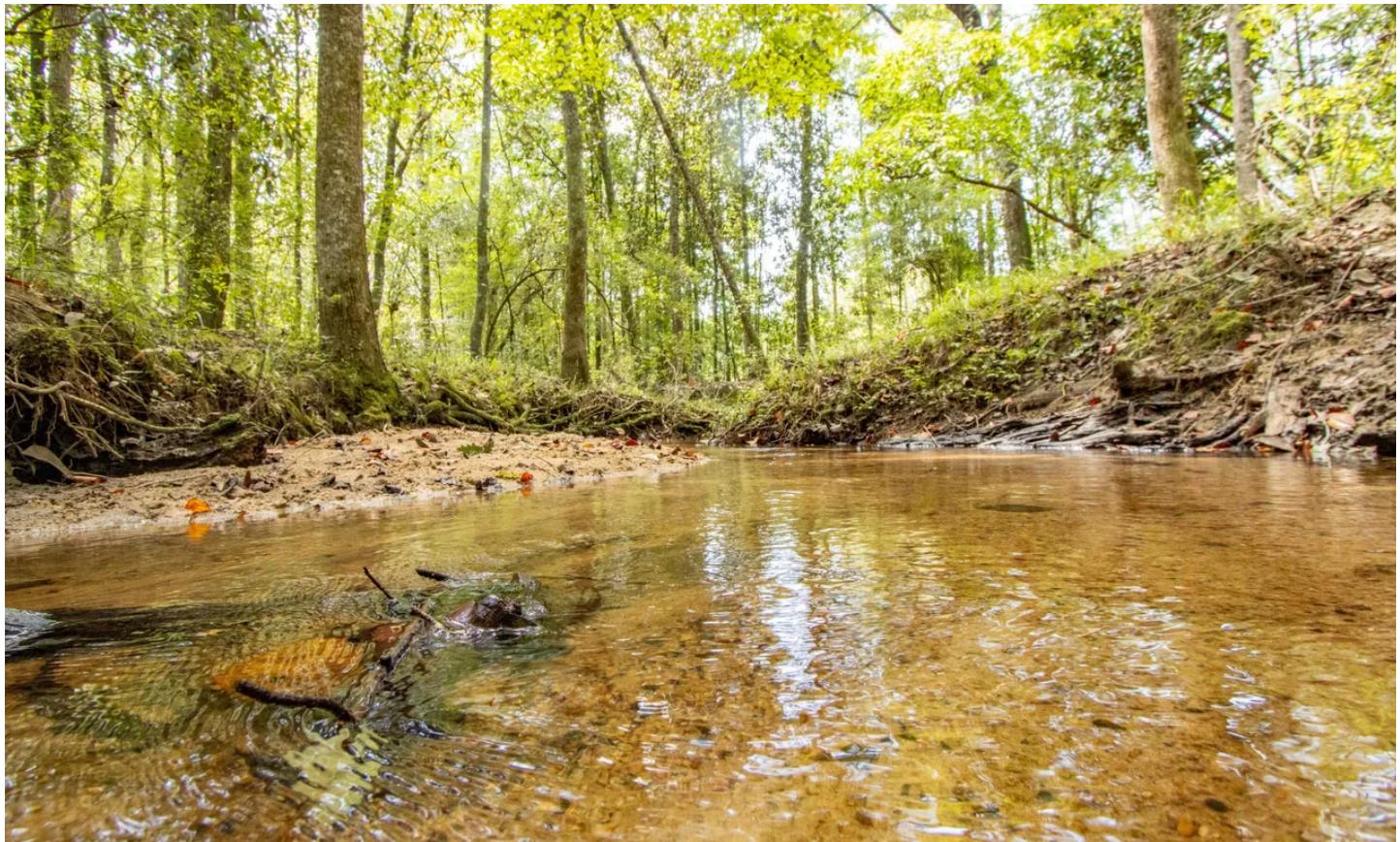


**391 Ac Prime Recreation Timber Investment with Big Creeks**  
XX1 Kirkland Rd.  
Graceville, FL 32440

**\$1,074,838**  
390.850± Acres  
Holmes County



## 391 Ac Prime Recreation Timber Investment with Big Creeks

Graceville, FL / Holmes County

### SUMMARY

#### **Address**

XX1 Kirkland Rd.

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

Graceville, FL 32440

#### **County**

Holmes County

#### **Type**

Hunting Land, Timberland, Recreational Land

#### **Latitude / Longitude**

30.987261 / -85.525882

#### **Acreage**

390.850

#### **Price**

\$1,074,838

#### **Property Website**

<https://farmandforestbrokers.com/property/391-ac-prime-recreation-timber-investment-with-big-creeks-holmes-florida/81551/>



## **391 Ac Prime Recreation Timber Investment with Big Creeks**

**Graceville, FL / Holmes County**

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### **PROPERTY DESCRIPTION**

This 391 +/- acres is one of the best multi-use recreational timberland investments on the market in North Florida! Beautiful elevation changes, big creeks, mature pine and hardwood, with good roads and power on the boundary make this an ideal option for anyone looking for their new hunting property, timberland investment, or nature retreat and getaway.

This land is located in Holmes County, FL near the Alabama state line, in rolling clay hills with beautiful creeks, and farmland all around. The location is perfect for big deer and turkey, while still being an easy drive to the Gulf Coast for seafood and fishing. The tract is just north of Graceville, FL for supplies, but feels very private with low development in the area.

The land has historically been used for timber production and hunting. Currently there are about 125 acres of mature pine that have been thinned and maintained with a clean understory. About 70 acres of the property are in young pine that are growing fast. The remaining land is mostly in big, mature hardwoods and creek drains, with acorn-producing oaks, and other native tree species that provide shelter and food for wildlife. Deer, turkey and even quail can be found on the property, with plenty of opportunities for hunting, trail riding, camping, and more.

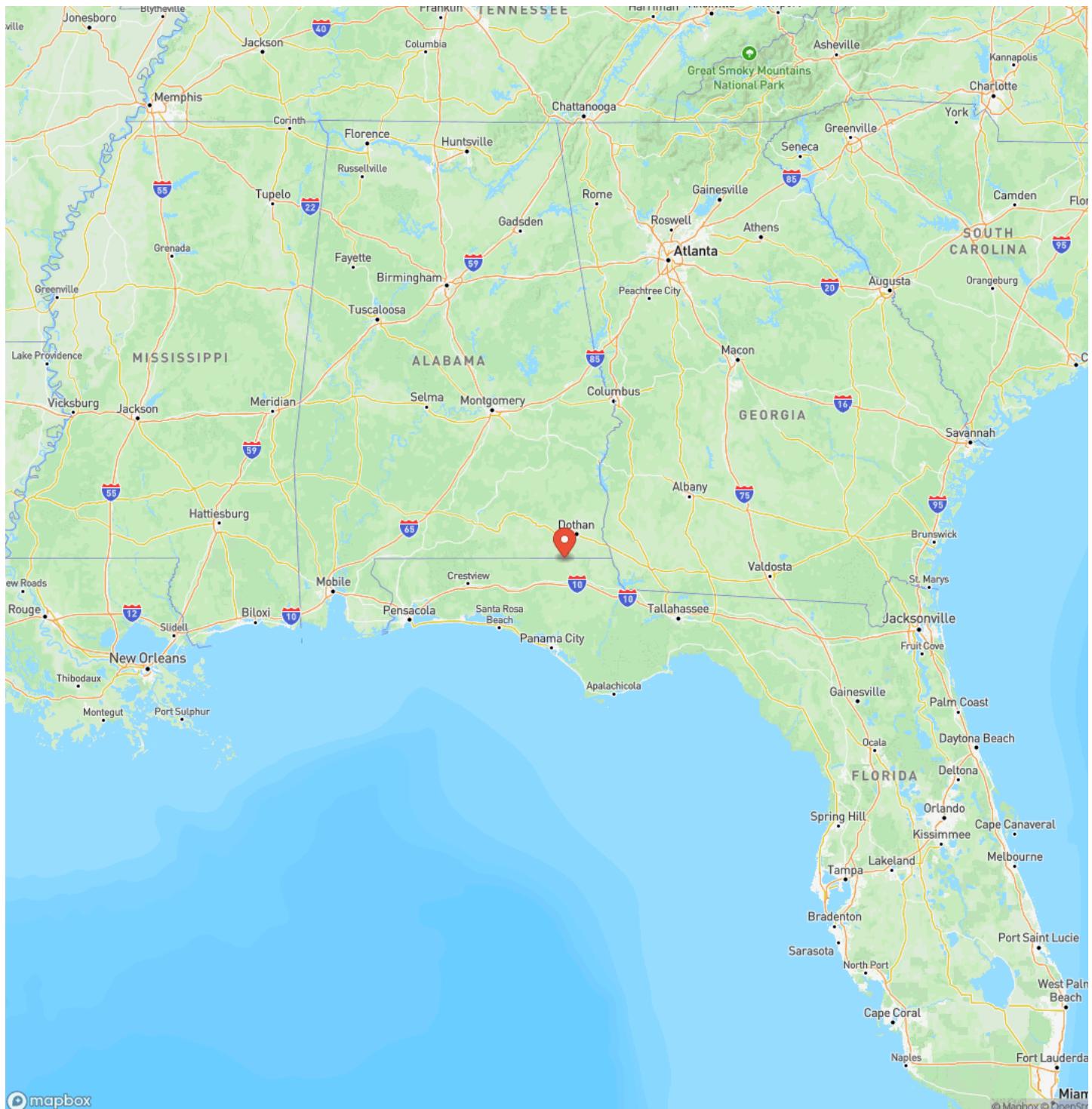
If you've been looking for a place to start building your land legacy, give us a call to discuss this great property.

**391 Ac Prime Recreation Timber Investment with Big Creeks**  
**Graceville, FL / Holmes County**

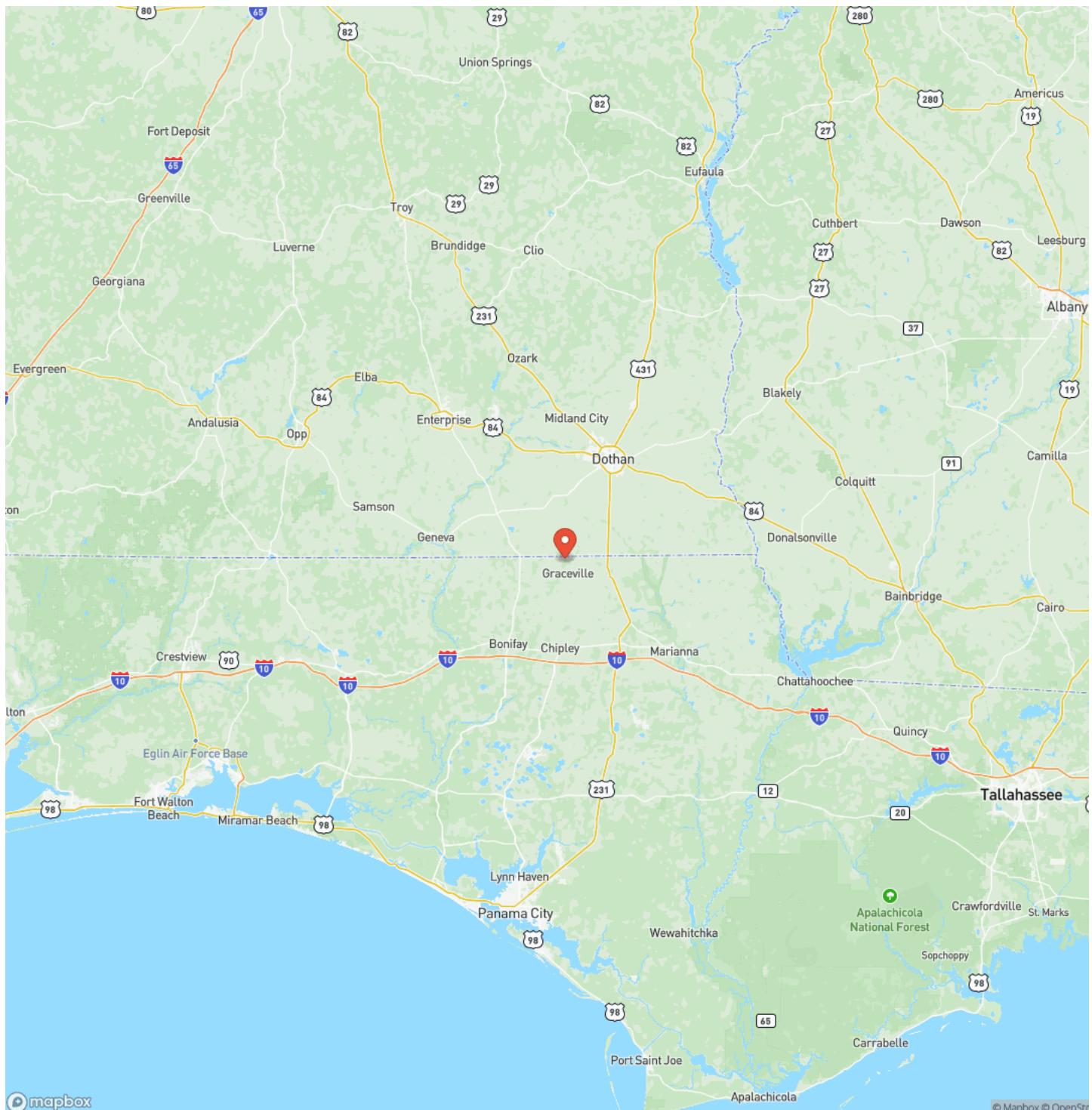


**391 Ac Prime Recreation Timber Investment with Big Creeks**  
**Graceville, FL / Holmes County**

## Locator Map



## Locator Map



## Satellite Map



## 391 Ac Prime Recreation Timber Investment with Big Creeks

## **Graceville, 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



## **MORE INFO ONLINE:**

[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

## NOTES



## **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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