

**Big Bay Acres - 309 Ac Development, Timber and  
Recreational Opportunity in Jackson Co., FL**  
XX1 North Rd.  
Cottondale, FL 32431

**\$948,600**  
306± Acres  
Jackson County





## Big Bay Acres - 309 Ac Development, Timber and Recreational Opportunity in Jackson Co., FL Cottondale, FL / Jackson County

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### **SUMMARY**

#### **Address**

XX1 North Rd.

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

Cottondale, FL 32431

#### **County**

Jackson County

#### **Type**

Undeveloped Land

#### **Latitude / Longitude**

30.803553 / -85.388325

#### **Acreage**

306

#### **Price**

\$948,600

#### **Property Website**

<https://farmandforestbrokers.com/property/big-bay-acres-309-ac-development-timber-and-recreational-opportunity-in-jackson-co-fl-jackson-florida/84123/>



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### **PROPERTY DESCRIPTION**

Big Bay Acres is 309-acre MOL multi-use potential development tract located just outside the city limits of Cottondale, FL in Jackson County. The property is currently being used for pine timber production and recreation, but it is well-positioned to capitalize on North Florida's rapid growth and demand for land and homes. The property is bounded by roads on 3 sides, creating many different options to make the most out of your land.

Big Bay, a beautiful circular flooded cypress pond, is on the northwest part of the property, and several small ponds dot the landscape. These features create a perfect canvas for a mini-farm development focused on natural Florida ecosystems and aesthetic. About 140 acres of the property is in planted pine plantation, with deer, turkey and even quail calling the land home. The tract has a good interior road system and multiple access points out to public roads.

North Florida is growing fast and the demand for a place to relax and craft a homestead lifestyle is growing. This property would make a great option to consider for a multitude of purposes. Drive times to major cities are reasonable, with Dothan (AL) only 30 minutes away, Marianna (FL) less than 15, Tallahassee an hour, and Florida's beautiful white-sand Gulf Coast beaches also just an hour away.

Give us a call today to discuss this unique and valuable Florida land opportunity.





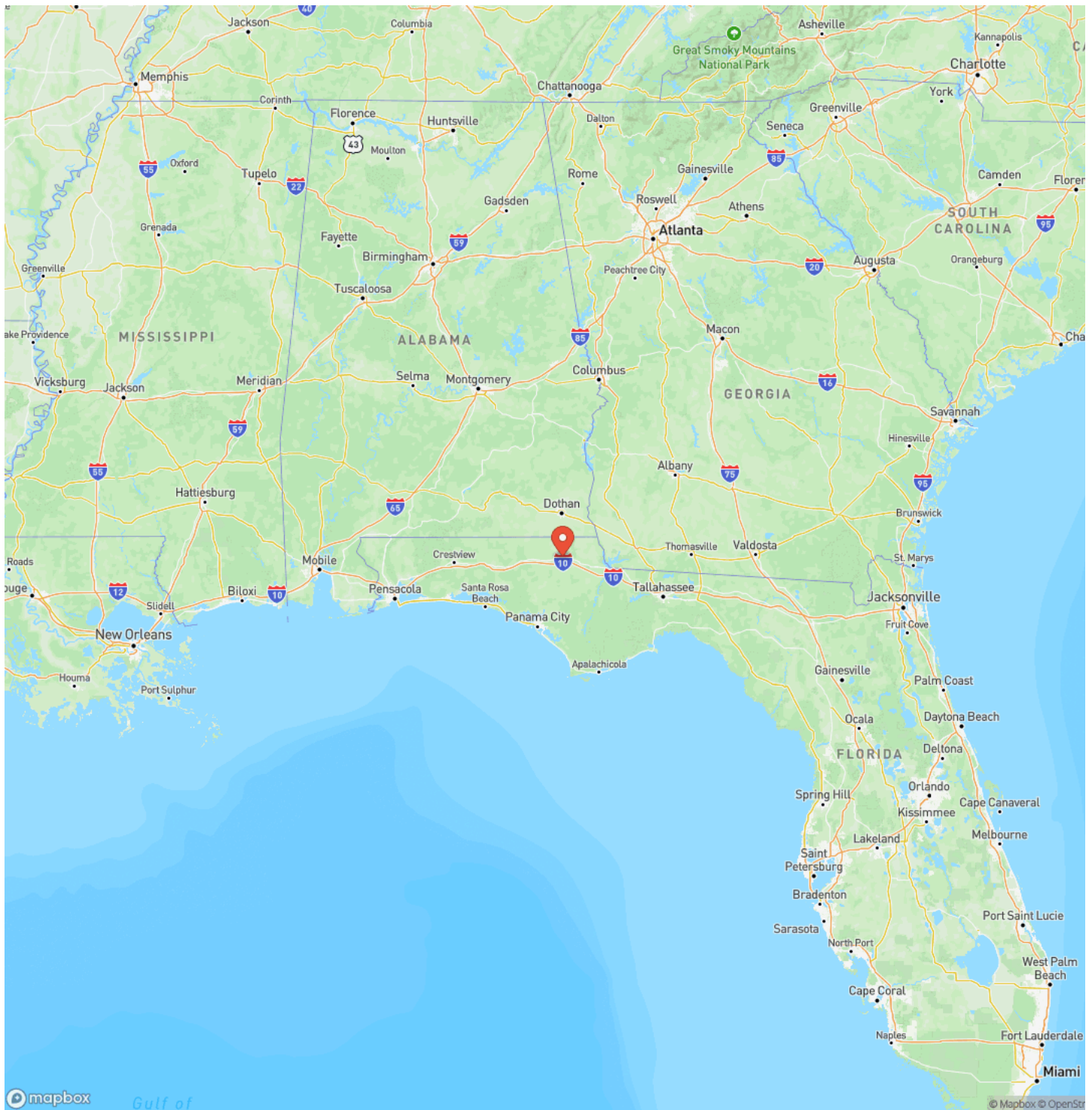
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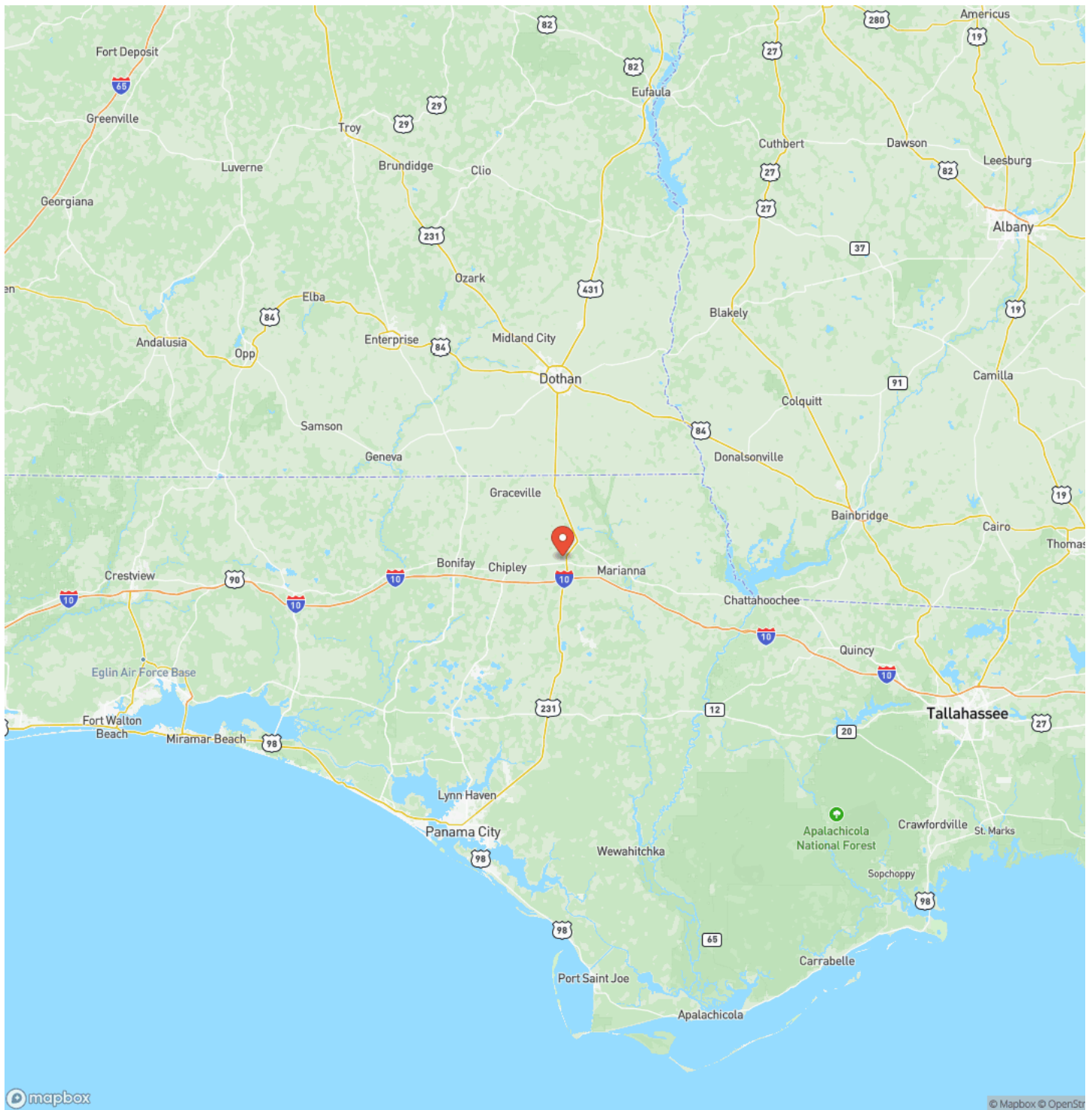




## Locator Map

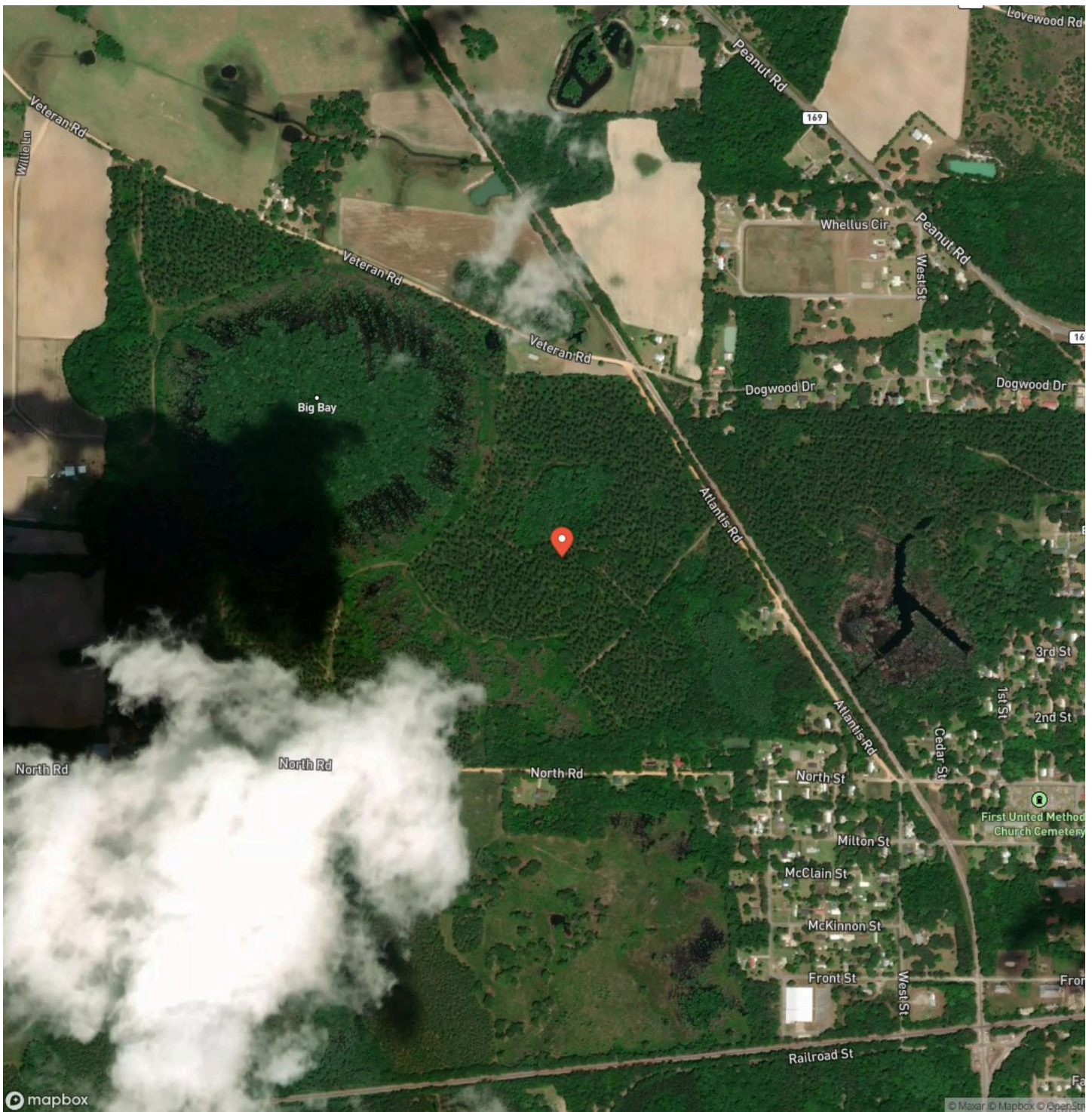


## Locator Map





## Satellite Map



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Cottondale, FL / Jackson County

LISTING REPRESENTATIVE  
For more information contact:



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City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.





## 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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