

**418 Ac Beautiful Recreational Tract Loaded with Timber
in Washington Co., FL
XX1 Bonnett Pond Rd.
Chipley, FL 32428**

\$1,130,004
418.520± Acres
Washington County



418 Ac Beautiful Recreational Tract Loaded with Timber in Washington Co., FL Chipley, FL / Washington County

SUMMARY

Address

XX1 Bonnett Pond Rd.

City, State Zip

Chipley, FL 32428

County

Washington County

Type

Recreational Land, Timberland

Latitude / Longitude

30.664181 / -85.625501

Acreage

418.520

Price

\$1,130,004

Property Website

<https://farmandforestbrokers.com/property/418-ac-beautiful-recreational-tract-loaded-with-timber-in-washington-co-fl-washington-florida/77684/>



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PROPERTY DESCRIPTION

This property is 418 +/- acres of beautiful timberland with multi-age pine stands, great hunting, creeks, and incredible elevation changes which make this land really unique in Florida. The land is loaded with planted pine timber creating future income for the owner. Game sign is plentiful with lots of buck activity, and big gobblers are out strutting this Spring. Add to the mix several creeks and ponds, and this is an all-around land investor dream property.

The land has beautiful elevation changes which create long sight lines, and lots of trails and roads for ATVs, horses, and hunting options. The timber asset is a mix of mature trees ready for harvest, and younger pines that will be ready for thinning in a few years. This mix creates income opportunities into the future. A creek flows through the property surrounded by big hardwood and pine, creating idea habitat for deer and turkey.

The property has frontage on a paved road and power on the boundary, ready for your new cabin, farmhouse or camp. The land is located in Washington Co, FL, not far from Florida's incredible Gulf Coast communities, fishing and seafood.

Give us a call today to set up your tour.

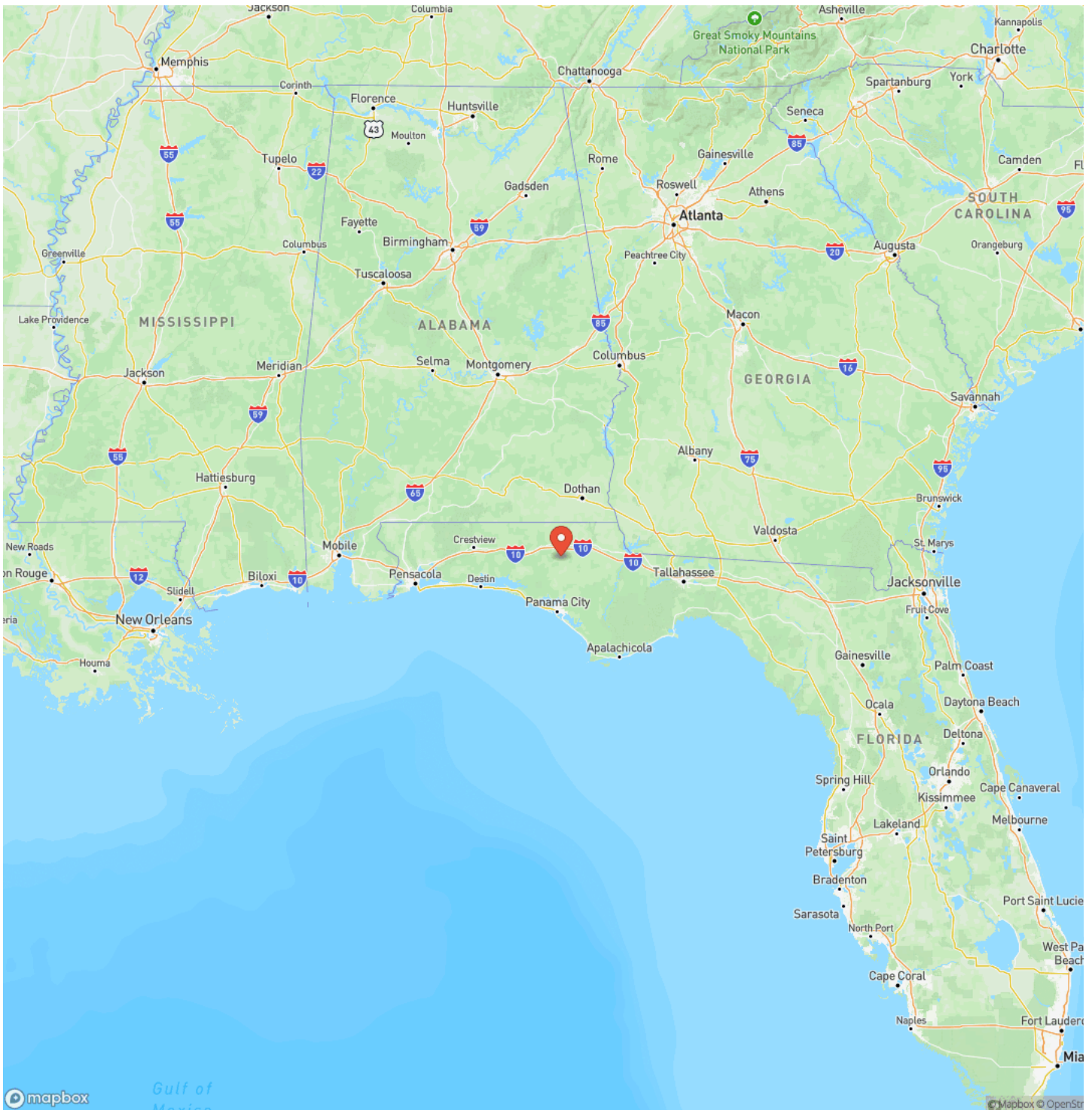


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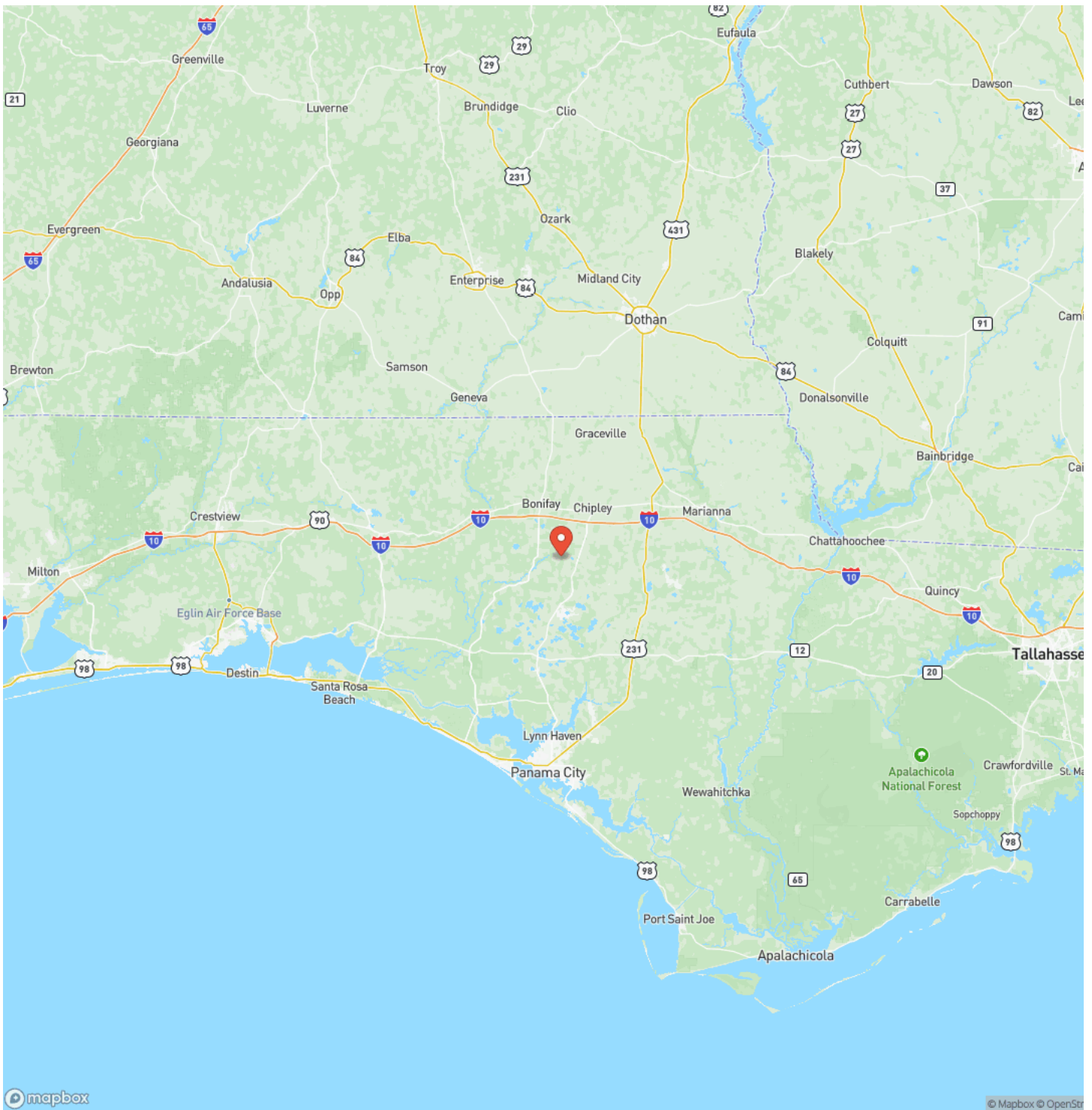


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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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City / State / Zip
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NOTES

Notes section with horizontal lines for text entry.



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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