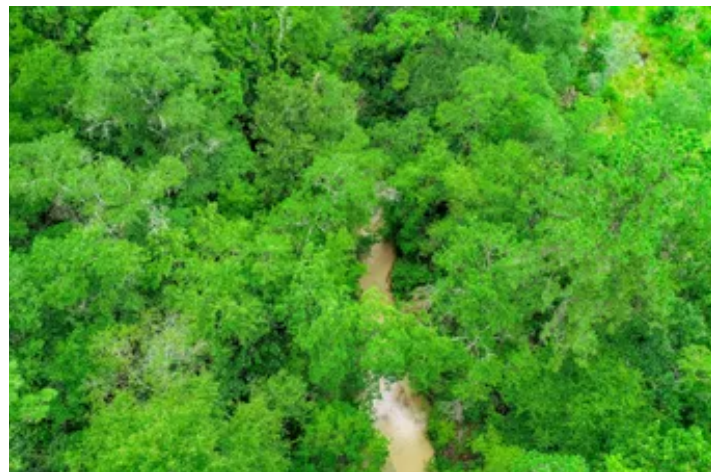
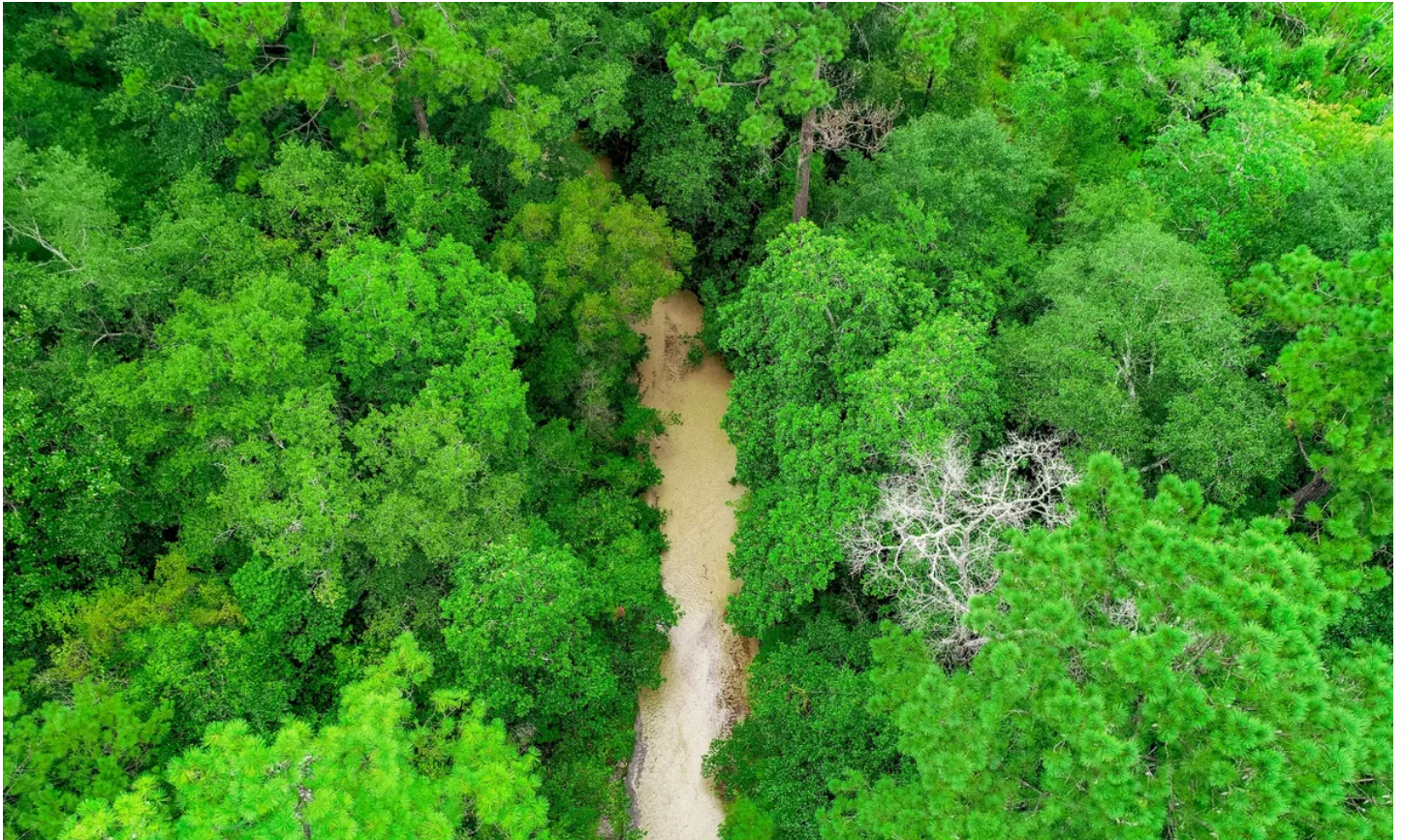


**Pine Log Creek 806 Ac Timberland & Recreational
Investment Walton Co FL
Vacant Hwy 2
Defuniak Springs, FL 32433**

\$2,619,598
806± Acres
Walton County



**Pine Log Creek 806 Ac Timberland & Recreational Investment Walton Co FL
Defuniak Springs, FL / Walton County**

SUMMARY

Address

Vacant Hwy 2

City, State Zip

Defuniak Springs, FL 32433

County

Walton County

Type

Hunting Land, Timberland

Latitude / Longitude

30.893982 / -86.33011

Acreage

806

Price

\$2,619,598

Property Website

<https://farmandforestbrokers.com/property/pine-log-creek-806-ac-timberland-recreational-investment-walton-co-fl-walton-florida/69562/>



Pine Log Creek 806 Ac Timberland & Recreational Investment Walton Co FL Defuniak Springs, FL / Walton County

PROPERTY DESCRIPTION

Pine Log Creek is an extremely productive, professionally managed timberland investment with trophy hunting potential and high-end recreational value, located in the fast-growing and picturesque Florida Panhandle. The land is 806.03 surveyed acres that are 100% in timber production, from extremely fast-growing loblolly pine to mature hardwood forests growing along big flowing creeks. The beautiful elevation changes create scenic vistas that round out this offering as a land and legacy tract that cannot be missed.

Pine Log Creek is named for the wide, sand-bottomed and spring-fed creek that flows through the property providing a year-round water source and beautiful, peaceful place to rest. Along the creek grows an old natural forest full of majestic oaks, magnolias, pines and more. The great majority of the property however is established in fast-growing and healthy planted pine plantations. The stands are a mix of ages to create steady and diverse future income streams, and the property is located in a timber market with projected growth in demand. Soils are extremely productive for all types of agriculture with most areas being suitable for intensive farming. A well-developed road system weaves through the pines, creating access throughout the property for recreation and timber harvesting.

Approximate Timber Stand Acres (map below):

- Planted Slash (2010): 72 ac
- Planted Slash (2017): 89 ac
- Planted Slash (2018): 16 ac
- Planted Loblolly (2021): 102 ac
- Planted Loblolly (2022): 303 ac
- Natural HW/Pine: 185 ac

Several food plots have been established on the property, and deer and turkey populations are plentiful. The productive soil grows ample browse for wildlife, and proves the saying true that good soil grows big game. The layout and mixture of timber types and roads creates an infinite number of ways to place shooting houses and new food plots, or just provides a relaxing setting for hikes, horse rides, and ATV riding. The scenic rolling hills of the property create unique elevation changes as they slope gently towards the creek. And interestingly enough, Florida's Highest Point is located just a few miles away.

This property is located in North Walton County, FL, close to the AL state line in an area known for scenic settings, rolling hills, productive soils, and beautiful properties. This property is suitable for future development and has paved road frontage and power at the boundary. The tract is 30 minutes to Defuniak Springs, FL and the I-10 exit. It is less than an hour to Niceville and Gulf of Mexico access, and Florida's 30A Gulf Coast shopping, entertainment, and dining are all just a bit further.

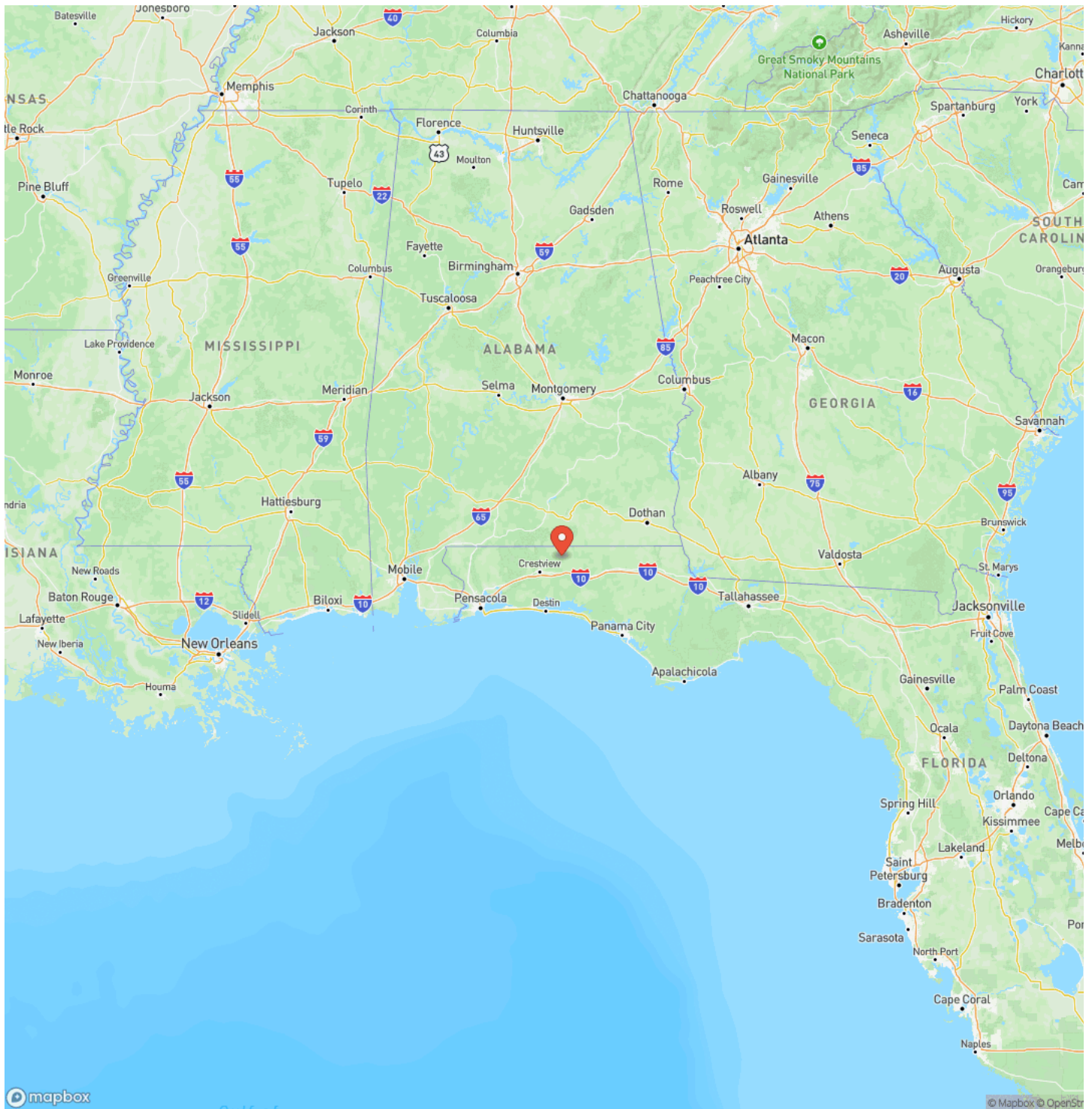
This property is a strong investment, but even more, it's ready to become part of your legacy. The land is shown strictly by appointment only to qualified buyers. Please contact us today to schedule your tour.



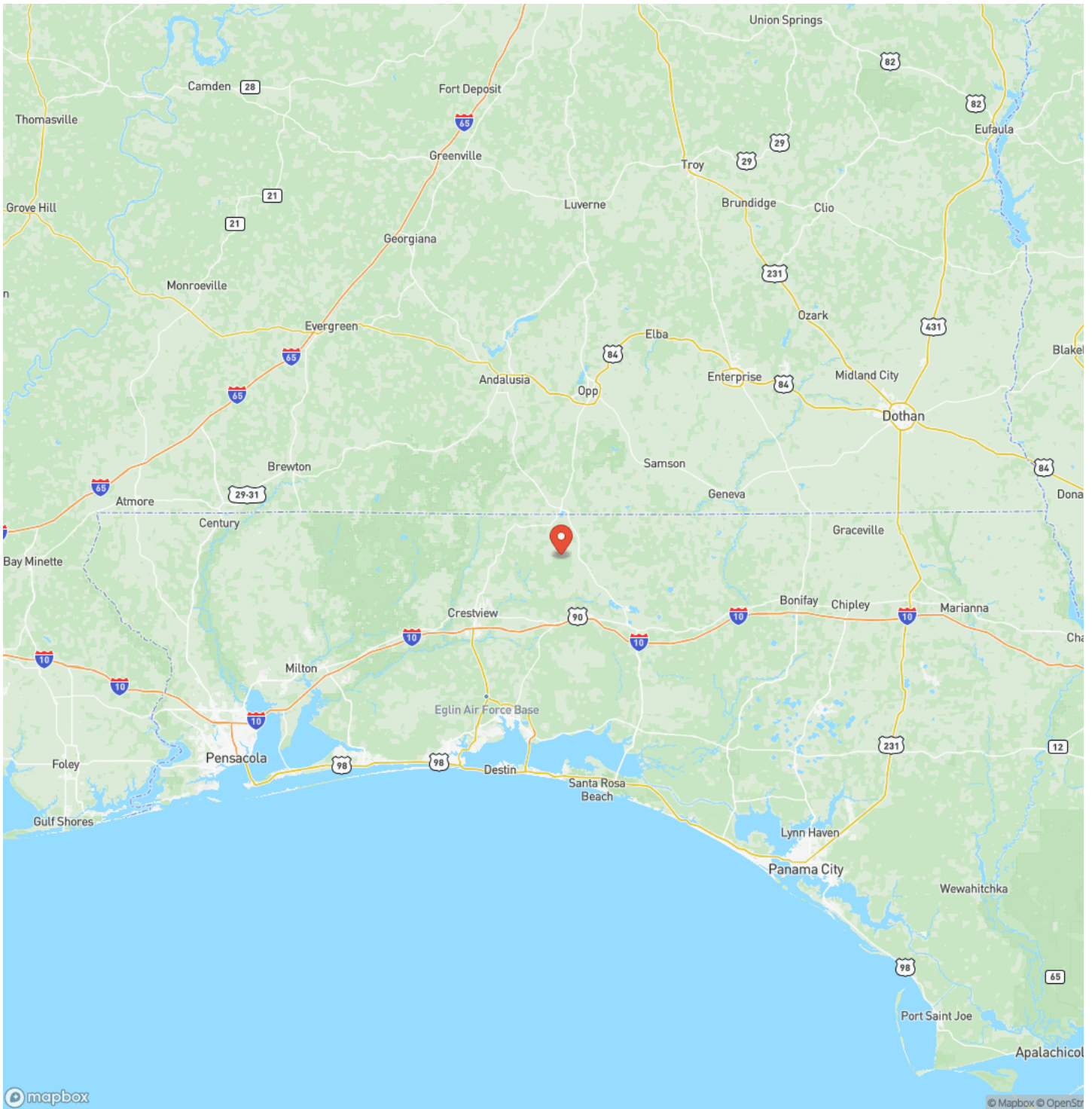
Pine Log Creek 806 Ac Timberland & Recreational Investment Walton Co FL
Defuniak Springs, FL / Walton County



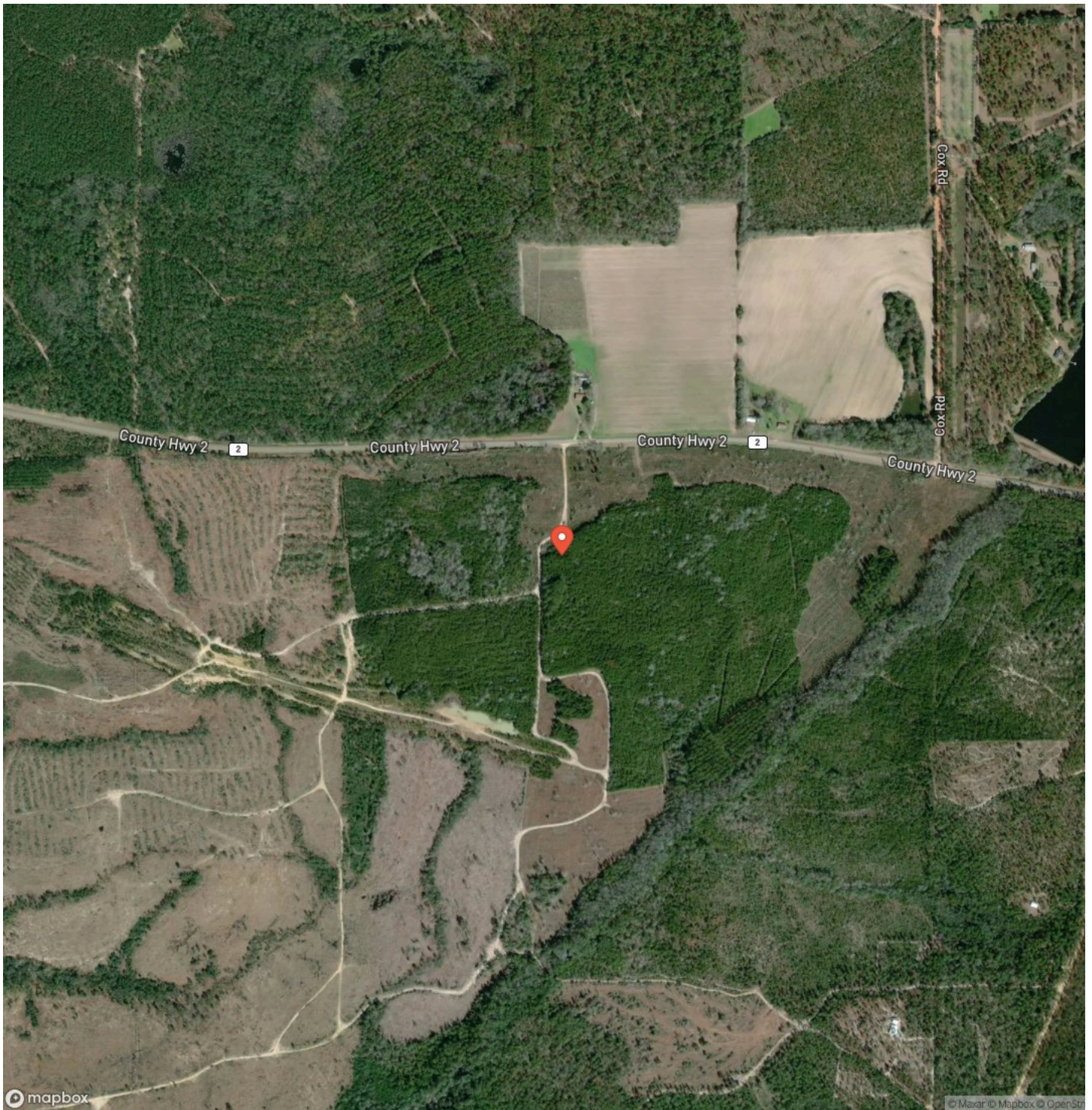
Locator Map



Locator Map



Satellite Map



DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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/

