

**30 Ac Homesite or Development Tract on Hwy 90 near  
Marianna, FL  
XX1 US 90  
Marianna, FL 32446**

**\$180,565  
30.090± Acres  
Jackson County**



## 30 Ac Homesite or Development Tract on Hwy 90 near Marianna, FL Marianna, FL / Jackson County

### SUMMARY

#### **Address**

XX1 US 90

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

Marianna, FL 32446

#### **County**

Jackson County

#### **Type**

Undeveloped Land, Timberland, Lot

#### **Latitude / Longitude**

30.74313 / -85.15085

#### **Acreage**

30.090

#### **Price**

\$180,565

#### **Property Website**

<https://farmandforestbrokers.com/property/30-ac-homesite-or-development-tract-on-hwy-90-near-marianna-fl-jackson-florida/86925/>



**MORE INFO ONLINE:**

**[farmandforestbrokers.com/](https://farmandforestbrokers.com/)**

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### **PROPERTY DESCRIPTION**

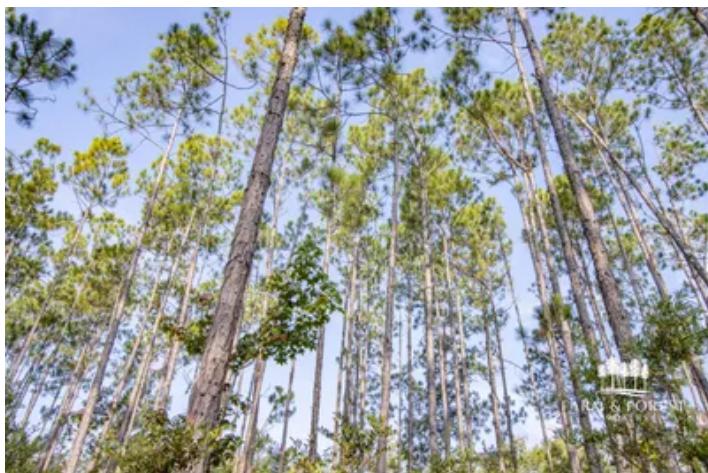
This beautiful 30.1 acres MOL is located just outside the Marianna, FL city limits with frontage on US Hwy 90. It is ideal for a new homesite, or potential subdivision.

The land is currently used as a timberland investment, with mature pine trees covering most of the property. There is an established driveway with concrete culverts onto US-90, and power is available on the boundary. The land is well-suited for a new mini-farm homesite, and could potentially be subdivided further to meet the growing demand in the area. Adjacent property is already being developed as a residential subdivision, and the area around Marianna has been growing quickly for several years.

The property is just a few minutes from downtown Marianna and the I-10 interstate exit, with shopping, dining, entertainment and more. It is located in the heart of the Florida Panhandle region, famous for its beautiful natural amenities like Blue Springs, Merrits Mill Pond, the Chipola and Apalachicola Rivers, Florida Caverns State Park, and more. From the property, it's also a straight shot down to Florida's famous Gulf Coast. You can be enjoying world-class beaches, seafood and fishing in about an hour's drive.

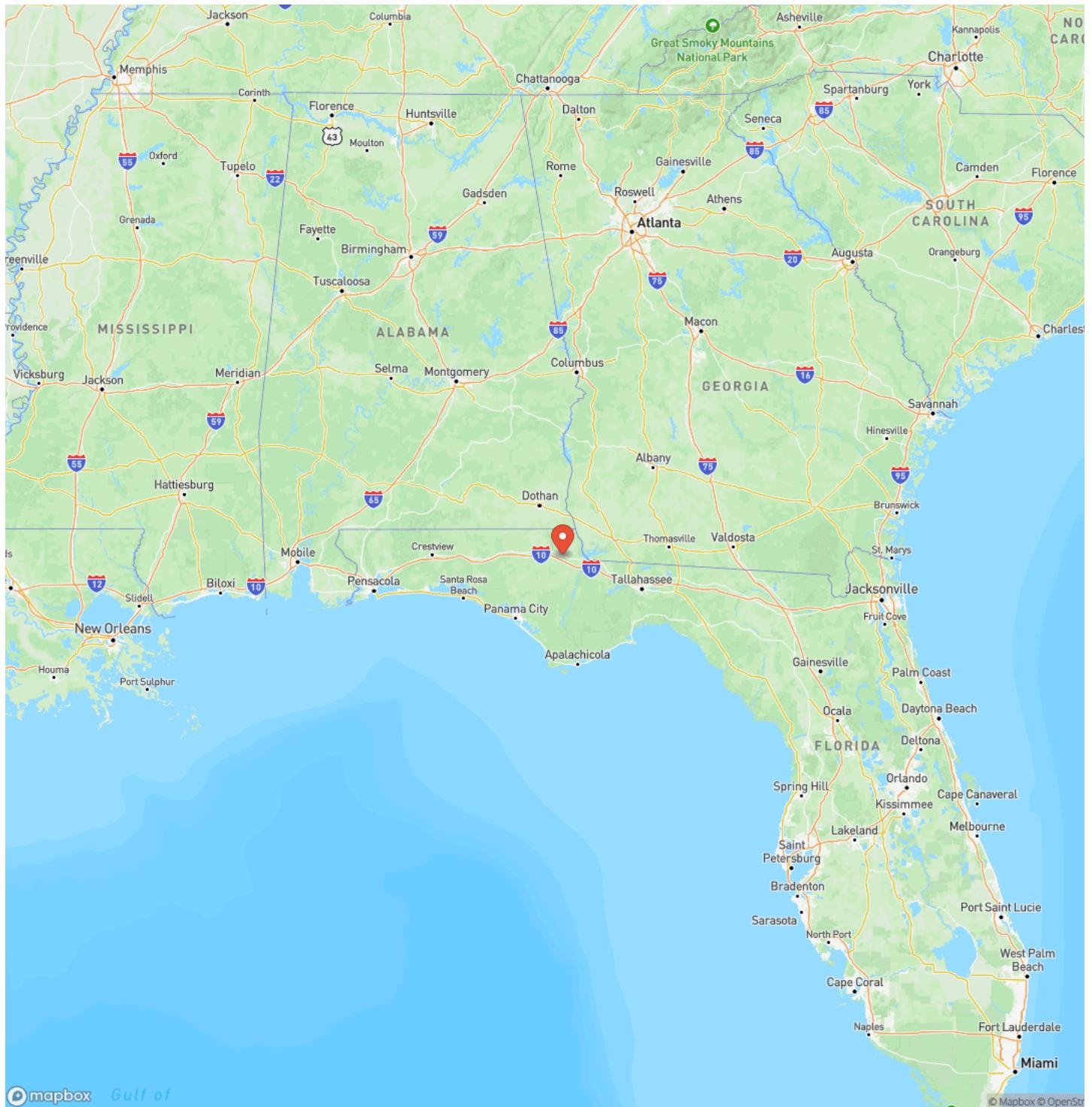
Give us a call today to schedule your tour of this unique investment tract.

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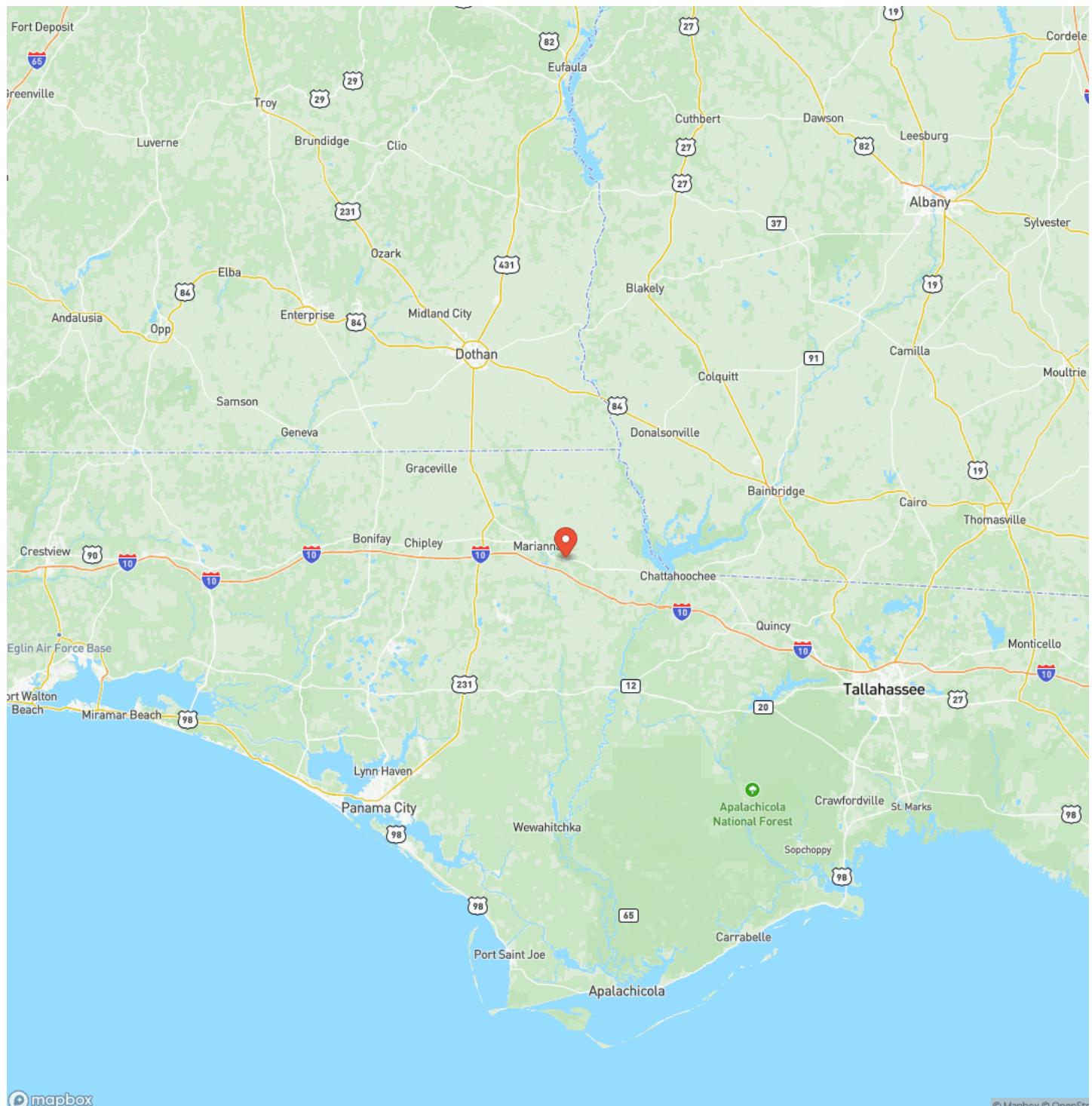


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## Locator Map

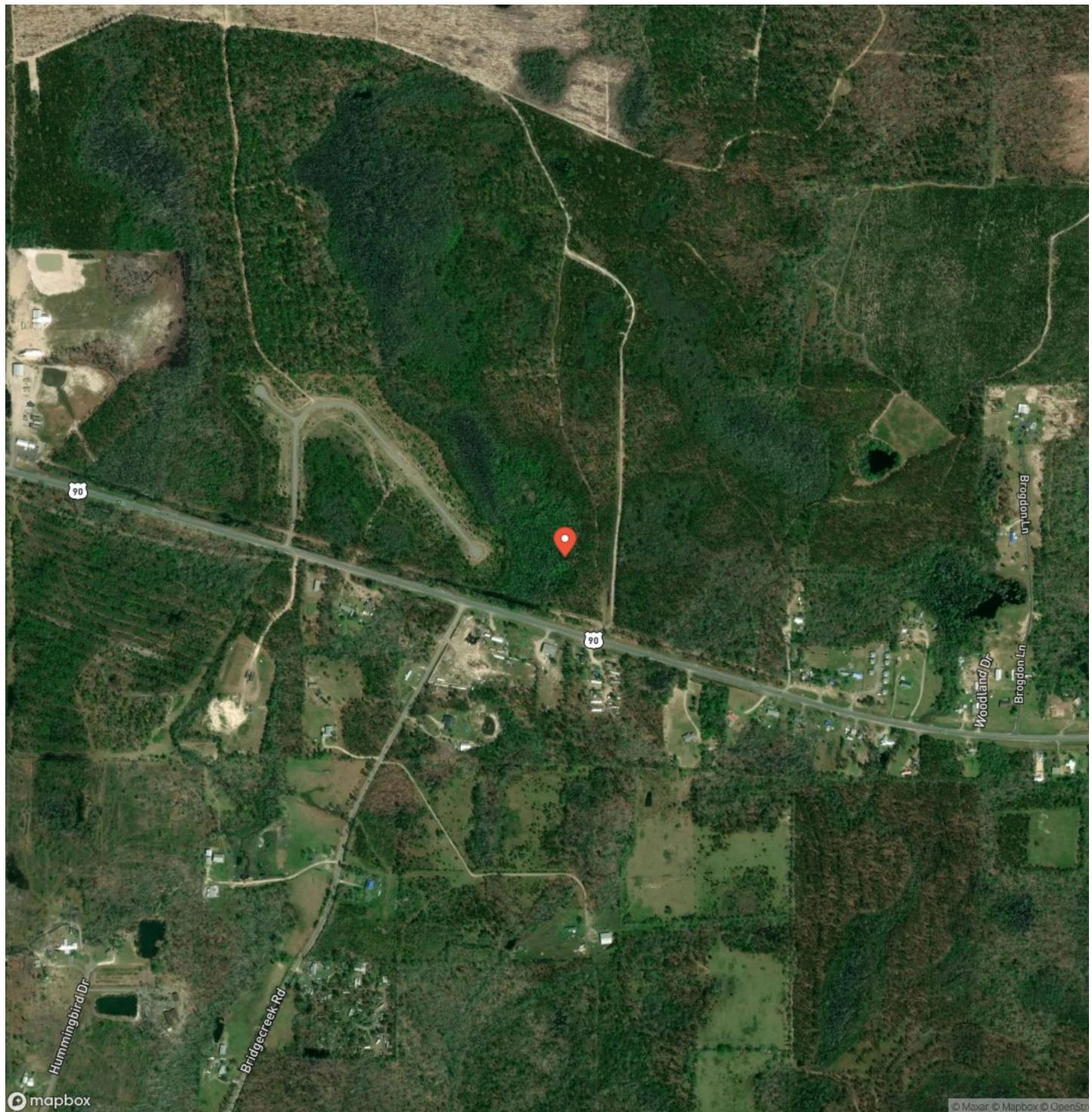


## Locator Map



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Marianna, FL / Jackson County

## Satellite Map



## **30 Ac Homesite or Development Tract on Hwy 90 near Marianna, FL Marianna, 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



## **MORE INFO ONLINE:**

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

## NOTES



## **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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**Farm & Forest Brokers**  
155 Birmingham Road  
Centreville, AL 35042  
(205) 340-3946  
[farmandforestbrokers.com/](http://farmandforestbrokers.com/)

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