

13 Ac Multi-Use Development near Blountstown, FL and  
Apalachicola River  
XX1 River St  
Blountstown, FL 32424

**\$126,350**  
13.300± Acres  
Calhoun County



## 13 Ac Multi-Use Development near Blountstown, FL and Apalachicola River

Blountstown, FL / Calhoun County

### SUMMARY

#### **Address**

XX1 River St

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

Blountstown, FL 32424

#### **County**

Calhoun County

#### **Type**

Undeveloped Land, Timberland, Commercial

#### **Latitude / Longitude**

30.4358103 / -85.0383796

#### **Acreage**

13.300

#### **Price**

\$126,350

#### **Property Website**

<https://farmandforestbrokers.com/property/13-ac-multi-use-development-near-blountstown-fl-and-apalachicola-river-calhoun-florida/69530/>



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**PROPERTY DESCRIPTION**

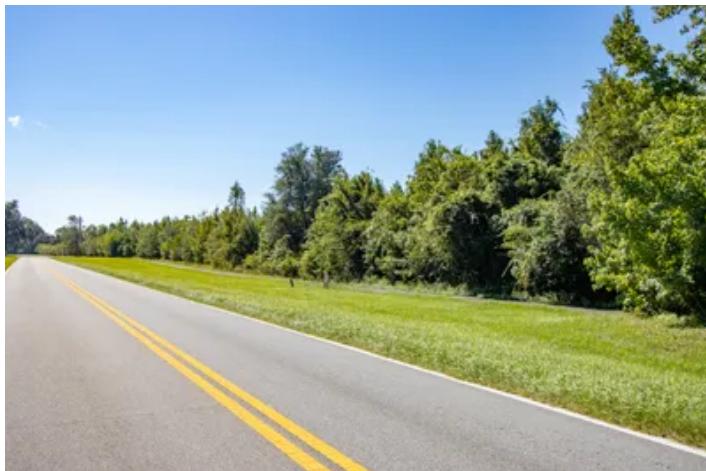
13.3 ac multi-use development tract located near Blountstown, FL in Calhoun County. The property is very close to the city park and historic landing and boat launch on the Apalachicola River and presents a number of different opportunities for investors and land buyers. Don't miss an opportunity to invest in a growing area of Florida.

This property is currently growing planted pine but could be cleared for other uses. Utilities are available and the area around the property has been developed into multiple land uses. The historic landing on the Apalachicola River is within easy walking distance with sidewalks and bike trails creating the infrastructure for a growing development area.

Interested parties should contact us for more details, and will be responsible for all due diligence regarding allowable uses with the City of Blountstown and Calhoun County. Additional acreage in the area is also available for purchase.

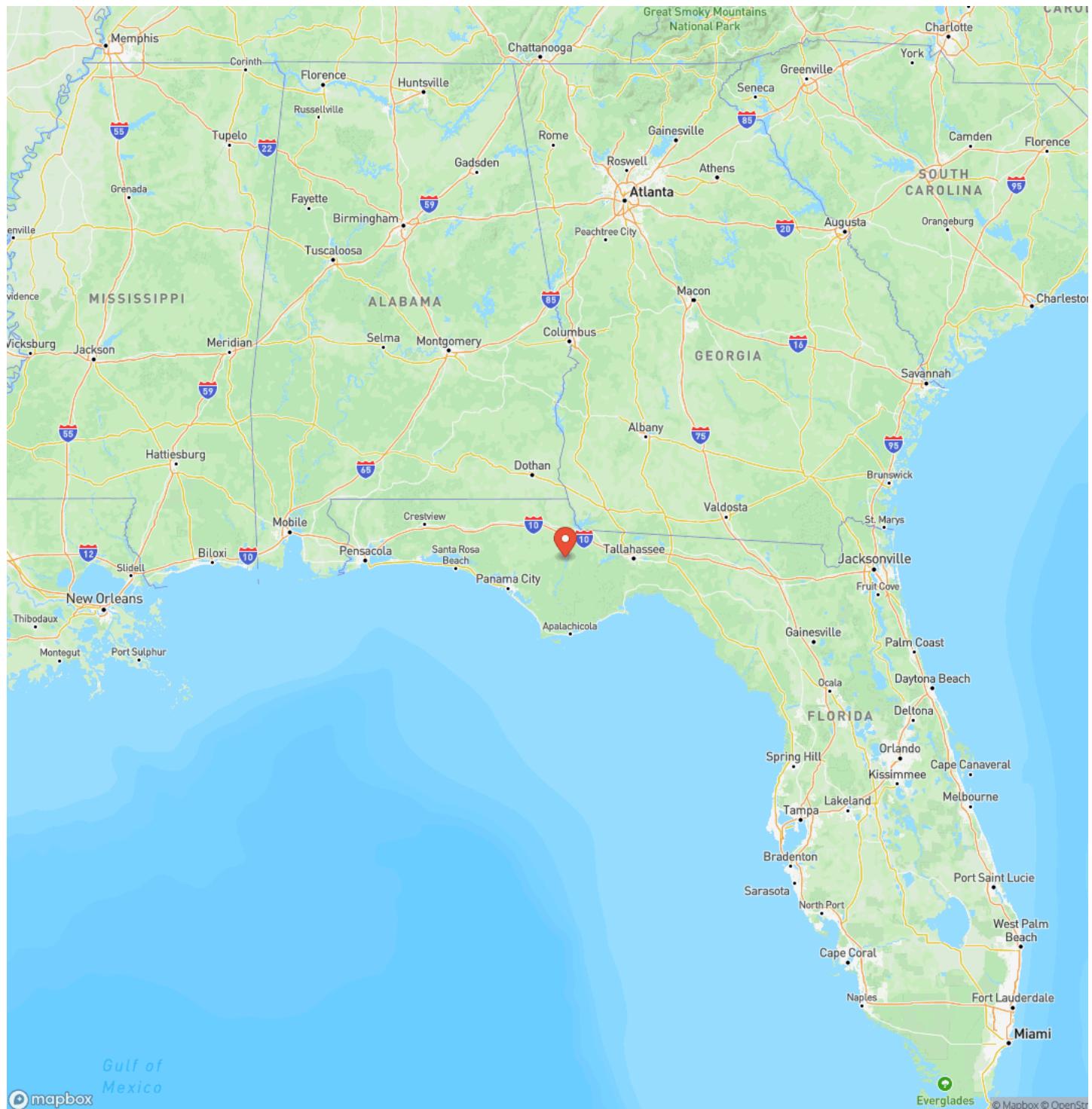


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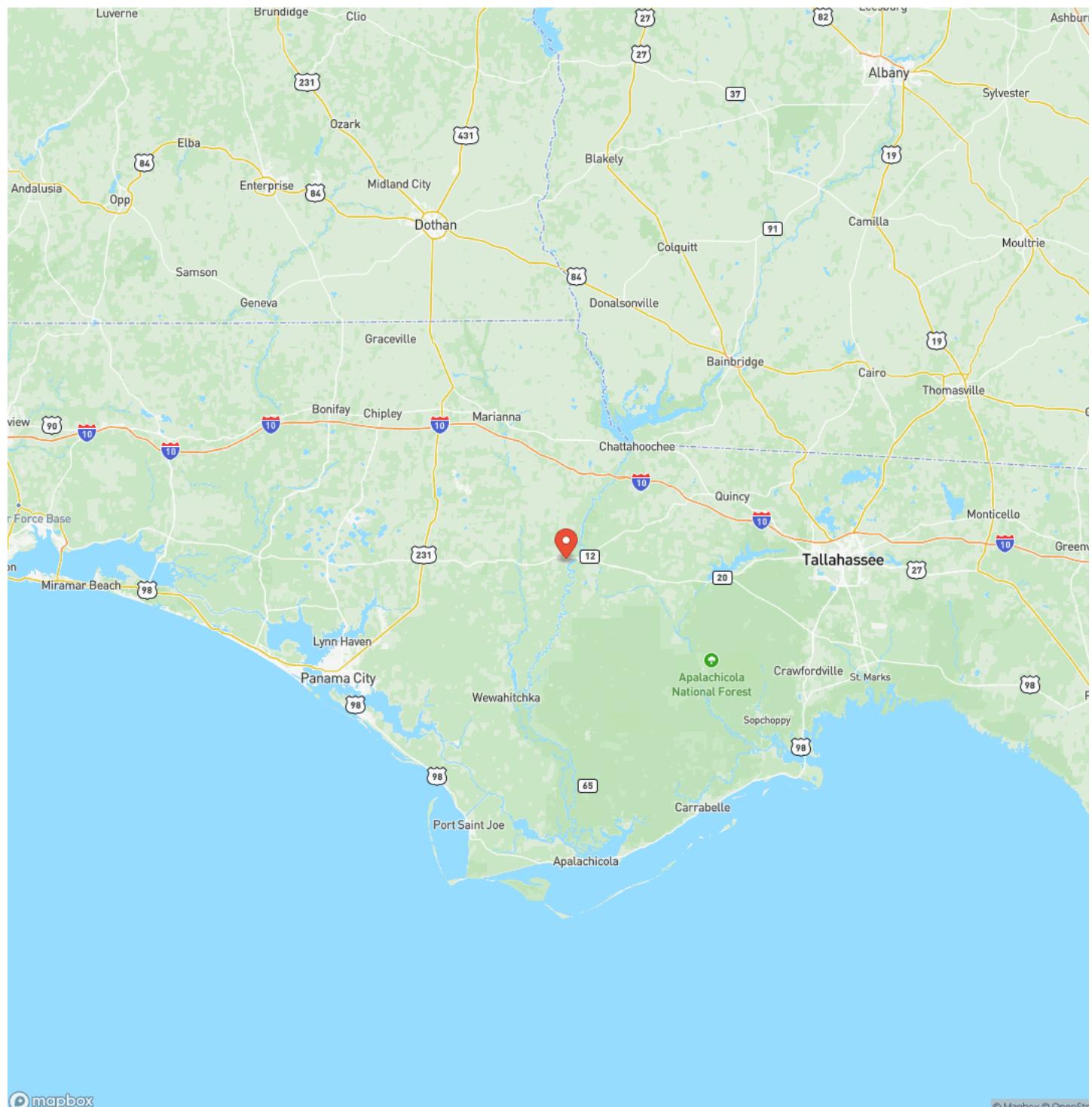


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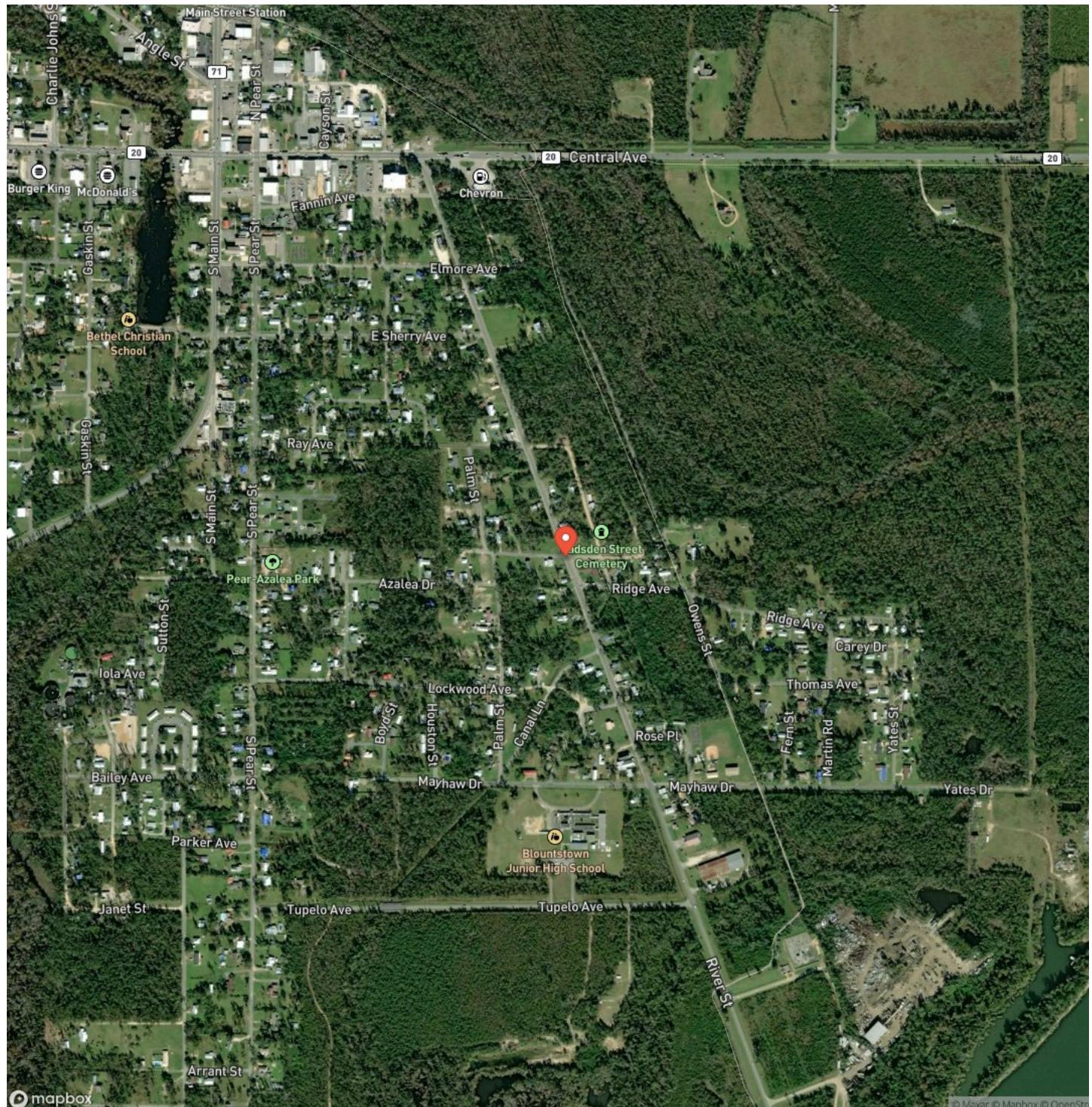
# Locator Map



## Locator Map



## Satellite Map



## 13 Ac Multi-Use Development near Blountstown, FL and Apalachicola River Blountstown, FL / Calhoun County

## LISTING REPRESENTATIVE

**For more information contact:**



## Representative

Daniel Hautamaki

## Mobile

(850) 688-0814

## Email

daniel@farmandforestbrokers.com

## Address

**City / State / Zip**

## NOTES



## **MORE INFO ONLINE:**

[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

## NOTES



## **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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