

**248 Ac Prime Timber Investment and Hunting in  
Holmes Co. FL  
XXX Johnson Rd.  
Bonifay, FL 32425**

**\$558,315**  
**248.140± Acres**  
**Holmes County**





## 248 Ac Prime Timber Investment and Hunting in Holmes Co. FL Bonifay, FL / Holmes County

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### **SUMMARY**

#### **Address**

XXX Johnson Rd.

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

Bonifay, FL 32425

#### **County**

Holmes County

#### **Type**

Hunting Land, Timberland

#### **Latitude / Longitude**

30.679043 / -85.665083

#### **Acreage**

248.140

#### **Price**

\$558,315

#### **Property Website**

<https://farmandforestbrokers.com/property/248-ac-prime-timber-investment-and-hunting-in-holmes-co-fl-holmes-florida/70298/>



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### **PROPERTY DESCRIPTION**

Prime timberland investment and recreational property with all the privacy you could want! 248.14 acres +/- located in Holmes County, FL! This land is stocked with planted pine that's almost ready to harvest, with a shape that lends itself well to loads of recreational uses, homesteading, or just building your hunt camp and enjoying the peace and quiet.

This property presents a solid investment picture for land buyers looking to add timberland to their portfolio. Approx. 150 acres of the property is in 8-year old planted pine that is almost ready to be thinned, providing strong revenues in the near-term, and future investment growth into the future. The remainder of the property is in well-stocked timbered cypress pods with mixed hardwoods, and upland hardwood on the edges, holding additional timber value, and creating necessary water sources for wildlife, and hunting opportunities for ducks. Over 70% of soils on the property are suitable for moderate to intense farming practices, suitable to pine tree production and other agricultural uses.

The property has a well-built internal road system and several areas cleared for food plots, with deer signs easy to find. The property feels remote and private, but it's only a short drive from the tract to Bonifay, FL, and Florida's famous Gulf Coast is just over an hour away with access to world-class fishing, dining, beaches and shopping. Power is located close to the property as well.

Call us today to discuss this great investment with huge recreational potential.





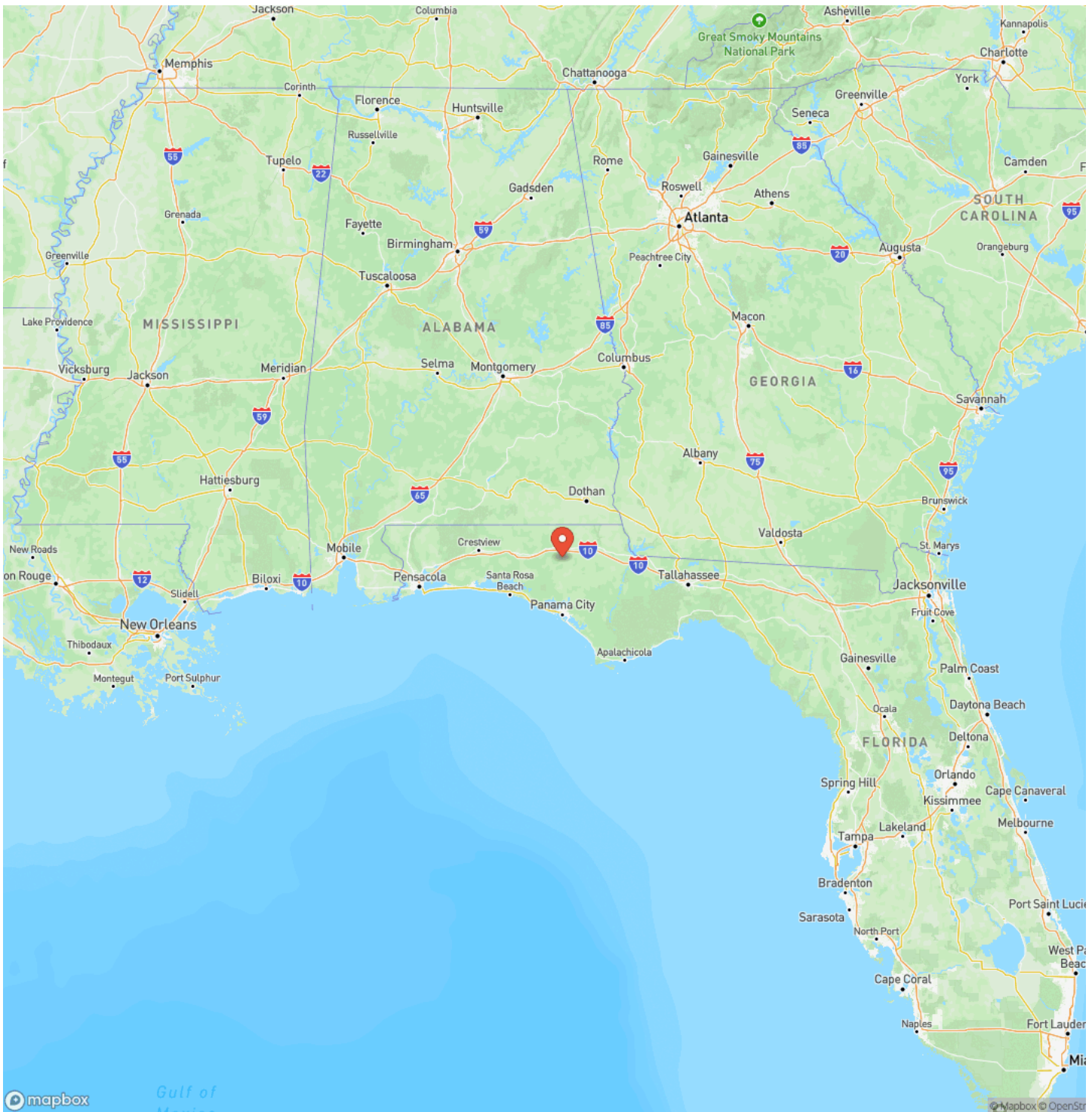
**248 Ac Prime Timber Investment and Hunting in Holmes Co. FL**  
**Bonifay, FL / Holmes County**

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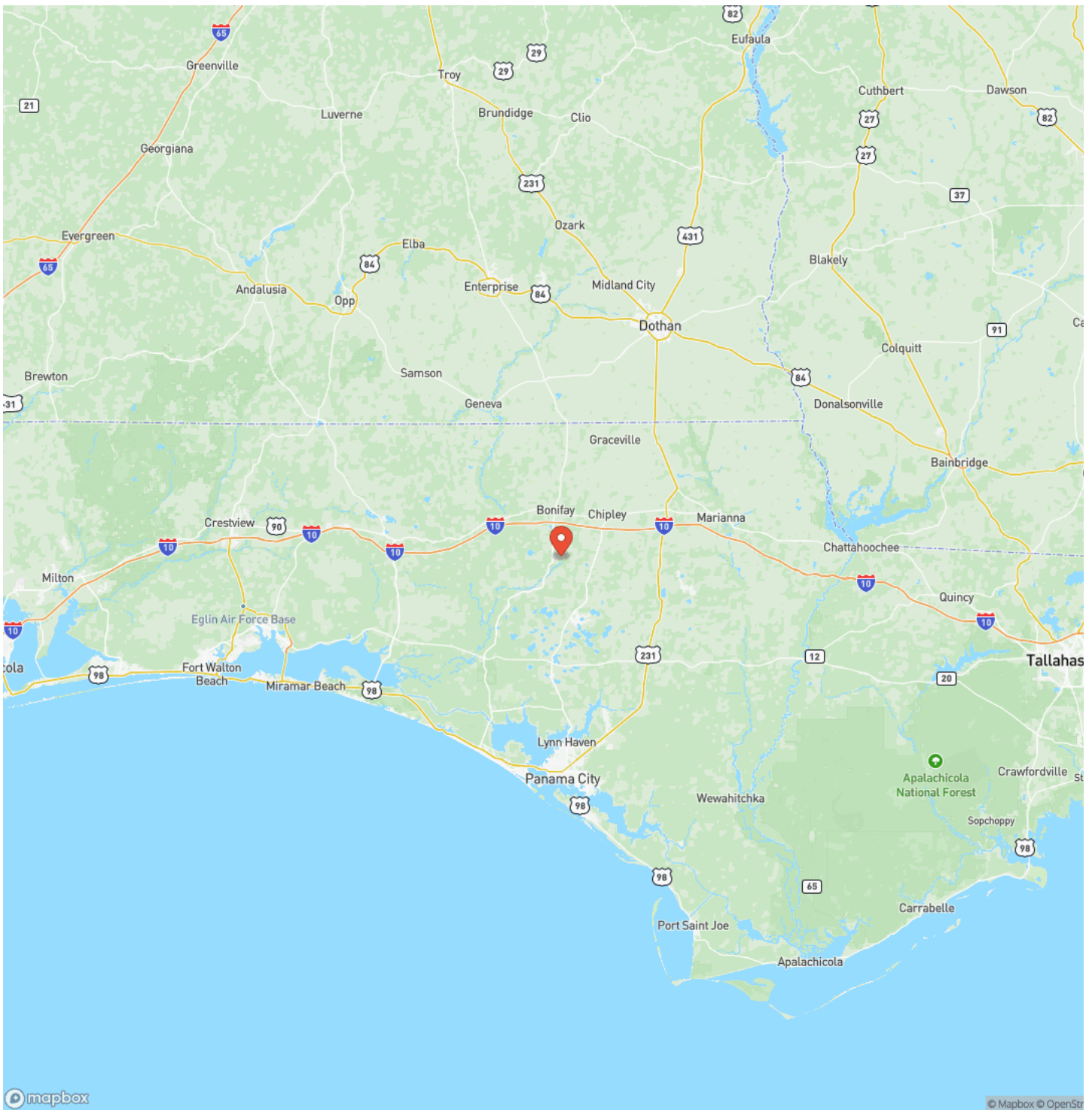




## Locator Map

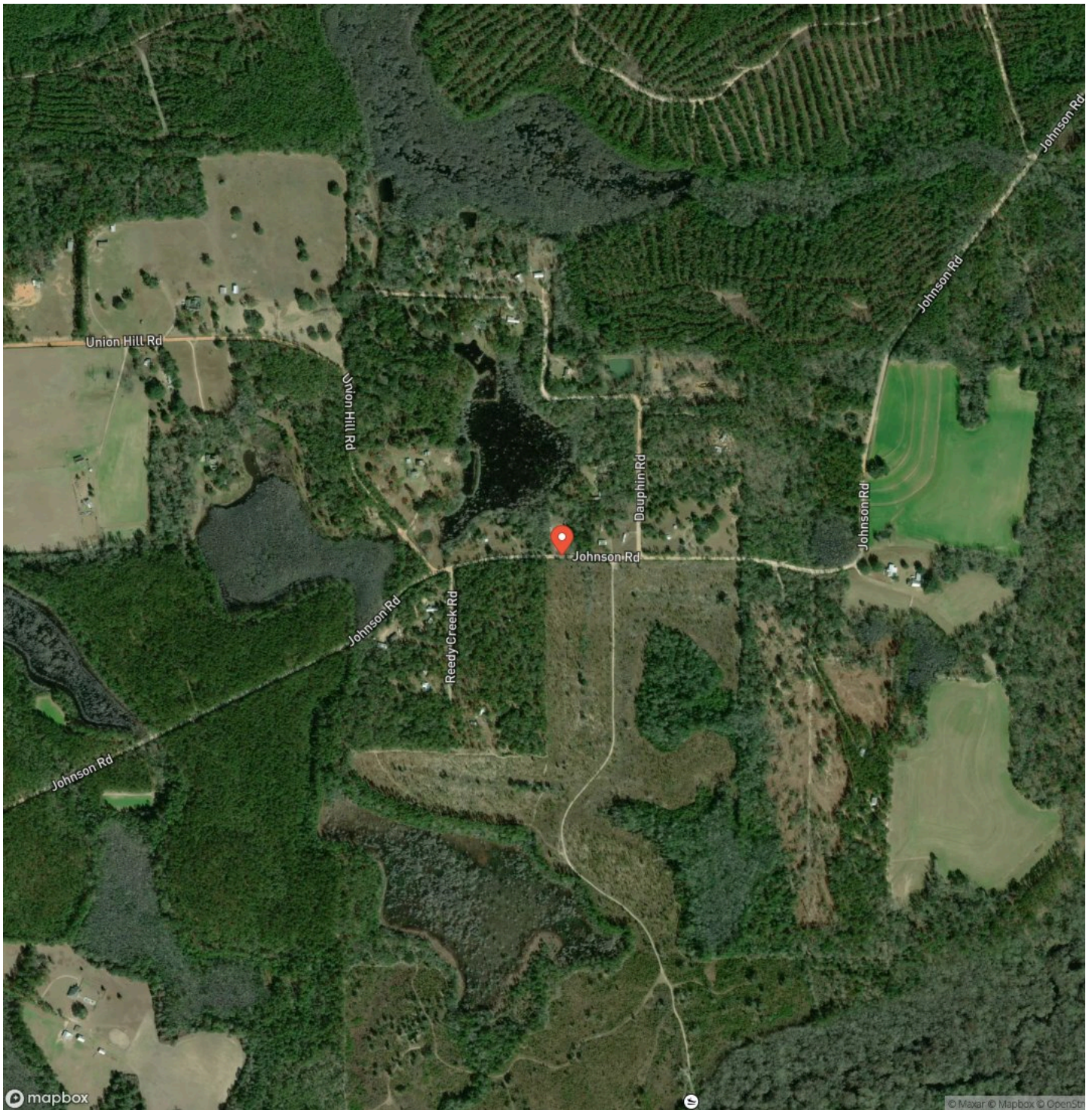


## Locator Map





## Satellite Map



## 248 Ac Prime Timber Investment and Hunting in Holmes Co. FL Bonifay, 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

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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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