

20.9 ac Lot 1 Homesite All High and Dry with Power in  
Jackson Co., FL  
XX1 Maddox Rd.  
Marianna, FL 32448

**\$83,524**  
20.9± Acres  
Jackson County





**20.9 ac Lot 1 Homesite All High and Dry with Power in Jackson Co., FL  
Marianna, FL / Jackson County**

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**SUMMARY**

**Address**

XX1 Maddox Rd.

**City, State Zip**

Marianna, FL 32448

**County**

Jackson County

**Type**

Recreational Land, Timberland, Undeveloped Land

**Latitude / Longitude**

30.606416 / -85.220103

**Acreage**

20.9

**Price**

\$83,524

**Property Website**

<https://farmandforestbrokers.com/property/20-9-ac-lot-1-homesite-all-high-and-dry-with-power-in-jackson-co-fl/jackson/florida/86824/>



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### **PROPERTY DESCRIPTION**

Lot 1: 20.9 acres MOL beautiful homesite with NO FLOOD ZONE! This property is perfect if you want high and dry land for your new rural homesite! Currently established in planted pine trees, this great tract is an ideal choice for homesteading, with tons of potential uses.

Located south of Marianna, FL in Jackson County, this property is right in the heart of the growing Panhandle Region, with access to nearly unlimited natural amenities and places to explore. Settle in and enjoy easy access to the Gulf Coast, rivers and lakes, cold clear springs, and many more of the area's famous opportunities. This property has good access onto a well-maintained county road with power along the boundary.

The land itself is gently rolling with natural hardwoods in the very back. Most of the property (about 17 acres) is established in pine. It could be easily cleared for pasture, homesites, gardens, etc. or left to grow for future income. It has about 650' of frontage along Maddox Rd. Properties in the area are large timberland and agricultural tracts with mini-farms and homesites mixed in.

This tract is Lot 1 out of 3 - additional acreage is available. Give us a call today.





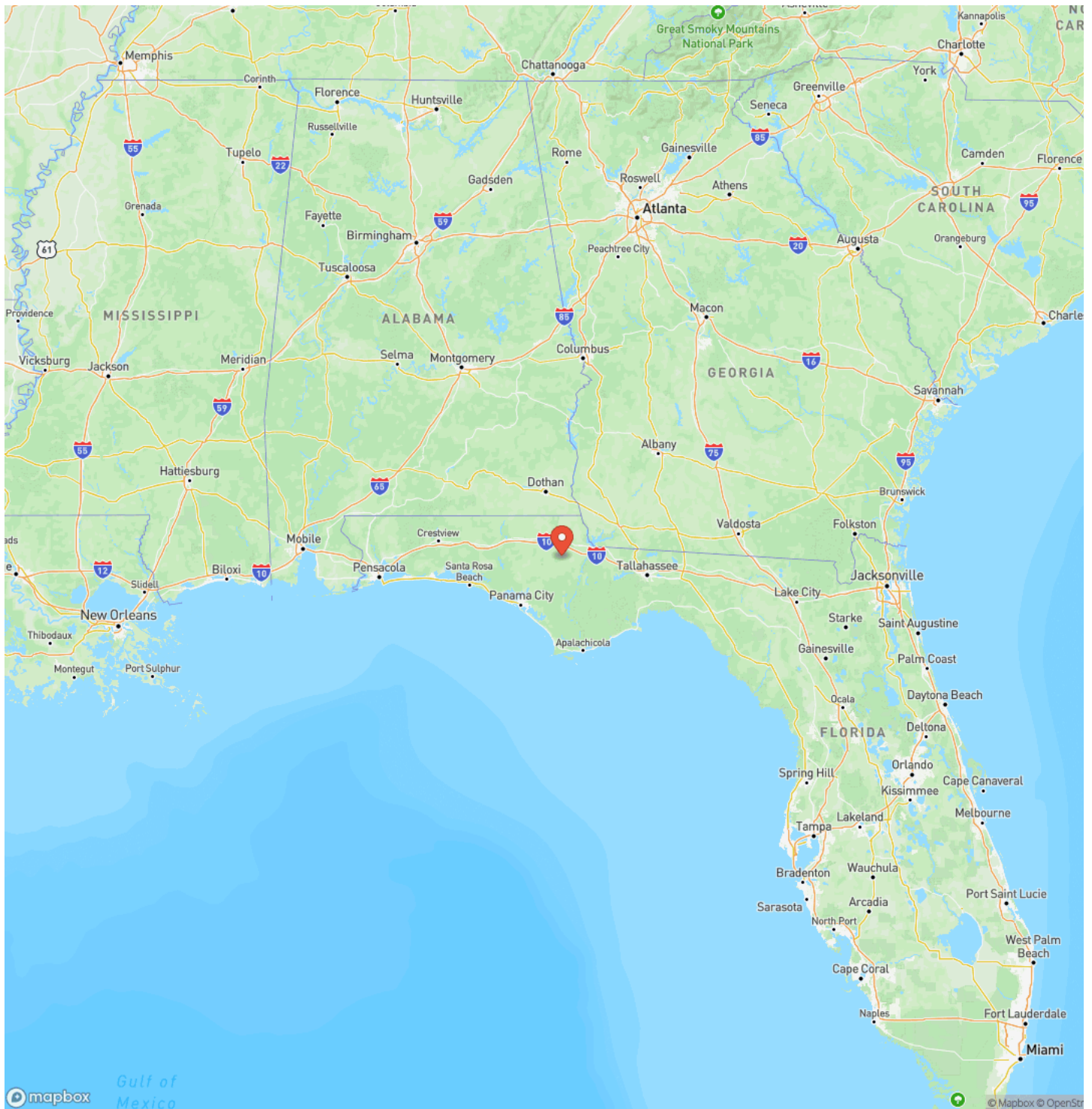
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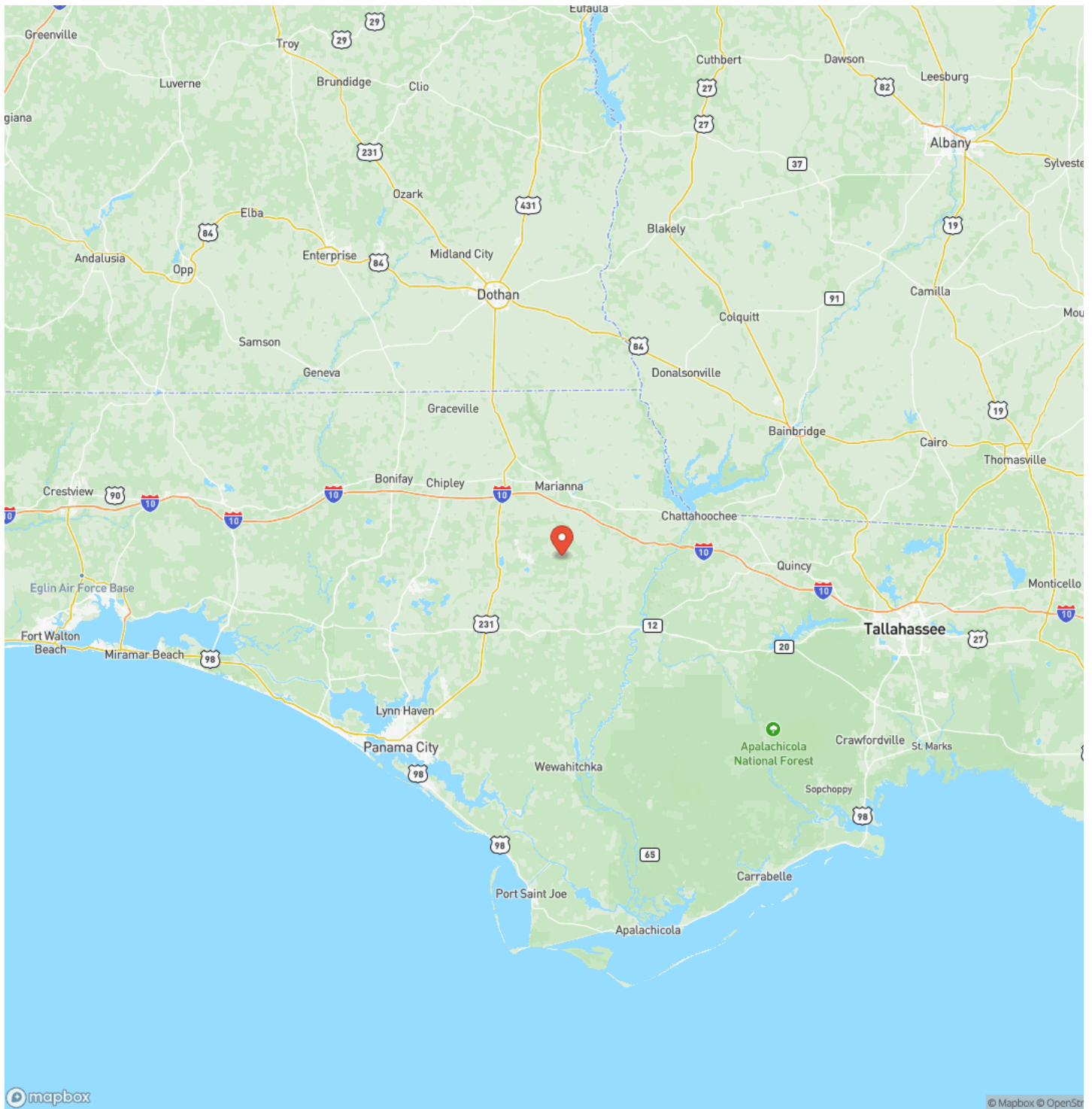




## Locator Map



## Locator Map





## Satellite Map



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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

Centreville, AL 35042

## NOTES

This image shows a blank sheet of white paper with horizontal 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.



## 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**

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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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