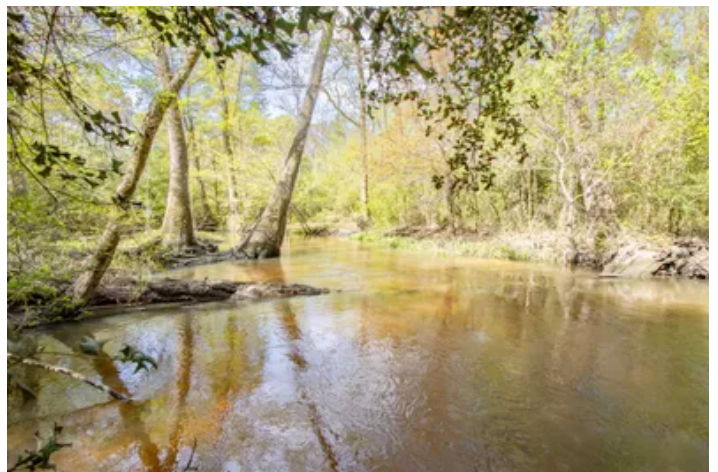


212 Ac Hunting with Creeks, Big Hardwoods, and Ready-to-Thin Pine in Graceville, FL
XX1 Prim Ave.
Graceville, FL 32440

\$658,409
212.390± Acres
Jackson County



212 Ac Hunting with Creeks, Big Hardwoods, and Ready-to-Thin Pine in Graceville, FL Graceville, FL / Jackson County

SUMMARY

Address

XX1 Prim Ave.

City, State Zip

Graceville, FL 32440

County

Jackson County

Type

Recreational Land

Latitude / Longitude

30.947162 / -85.52502

Acreage

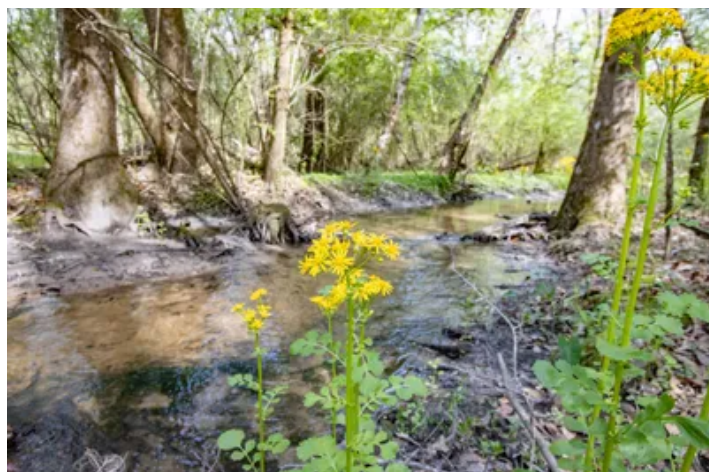
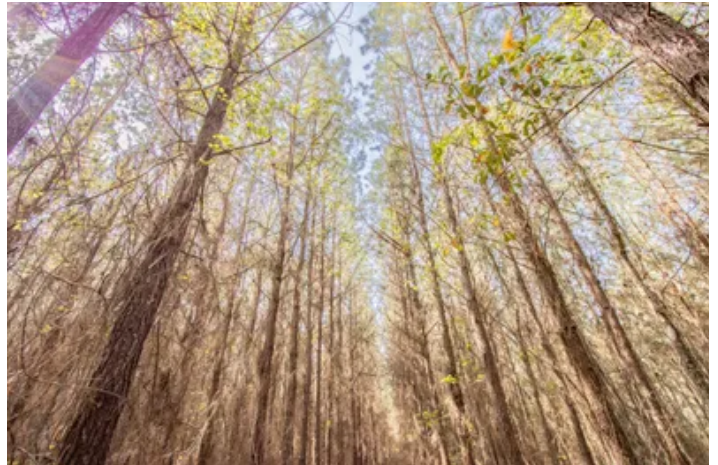
212.390

Price

\$658,409

Property Website

<https://farmandforestbrokers.com/property/212-ac-hunting-with-creeks-big-hardwoods-and-ready-to-thin-pine-in-graceville-fl-jackson-florida/78952/>



212 Ac Hunting with Creeks, Big Hardwoods, and Ready-to-Thin Pine in Graceville, FL Graceville, FL / Jackson County

PROPERTY DESCRIPTION

212.39 +/- acres of incredible recreational property with tons of investment upside. The property is inside the city limits of Graceville next to several commercial and industrial developments, and has a good stand of planted pine growing that could be thinned whenever the owner is ready.

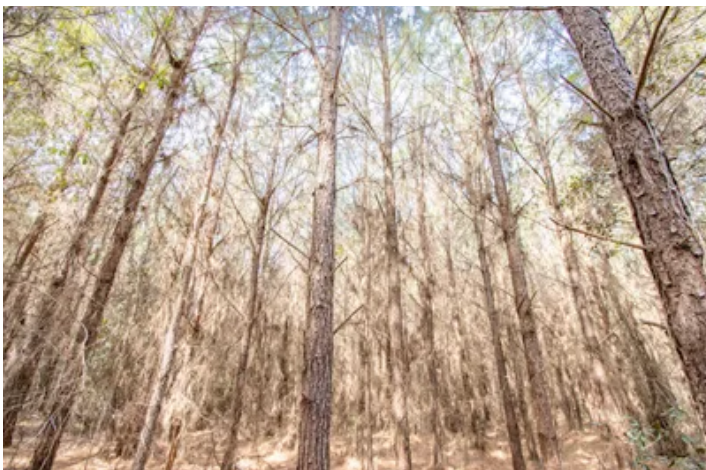
For recreational buyers, this land is prime hunting property. Two creeks flow along the western side of the tract, which is loaded with mature hardwoods. Wildlife in the area are plentiful. The property also has two separate power lines running through which provides good driving access throughout the tract, as well as long sight lines for a shooting range and options for food plots and shooting houses.

Given the location and adjacent land uses, this property could also be well-placed for future development. Various uses, from housing to commercial to industrial, could be possible. The property currently has approximately 80 acres of planted pine that is old enough to thin, and it's location next to a sawlog facility should provide excellent value as the wood grows into bigger product classes.

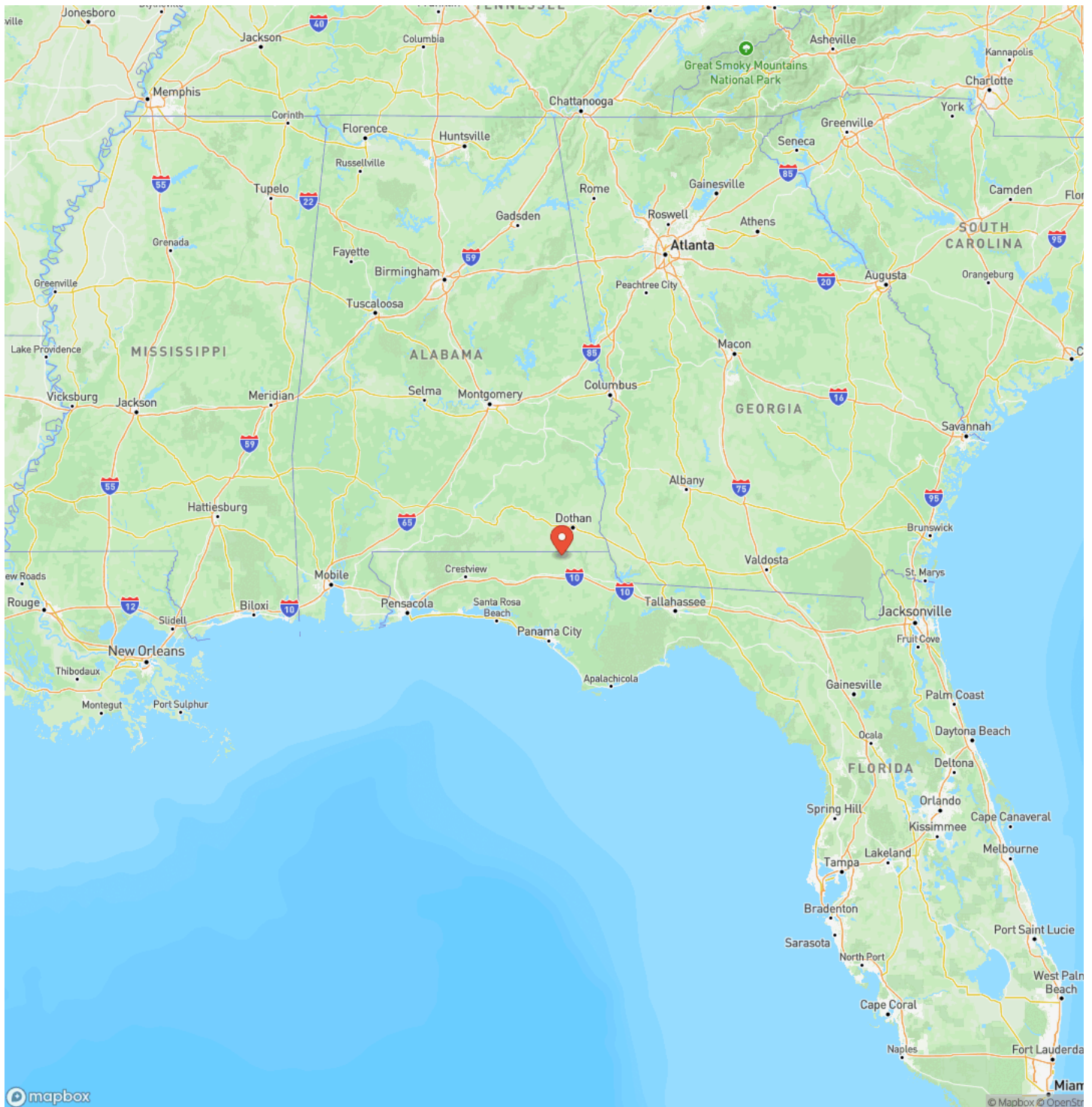
Give us a call today to schedule your tour of this unique property.



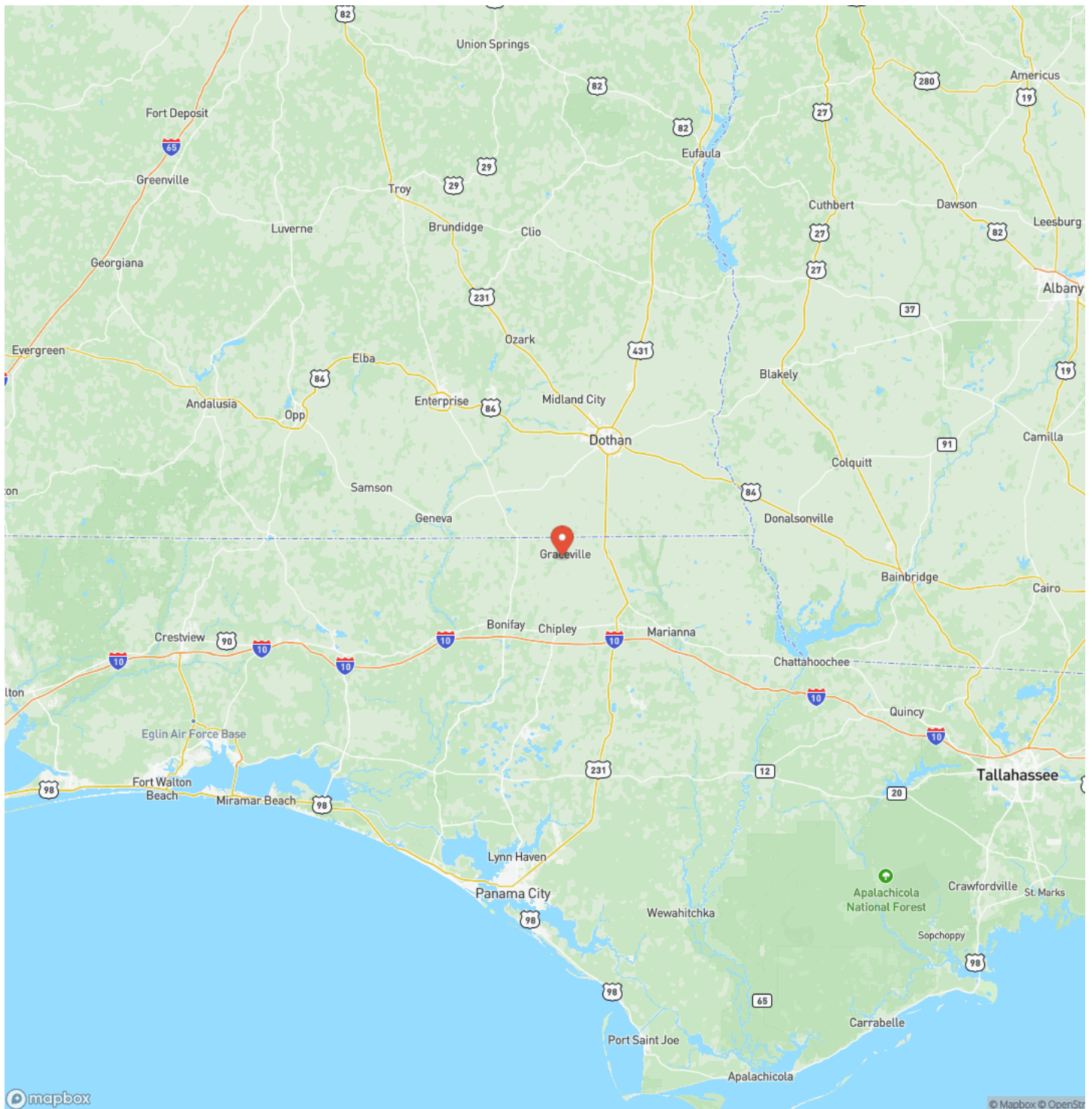
212 Ac Hunting with Creeks, Big Hardwoods, and Ready-to-Thin Pine in Graceville, FL
Graceville, FL / Jackson County



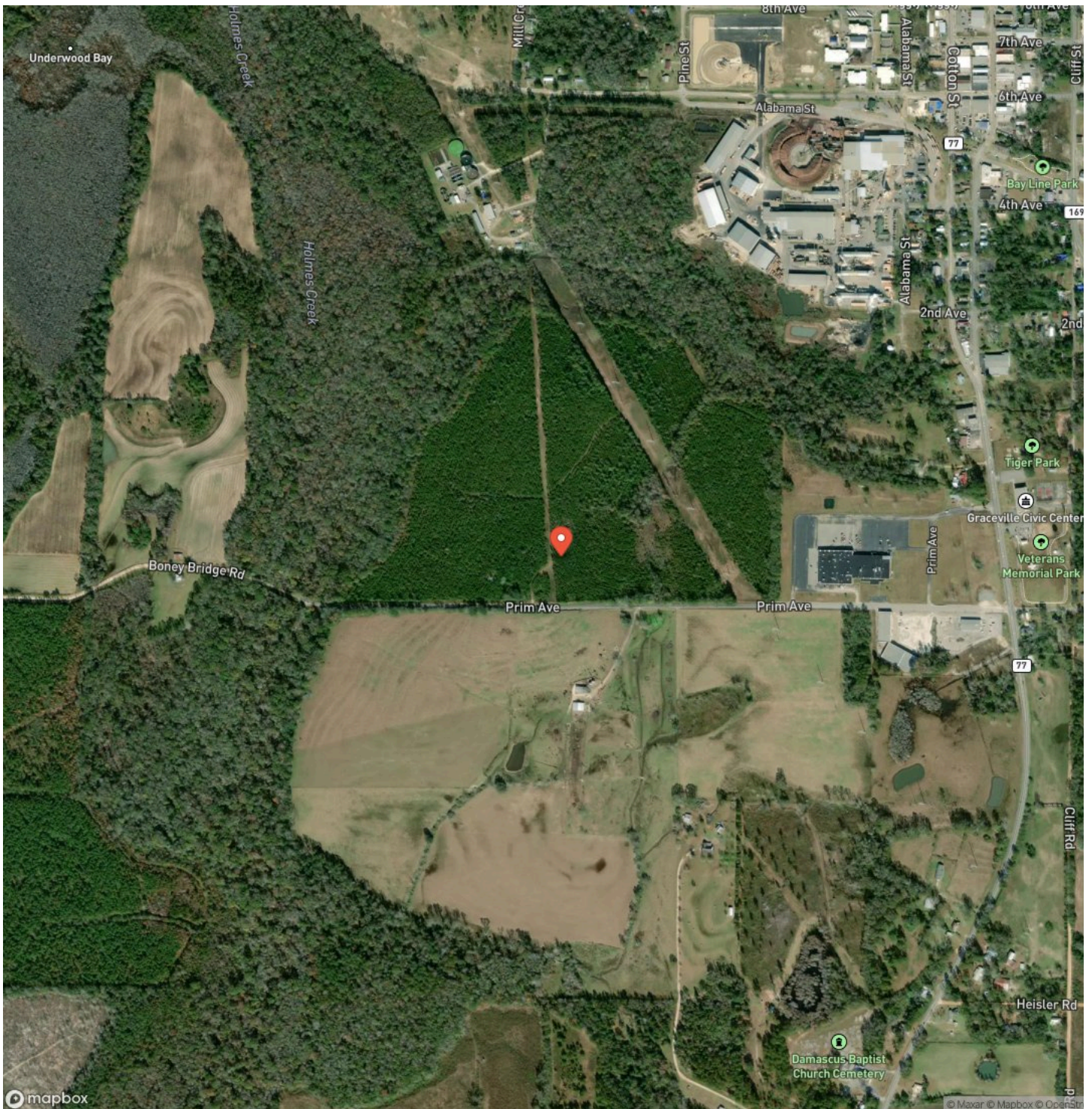
Locator Map



Locator Map



Satellite Map



212 Ac Hunting with Creeks, Big Hardwoods, and Ready-to-Thin Pine in Graceville, FL
Graceville, FL / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

Mobile

(850) 688-0814

Email

daniel@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

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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