

**31.7 Ac Homesite and Timber Investment in Liberty Co
FL
XX2 Podge Rd
Telogia, FL 32360**

\$159,945
31.710± Acres
Liberty County



31.7 Ac Homesite and Timber Investment in Liberty Co FL Telogia, FL / Liberty County

SUMMARY

Address

XX2 Podge Rd

City, State Zip

Telogia, FL 32360

County

Liberty County

Type

Hunting Land, Timberland

Latitude / Longitude

30.3547302 / -84.8619068

Acreage

31.710

Price

\$159,945

Property Website

<https://farmandforestbrokers.com/property/31-7-ac-homesite-and-timber-investment-in-liberty-co-fl-liberty-florida/69523/>



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PROPERTY DESCRIPTION

Beautiful, productive homesite in Liberty County, FL with multi-age planted pine stands and year-round creek! This property is 31.7 acres of options for your new country living lifestyle, farm, timber investment or recreational tract.

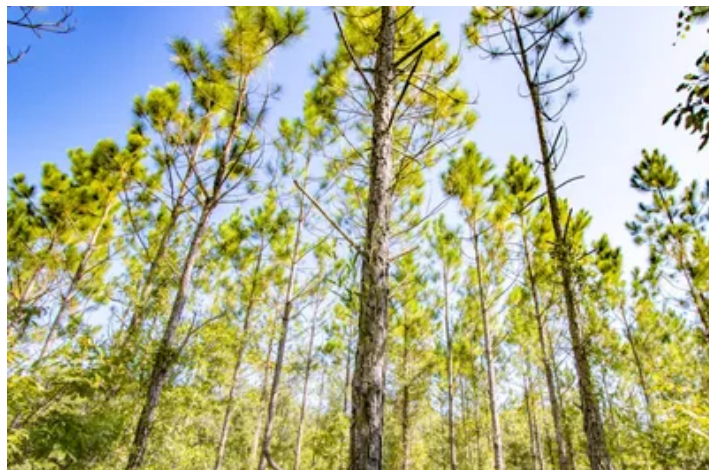
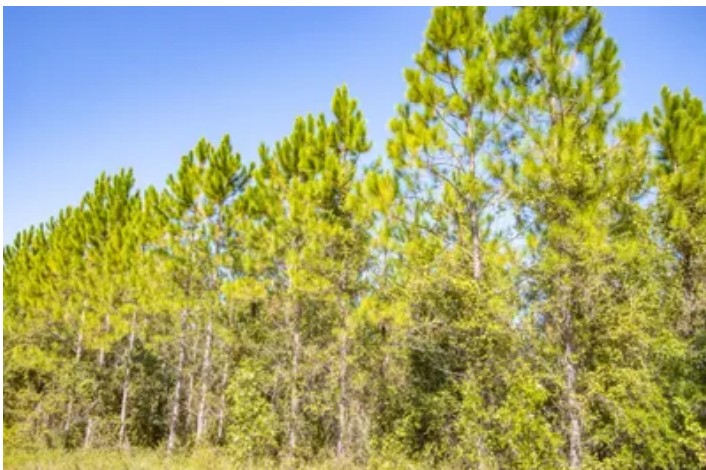
The land is gently rolling with two different age classes of planted pine timber, creating several beautiful locations for a new farmhouse or cabin. Butcherknife Branch, a clear sandy creek flows through the property as well, weaving its way through beautiful mature hardwood along its banks. County maintained Podge Rd. runs along the eastern border of the tract - pick your spot for a driveway to your new home!

Grow timber, build a garden, harvest wild game, or just sit back and enjoy the sights and sounds of Florida's coastal plains. Deer and turkey ease through the forests, and bald eagles and other birds soar overhead hunting the nearby water sources.

Surrounding properties are small farms and large timberland ownerships - great for privacy, peace and quiet, and the rural living you've been looking for. Major cities like Tallahassee and Panama City, as well as Florida's famous Gulf Coast are less than an hour away as well with access to world-class seafood and entertainment! Give us a call today to set up your tour of this great piece of land. (Property ID# 4001 Butcherknife South)



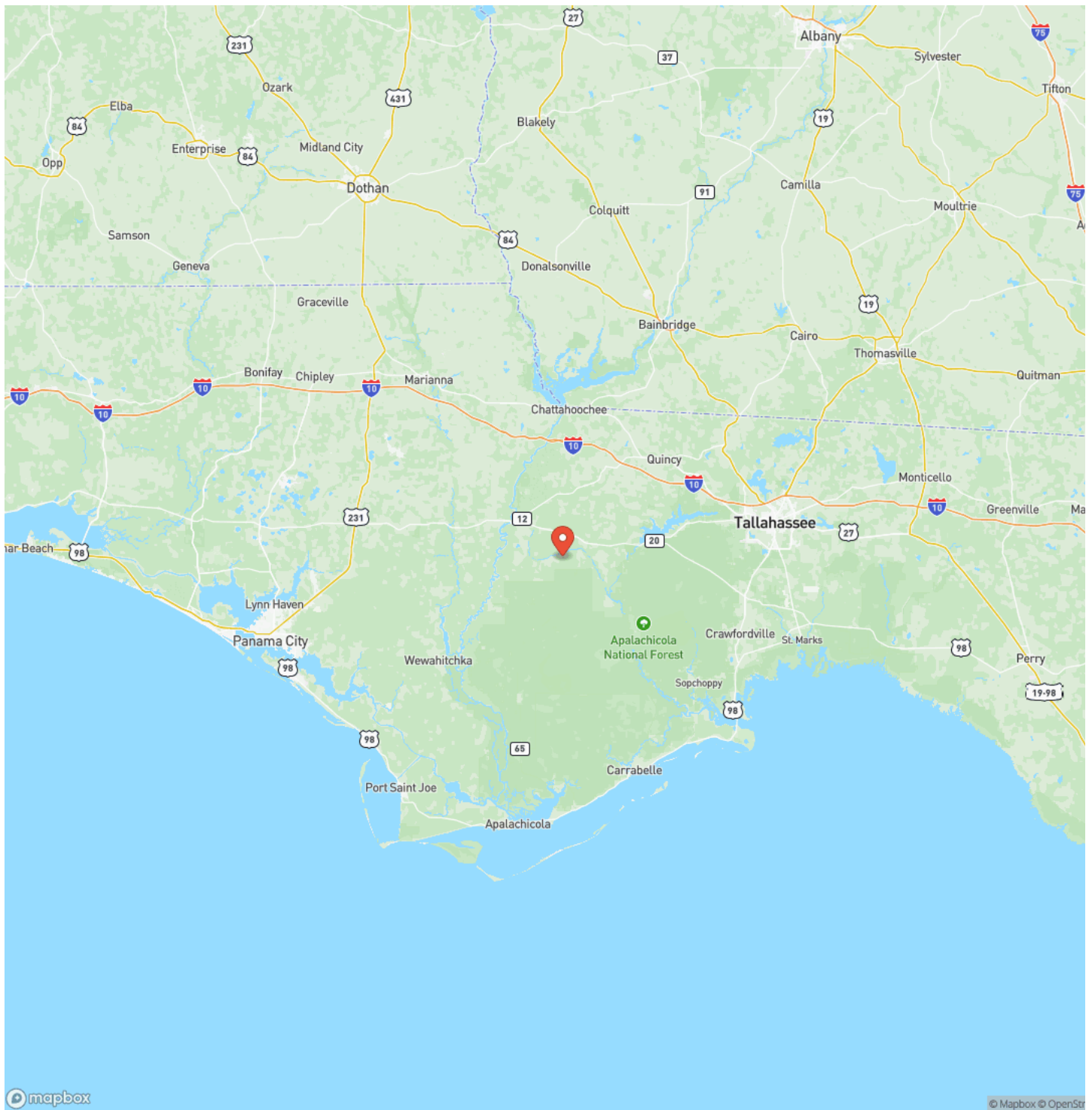
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Telogia, FL / Liberty County



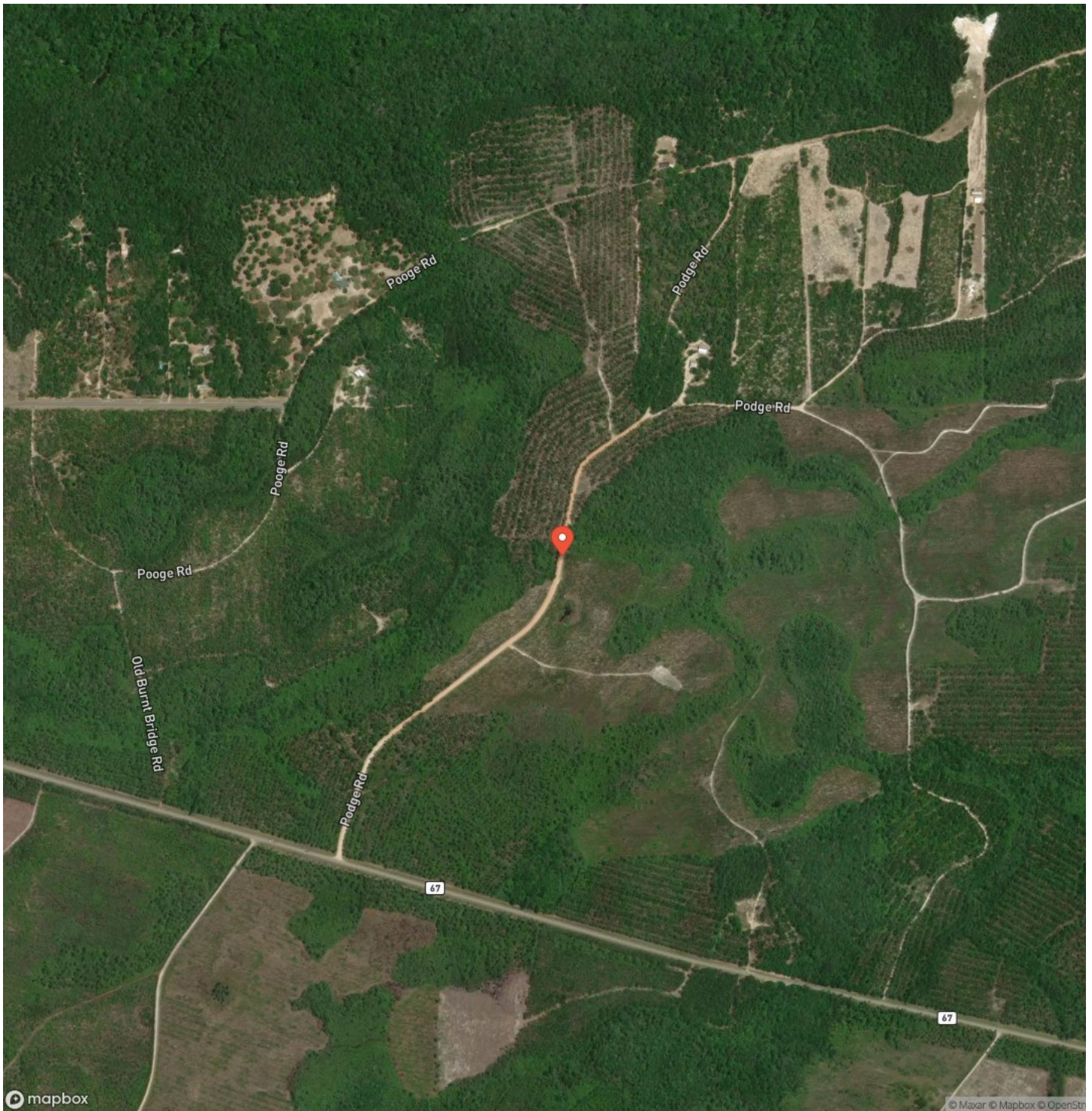
Locator Map



Locator Map



Satellite Map



31.7 Ac Homesite and Timber Investment in Liberty Co FL Telogia, FL / Liberty County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Silvernell

Mobile

(334) 355-2124

Email

Gary@farmandforestbrokers.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal 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.

NOTES

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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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