

**54 Ac Chipola River Frontage Timberland and
Recreation in Calhoun Co. FL**
XX1 Iola Rd.
Blountstown, FL 32424

\$323,160
53.860± Acres
Calhoun County



54 Ac Chipola River Frontage Timberland and Recreation in Calhoun Co. FL Blountstown, FL / Calhoun County

SUMMARY

Address

XX1 Iola Rd.

City, State Zip

Blountstown, FL 32424

County

Calhoun County

Type

Riverfront

Latitude / Longitude

30.265144 / -85.152536

Acreage

53.860

Price

\$323,160

Property Website

<https://farmandforestbrokers.com/property/54-ac-chipola-river-frontage-timberland-and-recreation-in-calhoun-co-fl-calhoun-florida/77912/>



54 Ac Chipola River Frontage Timberland and Recreation in Calhoun Co. FL Blountstown, FL / Calhoun County

PROPERTY DESCRIPTION

53.86 acres along the beautiful Chipola River in Calhoun Co., FL. This unique property would make a great homesite along the river, or recreational property. The land is currently growing a planted pine investment as well.

This property fronts paved Iola Rd. with power at the boundary. It slopes gently down to the river with beautiful cypress and hardwoods at the river's edge. The land is located south of Blountstown, FL, and is an easy drive down to Florida's Gulf Coast.

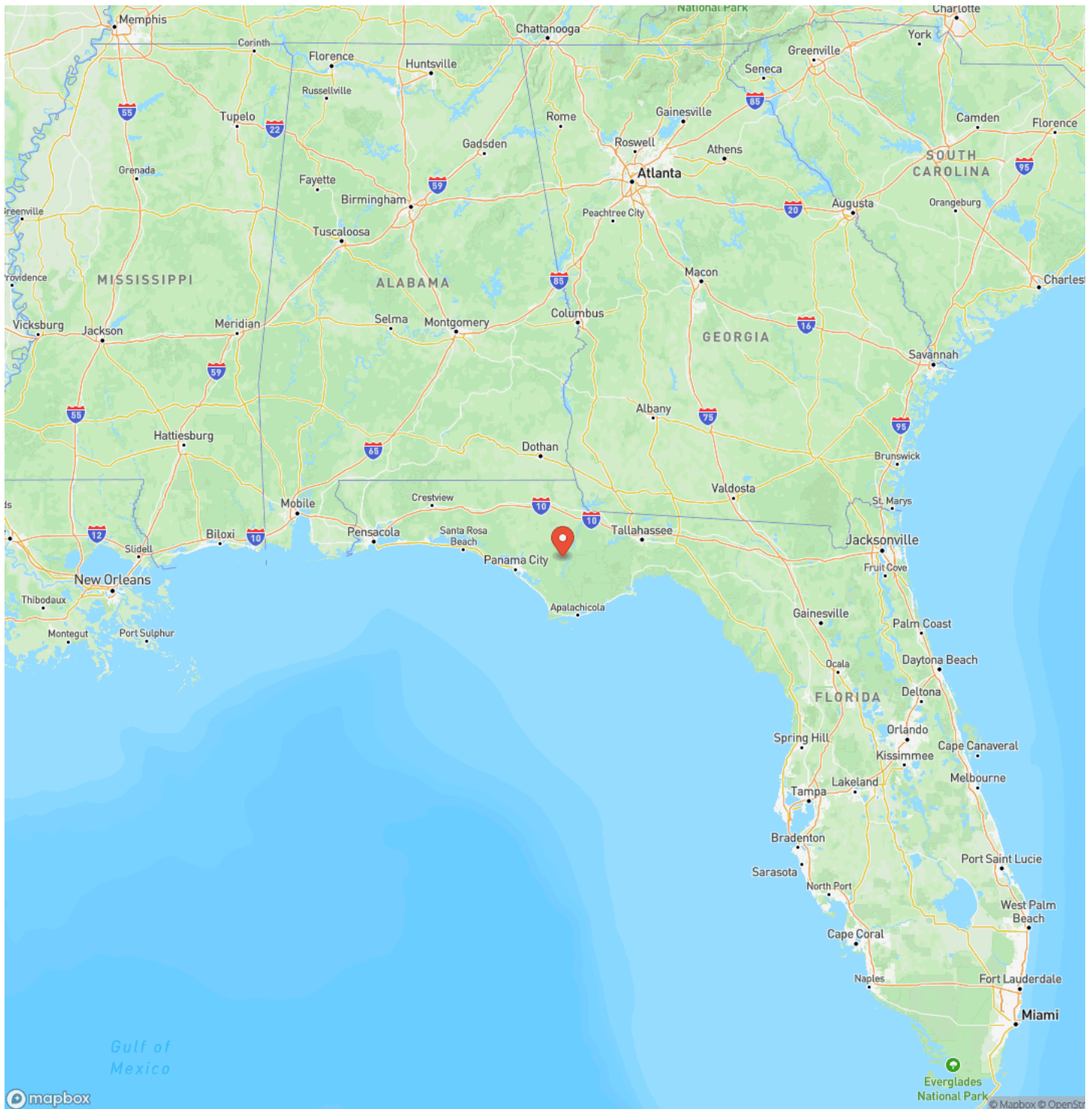
Call today to set up your showing.



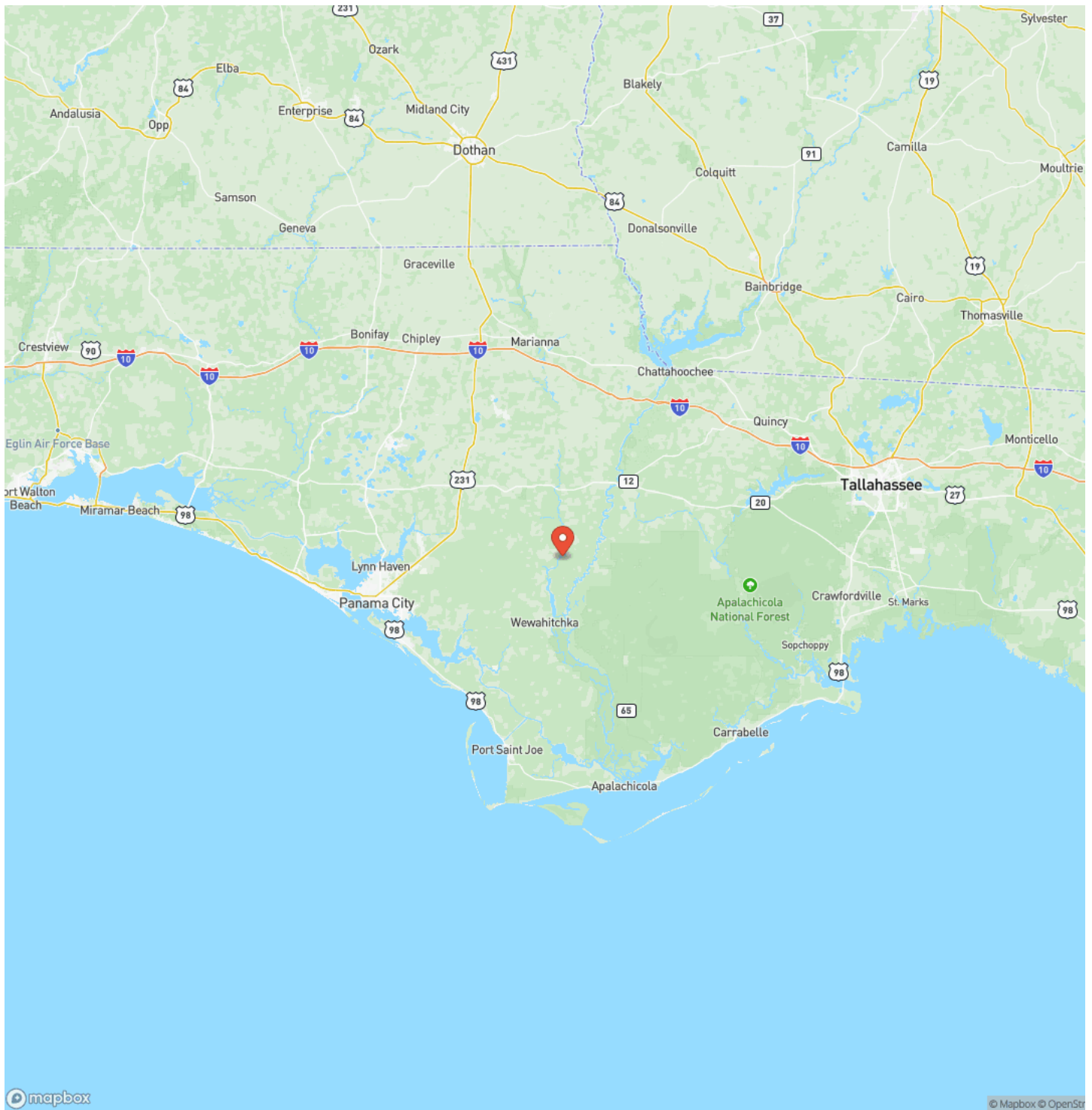
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Blountstown, FL / Calhoun County



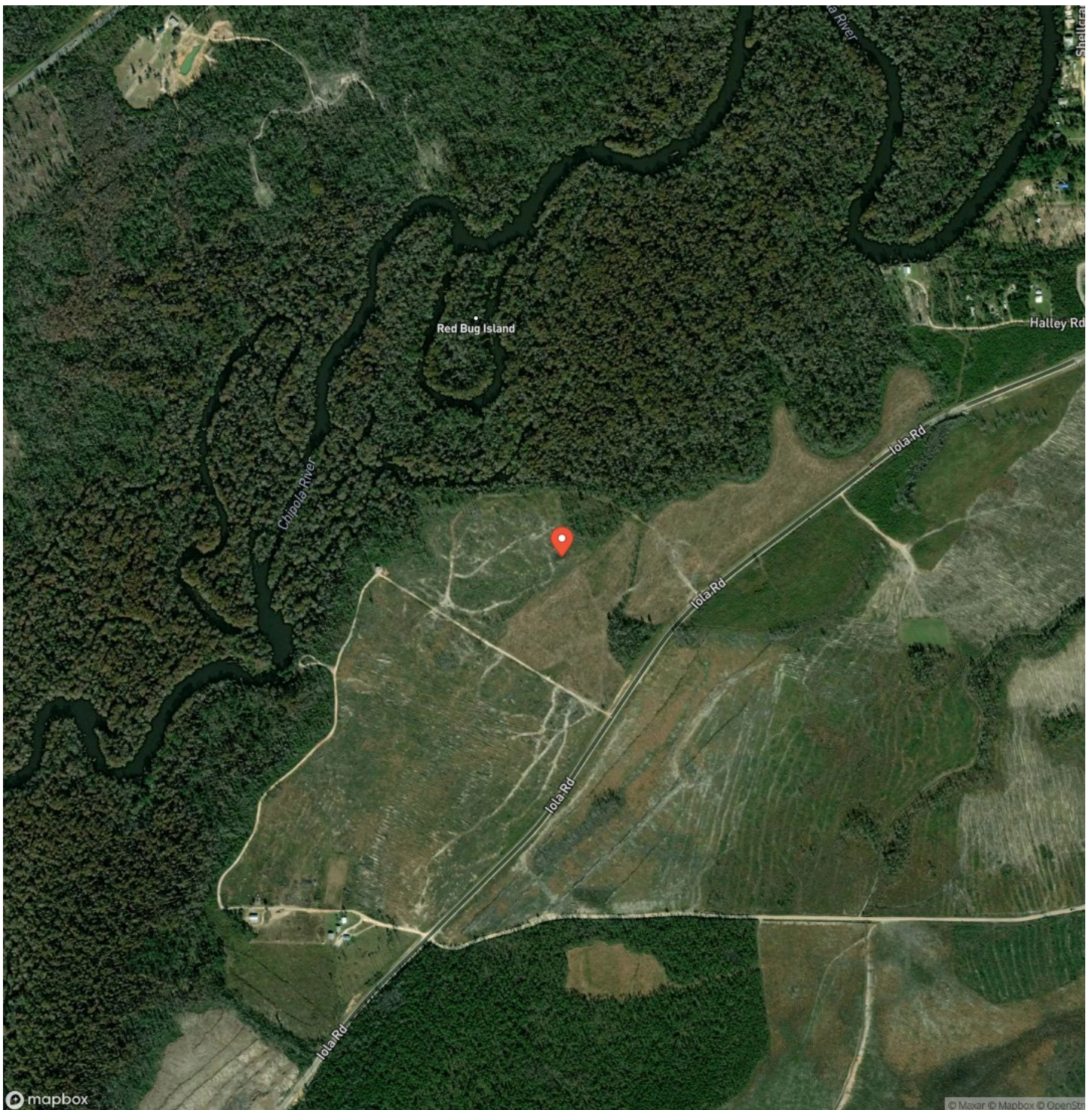
Locator Map



Locator Map



Satellite Map



54 Ac Chipola River Frontage Timberland and Recreation in Calhoun Co. FL Blountstown, FL / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

Mobile

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Email

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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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