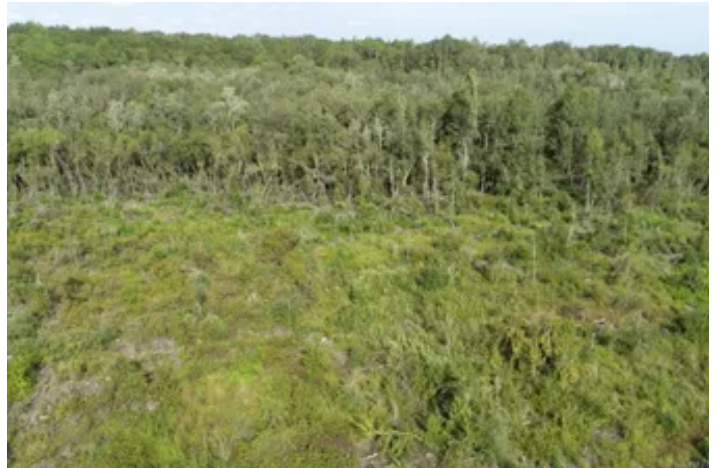


**156 Ac Timber & Recreational Investment - Bonifay, FL,
Washington County
XX4 Sand Path Rd
Bonifay, FL 32425**

\$391,125
156.450± Acres
Washington County



156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County
Bonifay, FL / Washington County

SUMMARY

Address

XX4 Sand Path Rd

City, State Zip

Bonifay, FL 32425

County

Washington County

Type

Hunting Land, Timberland

Latitude / Longitude

30.781977 / -85.698124

Acreage

156.450

Price

\$391,125

Property Website

<https://farmandforestbrokers.com/property/156-ac-timber-recreational-investment-bonifay-fl-washington-county-washington-florida/69559/>



156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County Bonifay, FL / Washington County

PROPERTY DESCRIPTION

This 156 ac +/- timberland investment is located less than 10 minutes from growing Bonifay, FL. Adjacent properties have been developed into mini-farm communities or are being used for agriculture. This property represents a great opportunity for a multi-use investment in the path of development and in a growing part of North FL.

The property has recently been cleared of pine trees, leaving behind hardwood feature trees. It would make for an excellent pasture conversion property, or could be re-planted into a pine plantation for future growth and revenues. The surrounding area is growing, and presents future development opportunities for investors. The property would make an ideal large homestead tract as well, with plenty of room for livestock, farming, hunting, trail riding, horses, and of course, your new farmhouse and barns.

The property is located just outside Bonifay, FL. It is less than an hour to Florida's Gulf Coast. Access is along a county-maintained road with power along the boundary. A seasonal creek flows through the property as well, creating a water source for wildlife. About 75 acres of the land is currently open and usable for farming conversion or new pine reforestation. The remainder of the land is in natural hardwood and pine forest, great for wildlife habitat, and a natural buffer for neighbors.

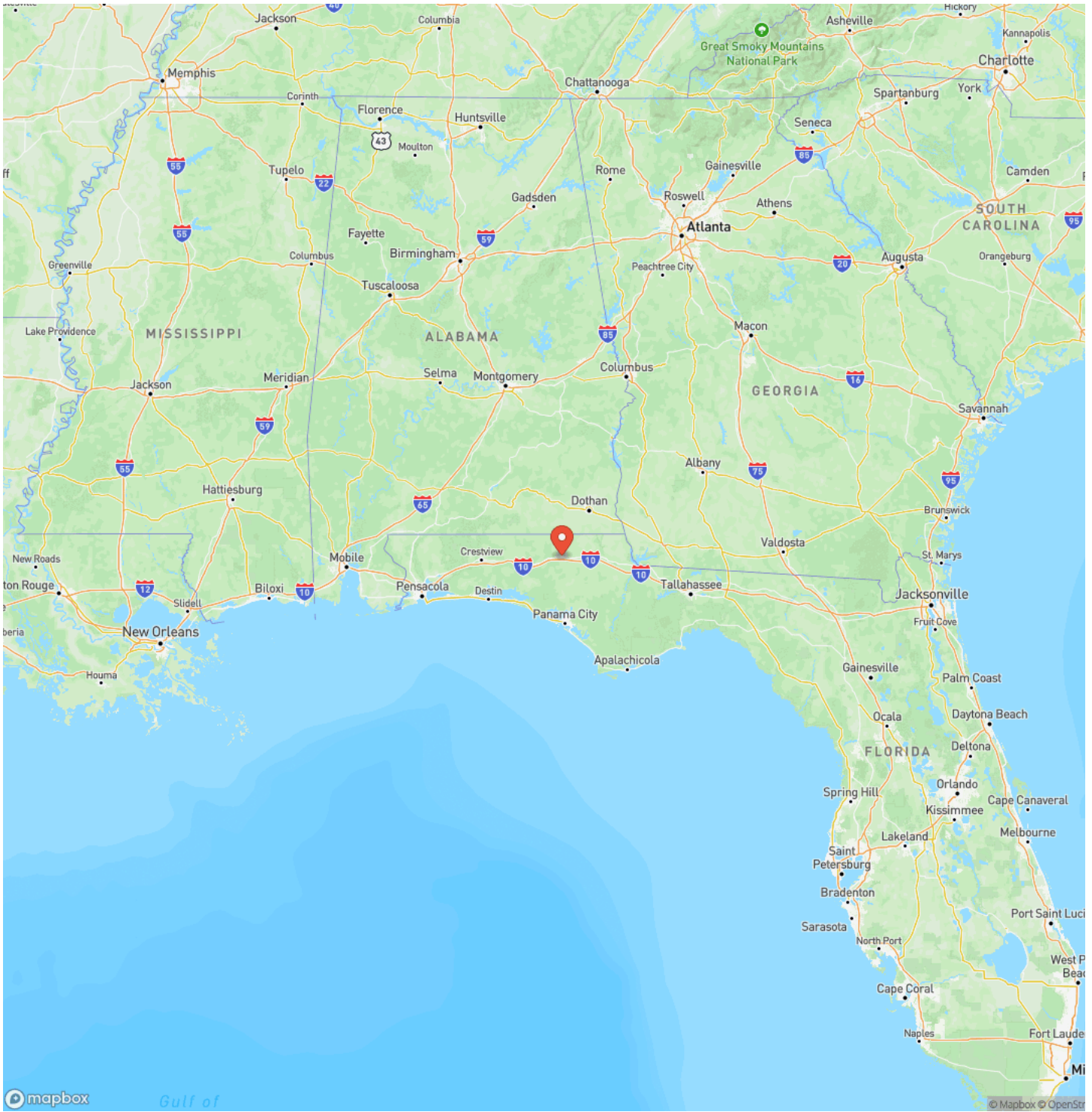
Give us a call today to set up your showing on this great property.



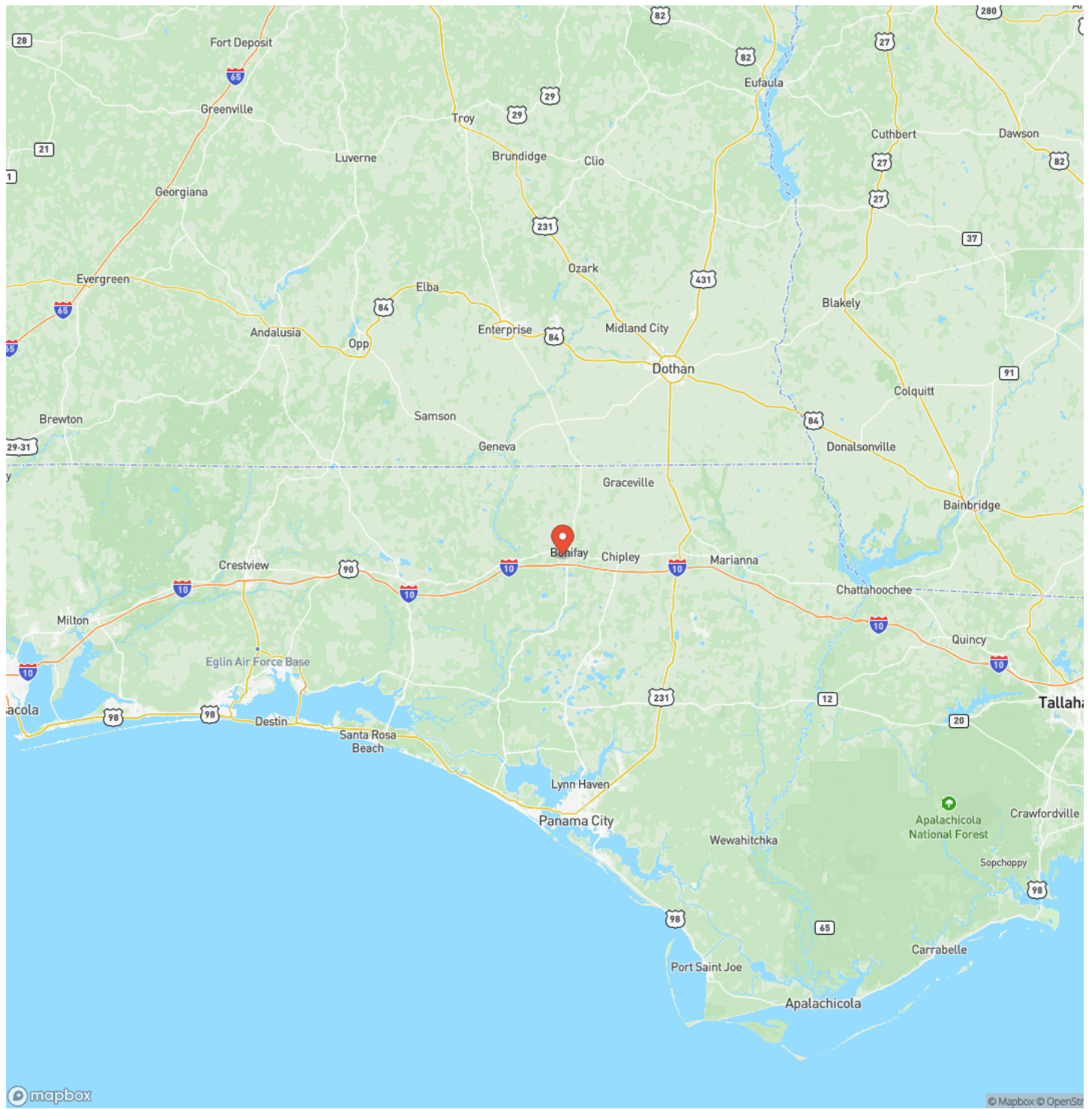
156 Ac Timber & Recreational Investment - Bonifay, FL, Washington County
Bonifay, FL / Washington County



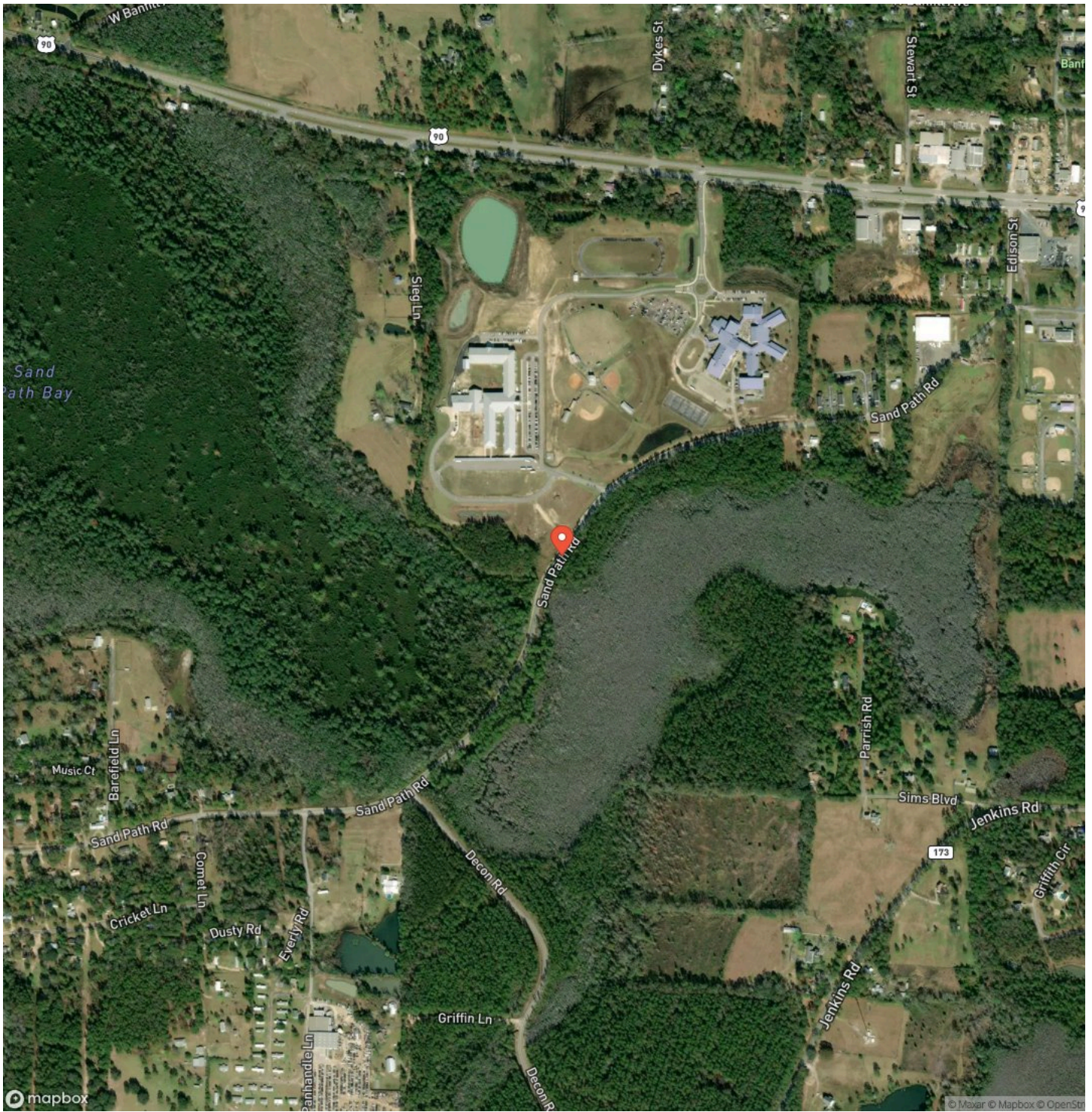
Locator Map



Locator Map



Satellite Map



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.



Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

