

**156 Ac Timber & Recreational Investment - Bonifay, FL,
Washington County**
XX4 Sand Path Rd
Bonifay, FL 32425

\$374,376
155.990± Acres
Washington County



156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County

Bonifay, FL / Washington County

SUMMARY

Address

XX4 Sand Path Rd

City, State Zip

Bonifay, FL 32425

County

Washington County

Type

Hunting Land, Timberland

Latitude / Longitude

30.781977 / -85.698124

Acreage

155.990

Price

\$374,376

Property Website

<https://farmandforestbrokers.com/property/156-ac-timber-recreational-investment-bonifay-fl-washington-county-washington-florida/69559/>



156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County

Bonifay, FL / Washington County

PROPERTY DESCRIPTION

This 156 ac +/- timberland investment is located less than 10 minutes from growing Bonifay, FL. Adjacent properties have been developed into mini-farm communities or are being used for agriculture. This property represents a great opportunity for a multi-use investment in the path of development and in a growing part of North FL.

The property has recently been cleared of pine trees, leaving behind hardwood feature trees. It would make for an excellent pasture conversion property, or could be re-planted into a pine plantation for future growth and revenues. The surrounding area is growing, and presents future development opportunities for investors. The property would make an ideal large homestead tract as well, with plenty of room for livestock, farming, hunting, trail riding, horses, and of course, your new farmhouse and barns.

The property is located just outside Bonifay, FL. It is less than an hour to Florida's Gulf Coast. Access is along a county-maintained road with power along the boundary. A seasonal creek flows through the property as well, creating a water source for wildlife. About 75 acres of the land is currently open and usable for farming conversion or new pine reforestation. The remainder of the land is in natural hardwood and pine forest, great for wildlife habitat, and a natural buffer for neighbors.

Give us a call today to set up your showing on this great property.

156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County

Bonifay, FL / Washington County

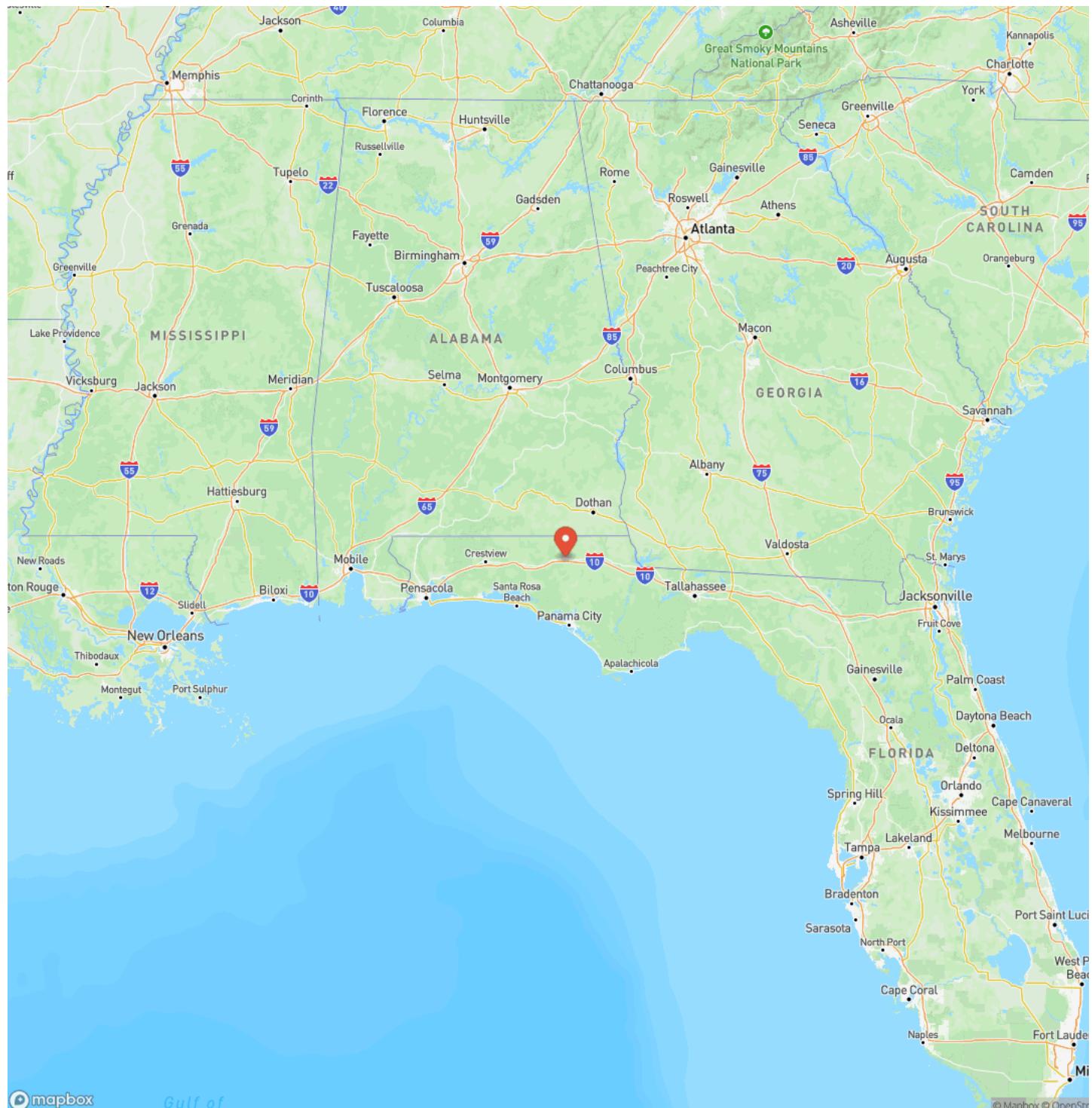


**FARM & FOREST
BROKERS**

156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County

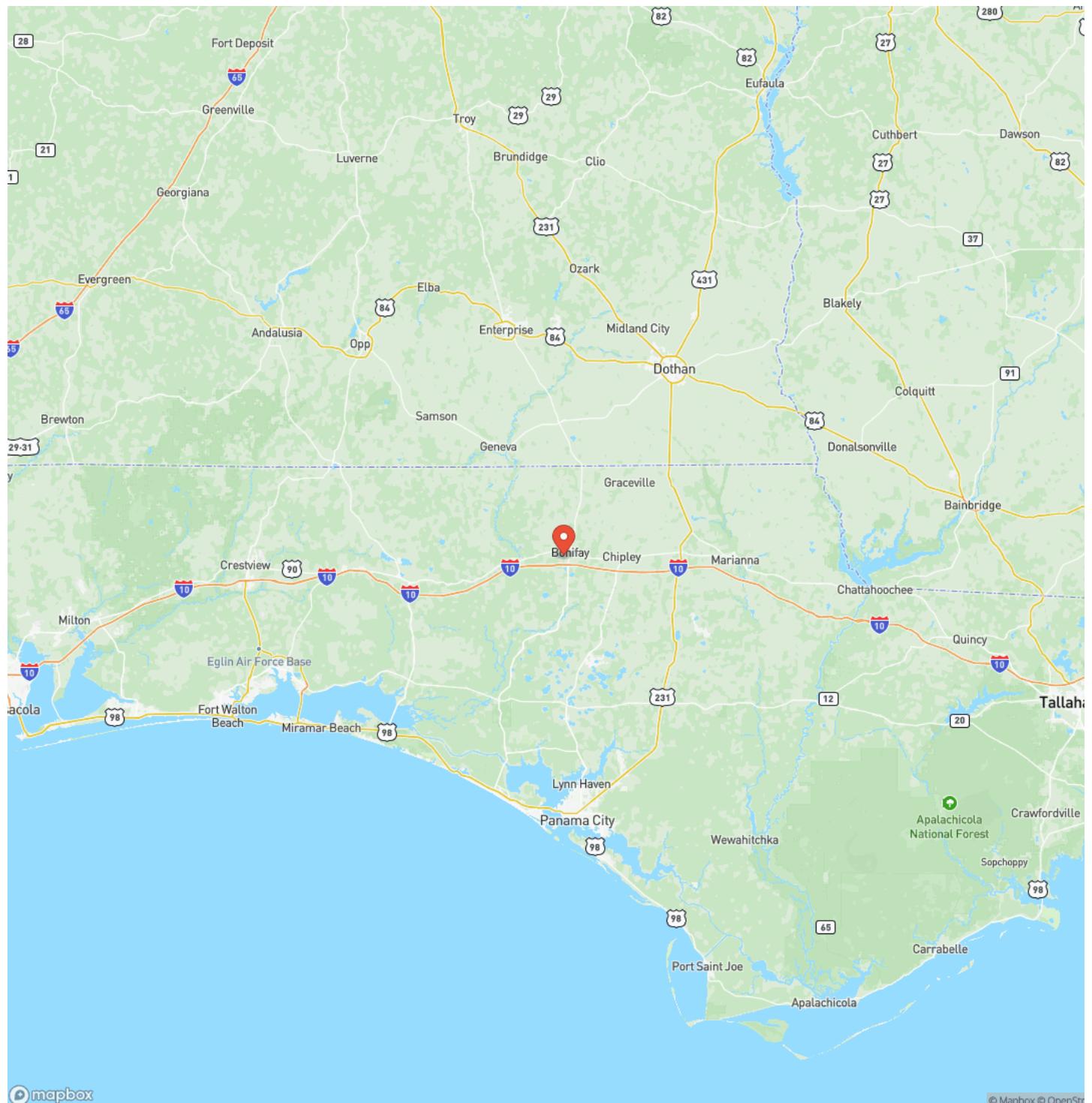
Bonifay, FL / Washington County

Locator Map

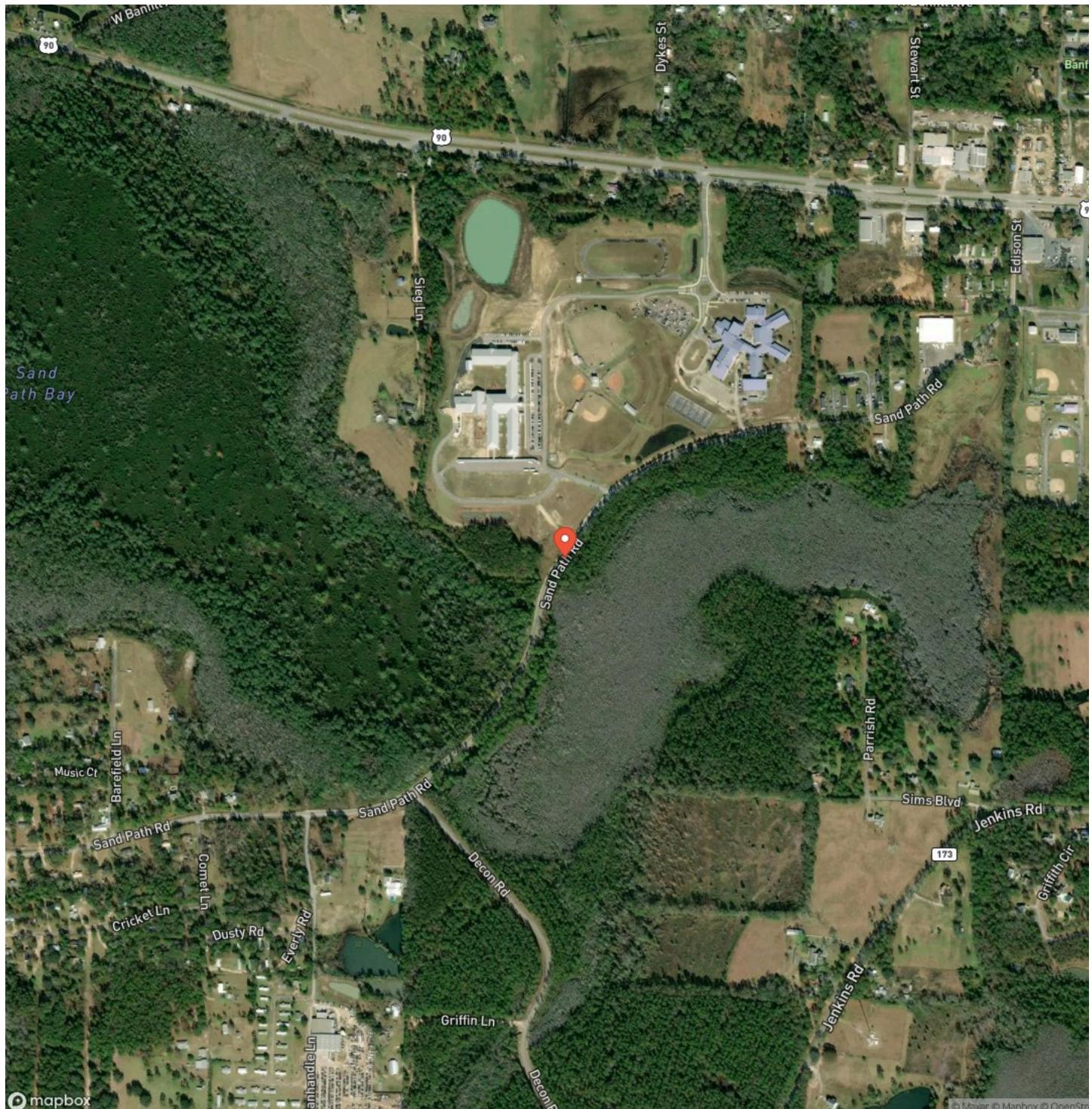


156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County
Bonifay, FL / Washington County

Locator Map



Satellite Map



156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County

Bonifay, FL / Washington 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/

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.

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

