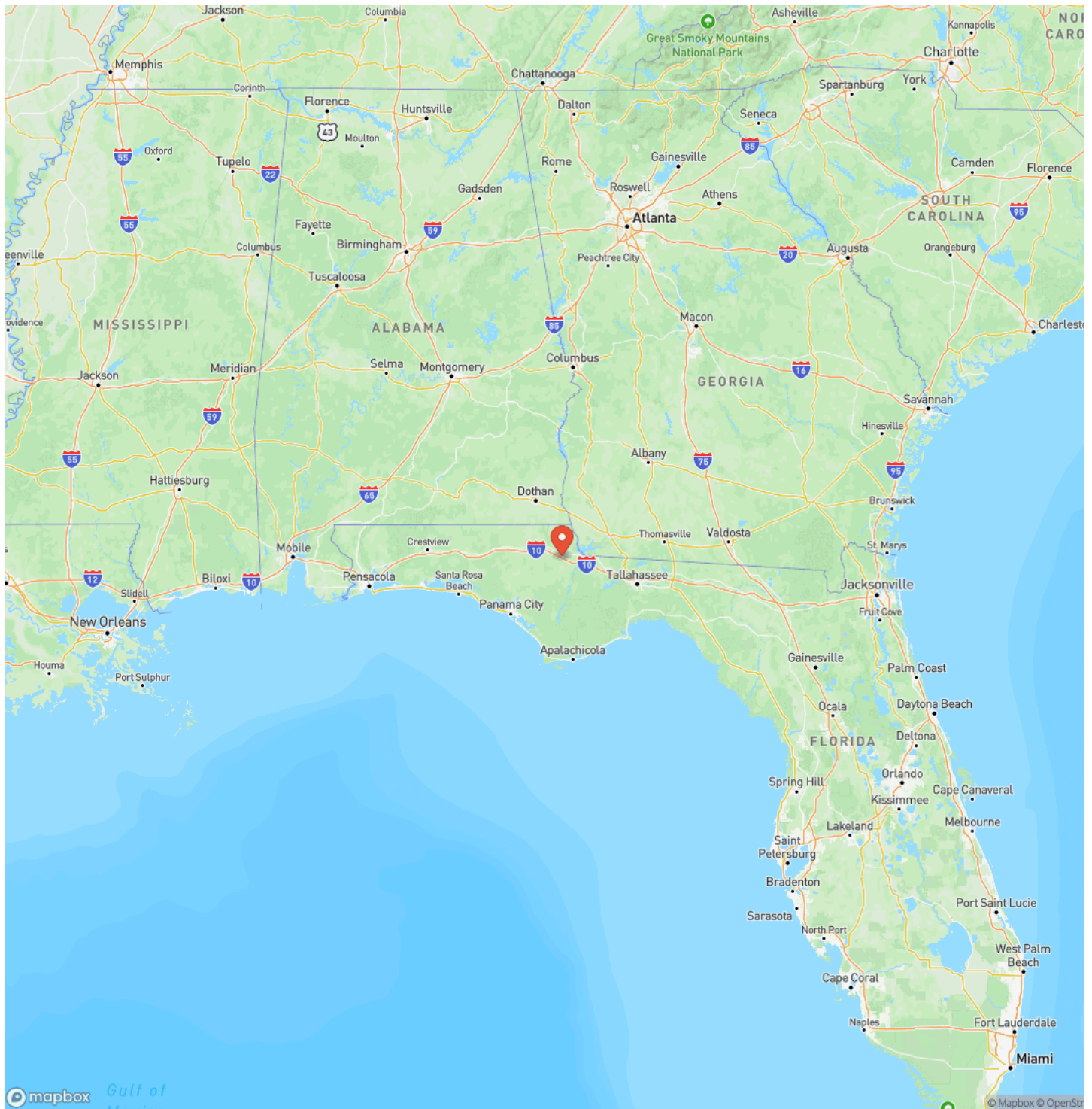
Give us a call today to set up your tour of this unique and productive property.



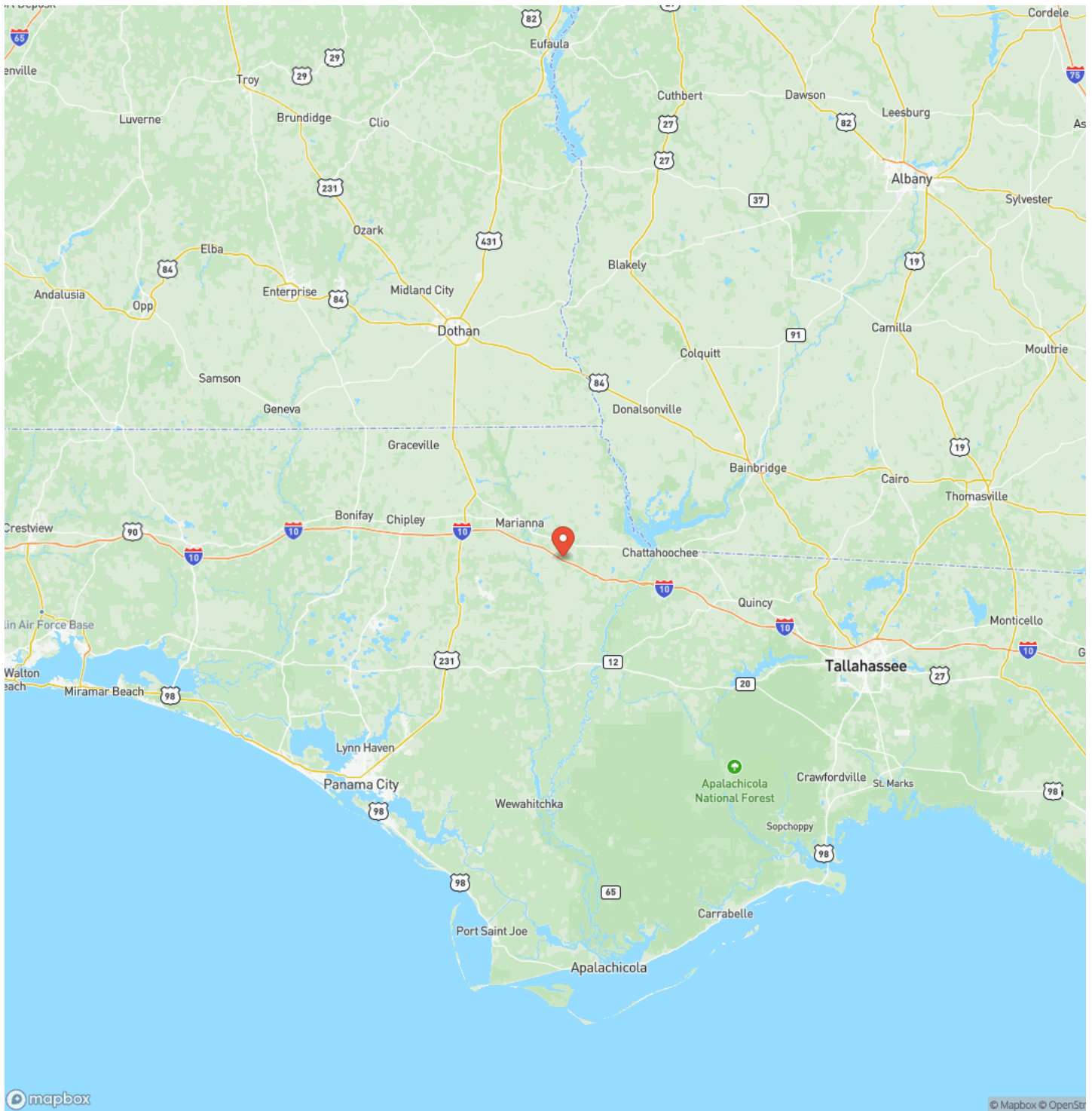
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Marianna, FL / Jackson County



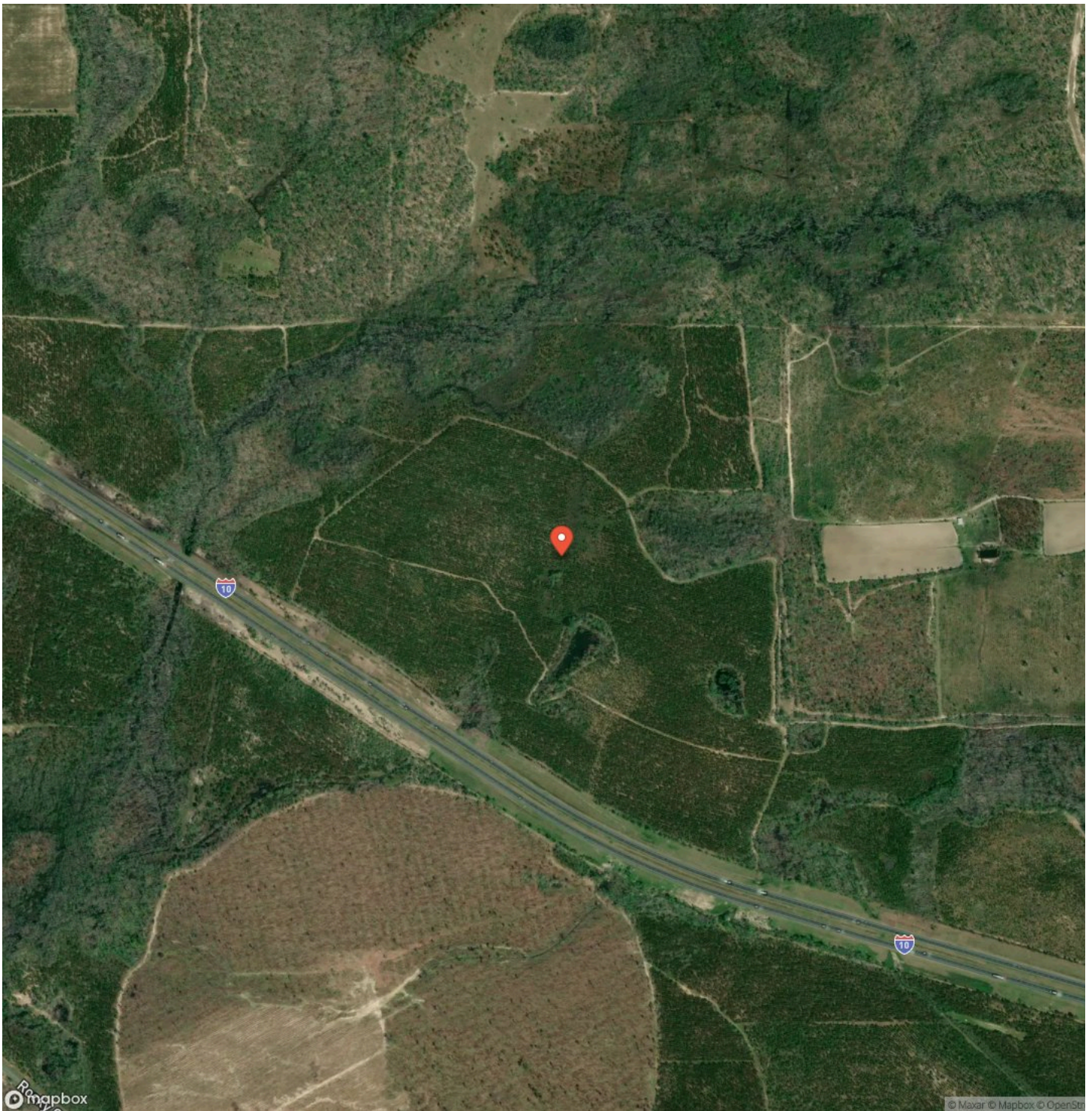
Locator Map



Locator Map



Satellite Map



437 ac Recreational Timber Investment with Creek in Jackson Co., FL Marianna, FL / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

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(850) 688-0814

Email

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Address

City / State / Zip

NOTES

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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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