

56 Ac ± Walton Co. - Caney Creek Tract
County Highway 0605
Defuniak Springs, FL 32433

\$196,000
56± Acres
Walton County



56 Ac ± Walton Co. - Caney Creek Tract
Defuniak Springs, FL / Walton County

SUMMARY

Address

County Highway 0605

City, State Zip

Defuniak Springs, FL 32433

County

Walton County

Type

Undeveloped Land

Latitude / Longitude

30.942209 / -86.23469

Acreage

56

Price

\$196,000

Property Website

<https://farmandforestbrokers.com/property/56-ac-walton-co-caney-creek-tract-walton-florida/83100/>



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Defuniak Springs, FL / Walton County

PROPERTY DESCRIPTION

Caney Creek Tract - 56 Ac - Walton Co, FL

Farm & Forest Brokers presents the Caney Creek Tract. This 56 - acre tract is located in a rural area of north Walton County and is surrounded by large farms, timberland, and the Wild Quail Solar Complex. This property features merchantable pine plantations, hardwoods, a year-round creek, 1,660' (+/-) paved road frontage on county highway 0605, is less than an hour from the gulf, and offers a new owner recreational and investment opportunities.

The 37 acres of pine plantations on the tract are merchantable. The 11-acre stand on the north side of the property are 26 years old and have been thinned once, the remaining 26 acres of pine plantations are 20 years old and have not been thinned. A new owner could have this thinned for a quick return on investment.

Caney Creek is a year-round creek that flows across the southwest portion of this tract. This creek is a nice feature for wildlife, especially paired with the surrounding hardwoods, and upland pine stands.

The hardwoods on the property are associated with the Caney Creek SMZ and are primarily bottomland hardwoods. There are areas of mast producing oaks throughout the SMZ that are good food sources for deer and turkey. There is a major transmission powerline easement that runs north and south across the tract, the easement is approximately 3 acres. The south 1 acre of the easement is wet natured due to its proximity to the creek, the north 2 acres of the easement is high and dry and would be a great location for a large food plot!

This tract is shown by appointment only. For more information or to schedule a showing contact Dalton Dalrymple at [334-447-5600](tel:334-447-5600).

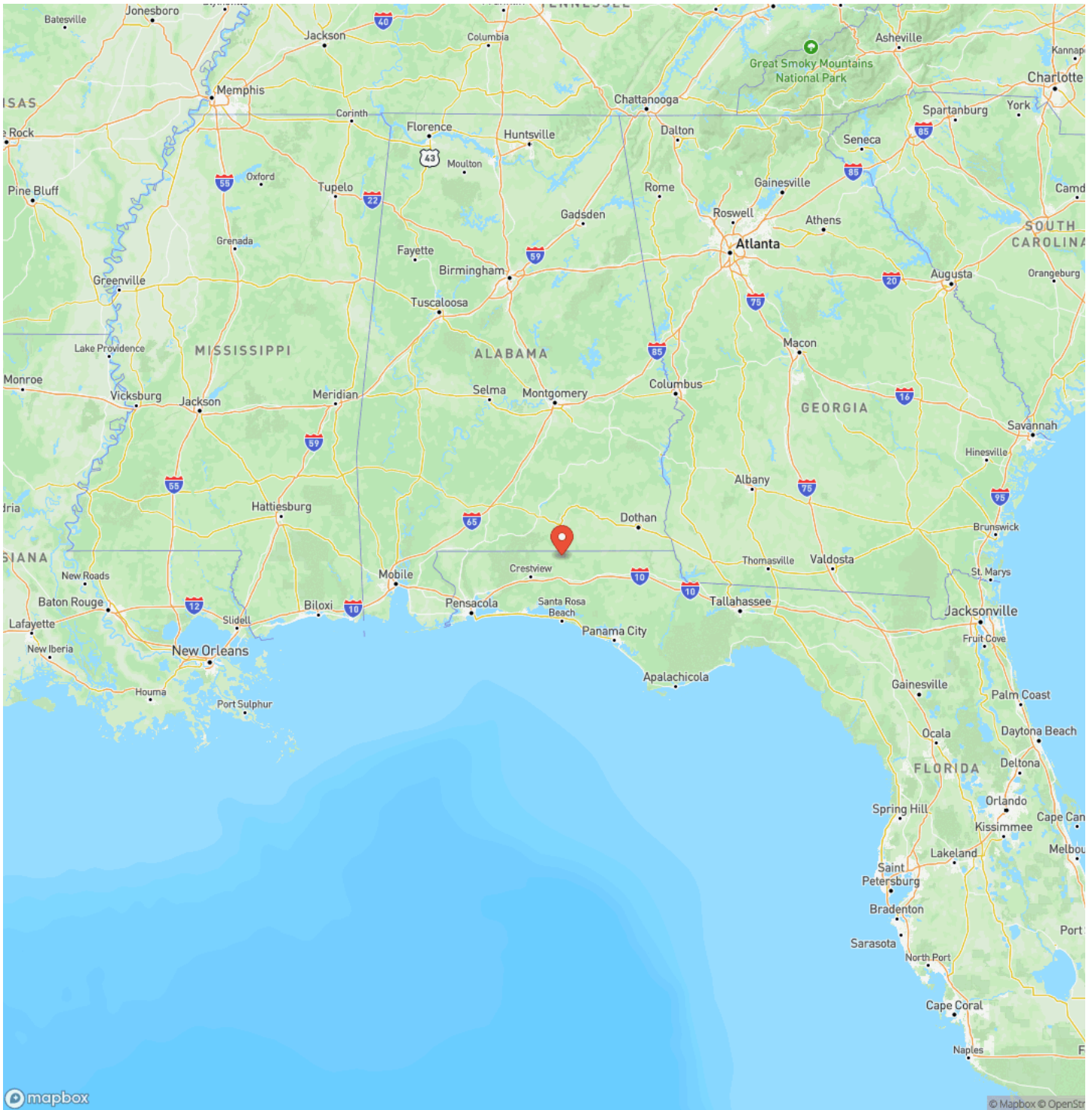
Note* This property is close to the Wild Quail Solar Energy Center.



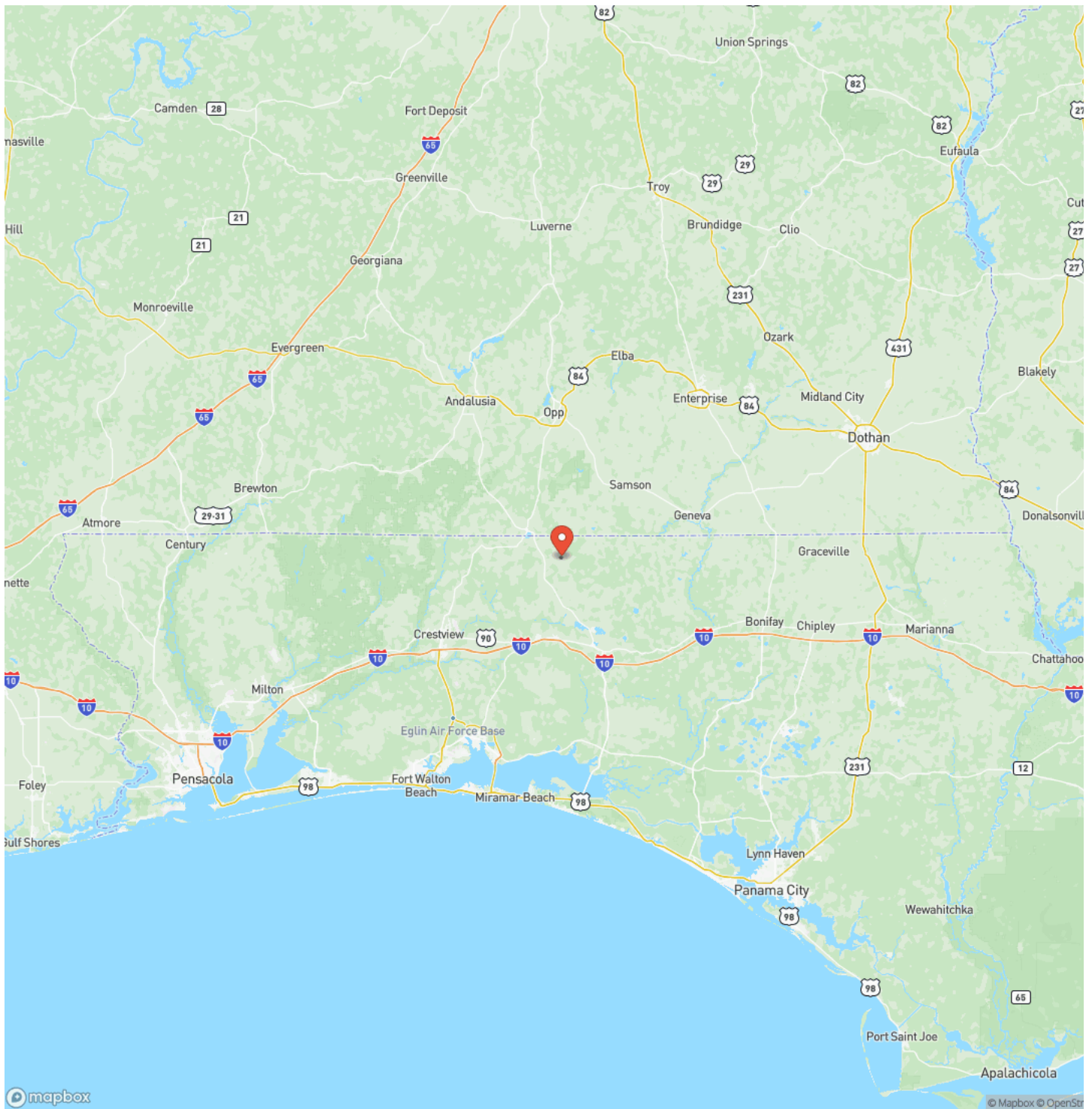
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Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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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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