

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




**FARM & FOREST
BROKERS**



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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/>



MORE INFO ONLINE:

farmandforestbrokers.com/

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PROPERTY DESCRIPTION

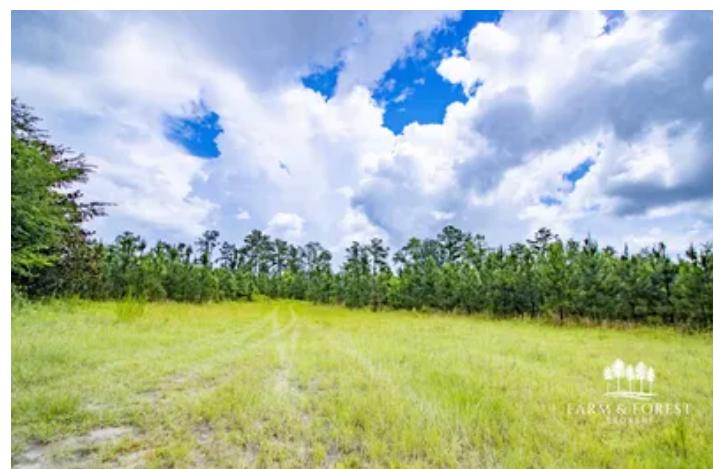
Big Bay Acres is 309-acre MOL multi-use potential development tract located just outside the city limits of Cottondale, FL in Jackson County. The property is currently being used for pine timber production and recreation, but it is well-positioned to capitalize on North Florida's rapid growth and demand 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.

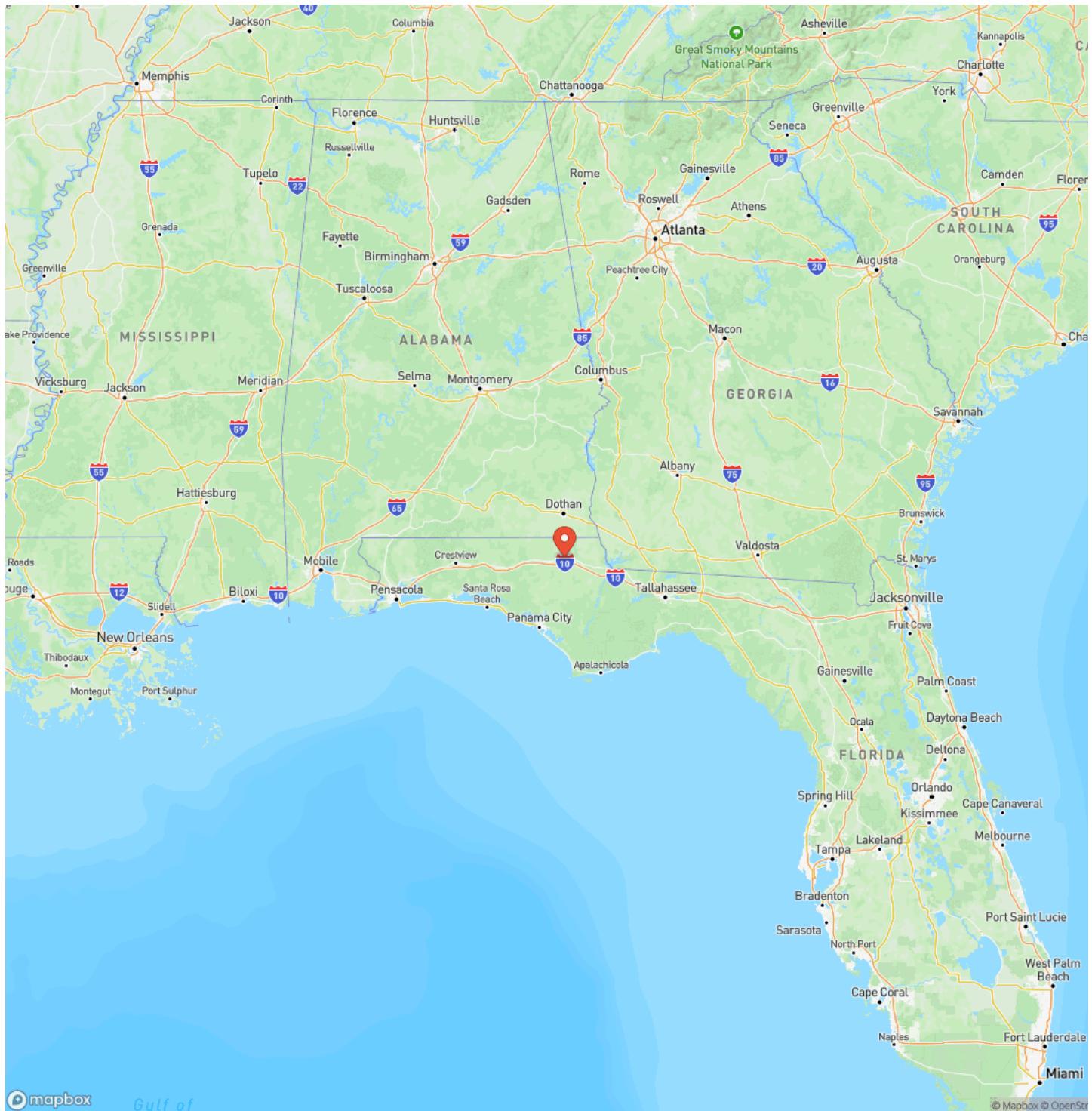
Give us a call today to discuss this unique and valuable Florida land opportunity.

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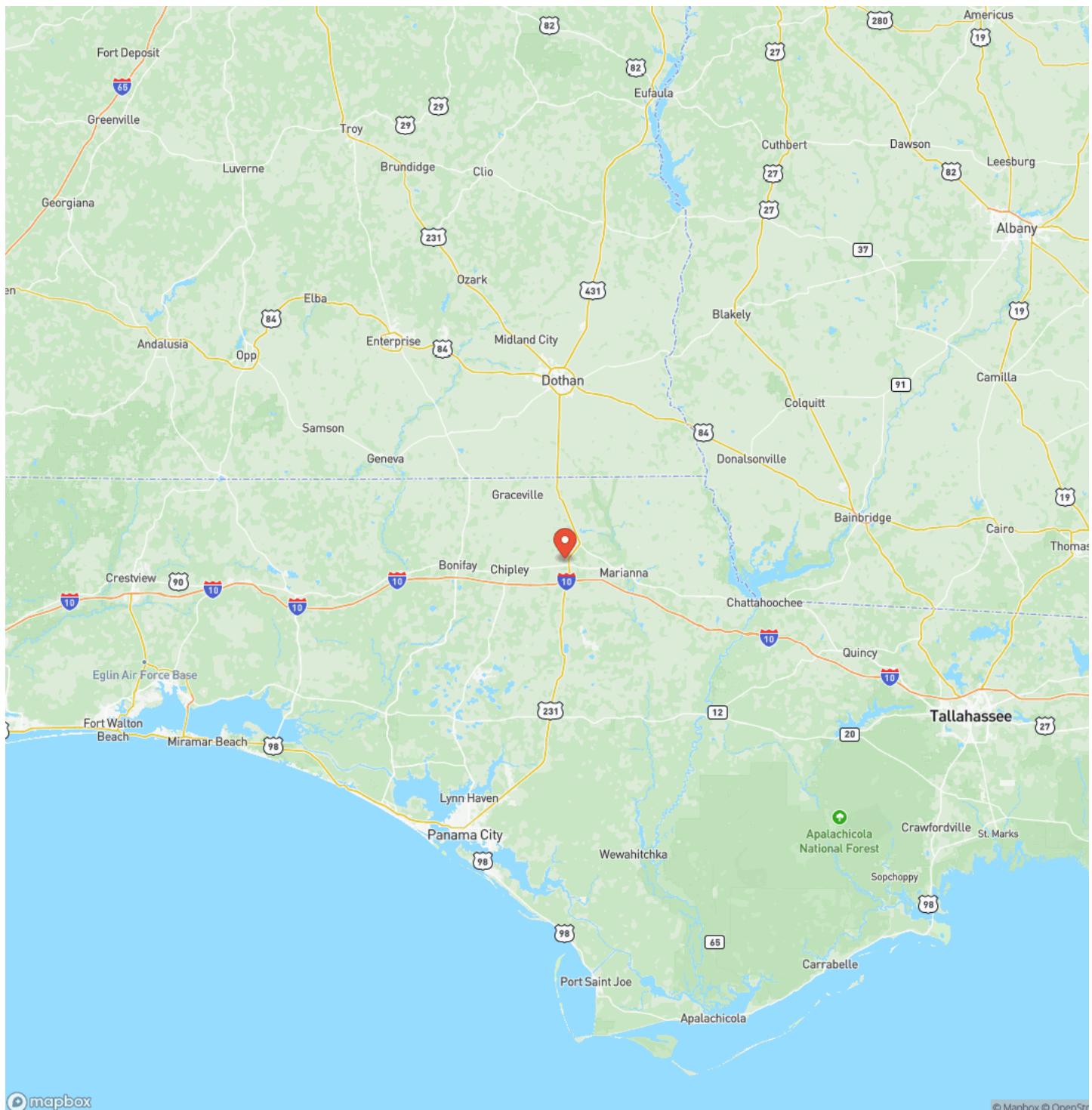
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Locator Map



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Locator Map



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Satellite Map



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

LISTING REPRESENTATIVE

For more information contact:



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Email

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Address

City / State / Zip

NOTES



MORE INFO ONLINE:

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DISCLAIMERS

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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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