

**81 Ac Timber Investment with Lots of Road Frontage for  
Development, Calhoun Co., FL**  
XX1 Highway 71  
Blountstown, FL 32424

**\$323,760**  
80.940± Acres  
Calhoun County





## 81 Ac Timber Investment with Lots of Road Frontage for Development, Calhoun Co., FL Blountstown, FL / Calhoun County

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### **SUMMARY**

#### **Address**

XX1 Highway 71

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

Blountstown, FL 32424

#### **County**

Calhoun County

#### **Type**

Timberland

#### **Latitude / Longitude**

30.315884 / -85.126159

#### **Acreage**

80.940

#### **Price**

\$323,760

#### **Property Website**

<https://farmandforestbrokers.com/property/81-ac-timber-investment-with-lots-of-road-frontage-for-development-calhoun-co-fl-calhoun-florida/77929/>



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### **PROPERTY DESCRIPTION**

80.94 +/- timberland investment, with 3/4 mile of road frontage on 2 sides, perfect for homesite access and future development. This property is located along Hwy 71, south of Blountstown, FL and on the way to the Gulf Coast. The property is mostly established in fast-growing pine trees providing future timber income for the owner. The land would also make for a good hunting tract, or could be further subdivided down the road.

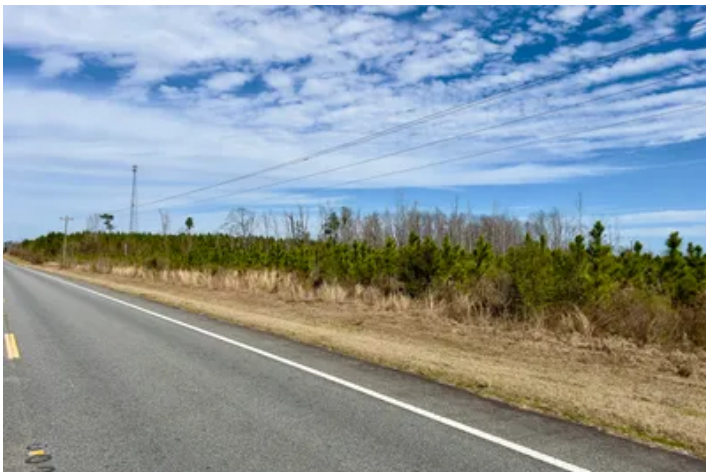
The land is a short drive down to the Gulf Coast for world-class fishing and seafood, and is located near other sportsmans areas of interest like the Apalachicola National Forest, Apalachicola River, and Chipola River.

Give us a call today to set up your tour.



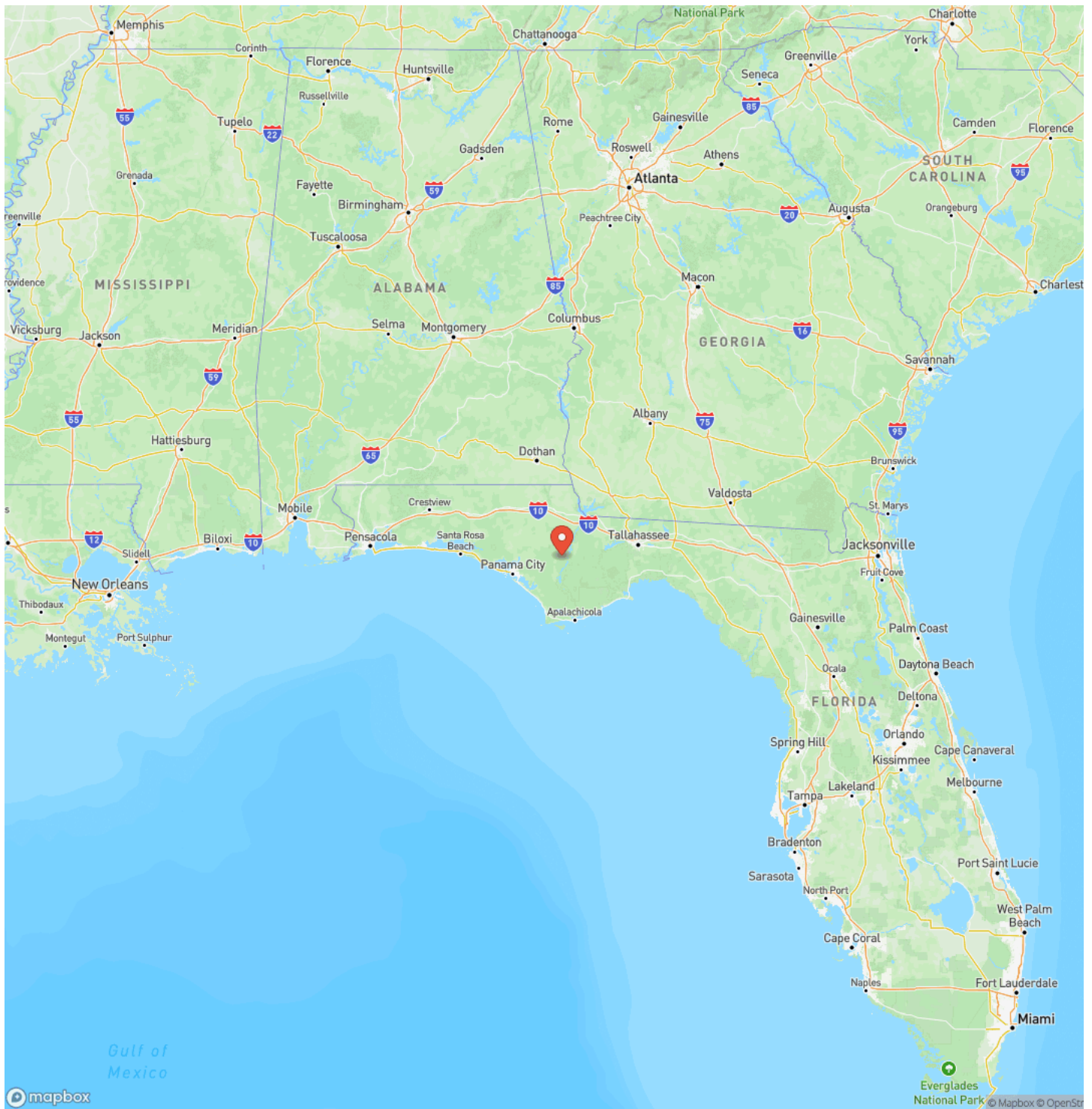
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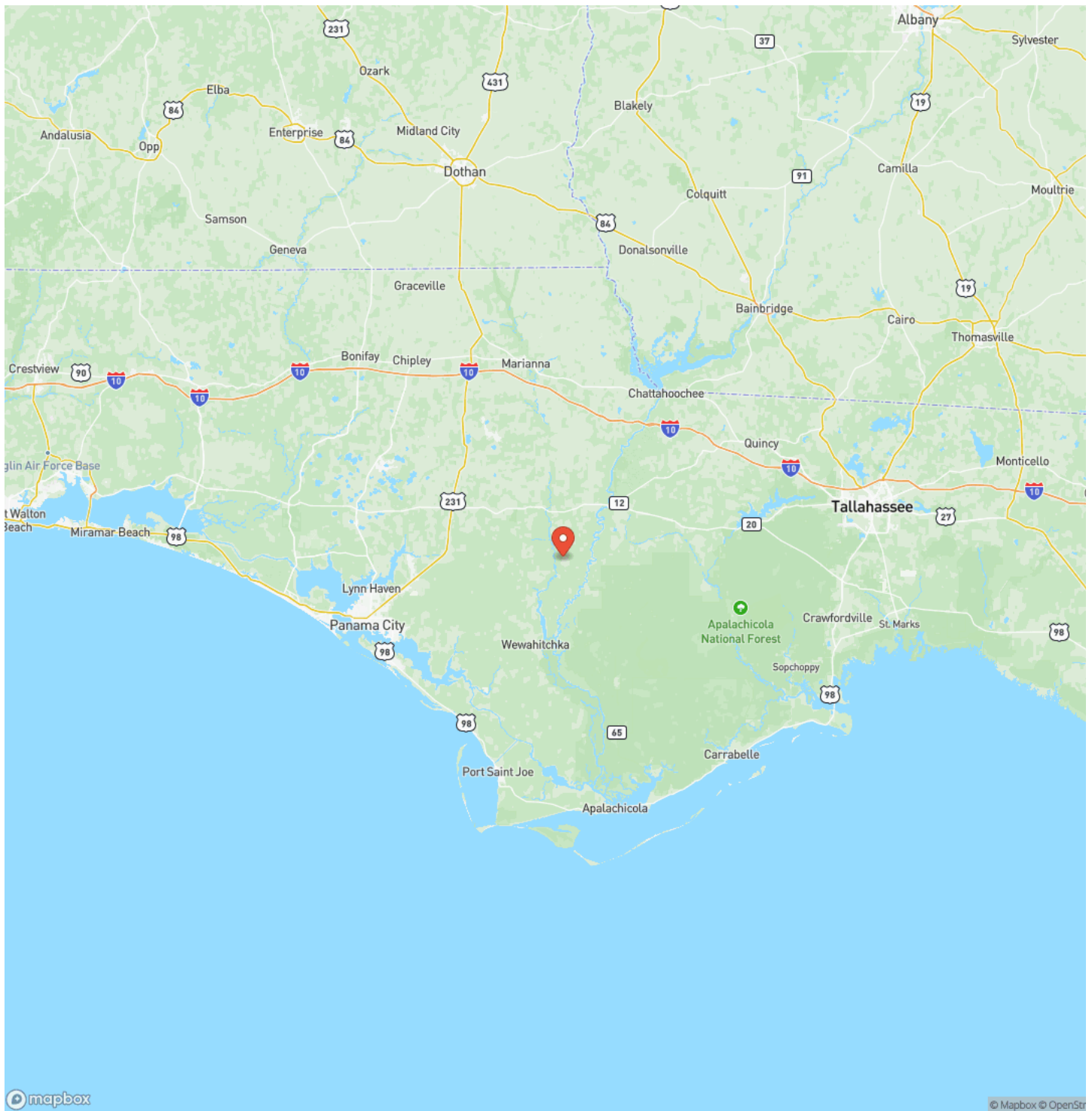




## Locator Map



## Locator Map





## Satellite Map



## 81 Ac Timber Investment with Lots of Road Frontage for Development, Calhoun Co., FL 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

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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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