

**25.5 Ac Lot 1 Rural Retreat - High and Dry with a Pond
and Good Access in Jackson Co., FL**
XX1 Pittman Hill Rd.
Marianna, FL 32448

\$114,546
25.450± Acres
Jackson County



**25.5 Ac Lot 1 Rural Retreat - High and Dry with a Pond and Good Access in Jackson Co., FL
Marianna, FL / Jackson County**

SUMMARY

Address

XX1 Pittman Hill Rd.

City, State Zip

Marianna, FL 32448

County

Jackson County

Type

Timberland, Recreational Land, Hunting Land

Latitude / Longitude

30.567904 / -85.280697

Acreage

25.450

Price

\$114,546

Property Website

<https://farmandforestbrokers.com/property/25-5-ac-lot-1-rural-retreat-high-and-dry-with-a-pond-and-good-access-in-jackson-co-fl-jackson-florida/86846/>



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PROPERTY DESCRIPTION

This 25.5 acre MOL tract would make the perfect rural retreat to get away from everything! Currently off-the-grid and private, you could escape into Florida's natural countryside and enjoy life at your pace. Power isn't too far away if you'd prefer on-grid living, and there's good access onto a well-maintained county road.

This land is almost all high-and-dry with no flood zone, except for a small portion of the tract that fronts a seasonal pond. The land is planted in pine timber, but is perfect for food plots, pasture, gardens, or whatever else you'd like to do. The pond in the back creates a draw for area wildlife like deer and turkey, adding recreational opportunities to the list of near limitless options for enjoying your Panhandle property.

This tract is located not far from Marianna, FL, and is also just a short drive away from Panama City Beach and other Gulf Coast destinations. Give us a call today to set up your tour!

This is Lot 1 of 2 - additional acreage is available.



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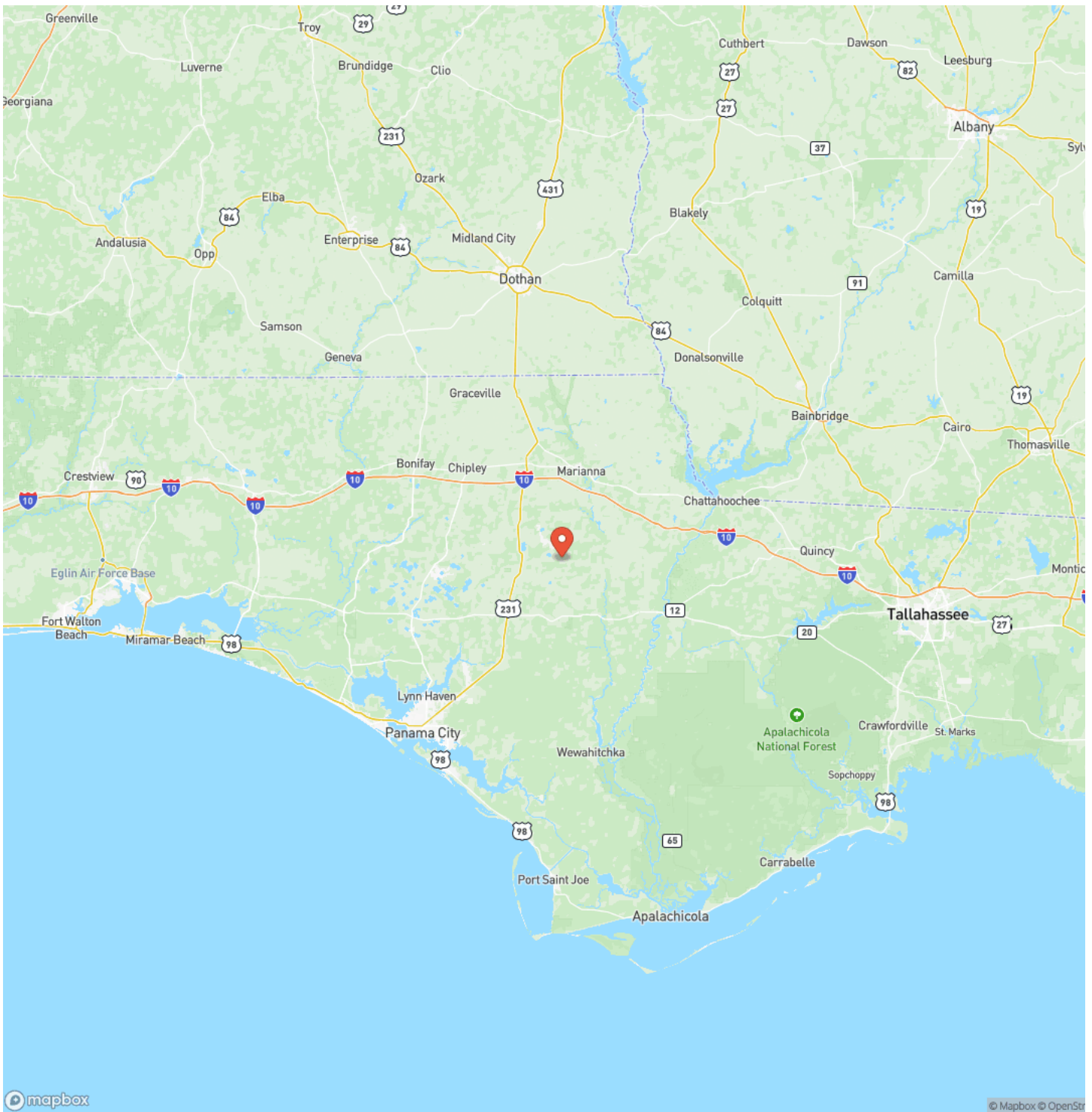
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Locator Map



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Locator Map



Satellite Map



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LISTING REPRESENTATIVE
For more information contact:



Representative
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Email
Gary@farmandforestbrokers.com
Address
City / State / Zip

NOTES

Notes section with multiple 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

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.

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