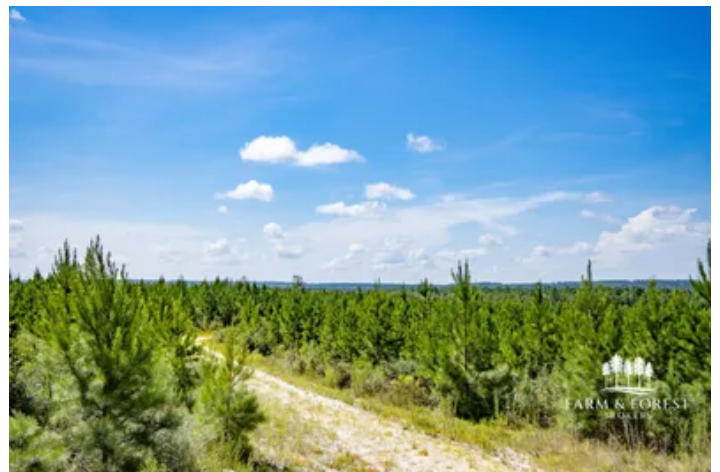


685 Ac Hard Labor Creek Tract - Timber, Recreation in
Washington Co., FL
XX1 Roland Rd.
Chipley, FL 32428

\$1,884,941
685.430± Acres
Washington County



685 Ac Hard Labor Creek Tract - Timber, Recreation in Washington Co., FL
Chipley, FL / Washington County

SUMMARY

Address

XX1 Roland Rd.

City, State Zip

Chipley, FL 32428

County

Washington County

Type

Recreational Land, Timberland

Latitude / Longitude

30.630148 / -85.535398

Acreage

685.430

Price

\$1,884,941

Property Website

<https://farmandforestbrokers.com/property/685-ac-hard-labor-creek-tract-timber-recreation-in-washington-co-fl-washington-florida/86809/>



685 Ac Hard Labor Creek Tract - Timber, Recreation in Washington Co., FL Chipley, FL / Washington County

PROPERTY DESCRIPTION

685 Acres MOL of fast-growing timber, mature hardwood, flowing creeks, high bluffs with amazing views, and more, all located right in the middle of Florida's booming Panhandle region. Build your rural retreat within easy driving to the Gulf Coast and have the best of both worlds. This property is perfect for country living, hunting, trail riding, and a great addition to your investment portfolio.

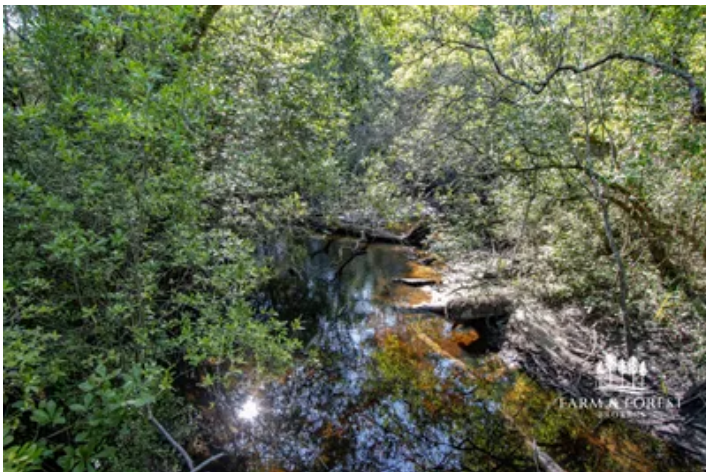
The land is approximately 685 acres located in Washington County, FL about 10 miles south of the growing county seat of Chipley. The land is rolling and diverse, with high hills up to 140' above sea level, dropping down into creek bottoms with year-long water flow. Hard Labor Creek and its tributaries flows through the property for over 2 miles, creating tons of recreational opportunities and natural beauty.

Much of the property is established in planted pine stands of various ages. This unique agricultural investment is healthy and growing quickly, and creates beautiful landscapes. Some pine acres are already mature and can be managed for wildlife and recreation, or the trees can be harvested whenever the new owner would like the income. Along the creeks, mature hardwoods create shade and idea habitat for area wildlife, including deer and turkey.

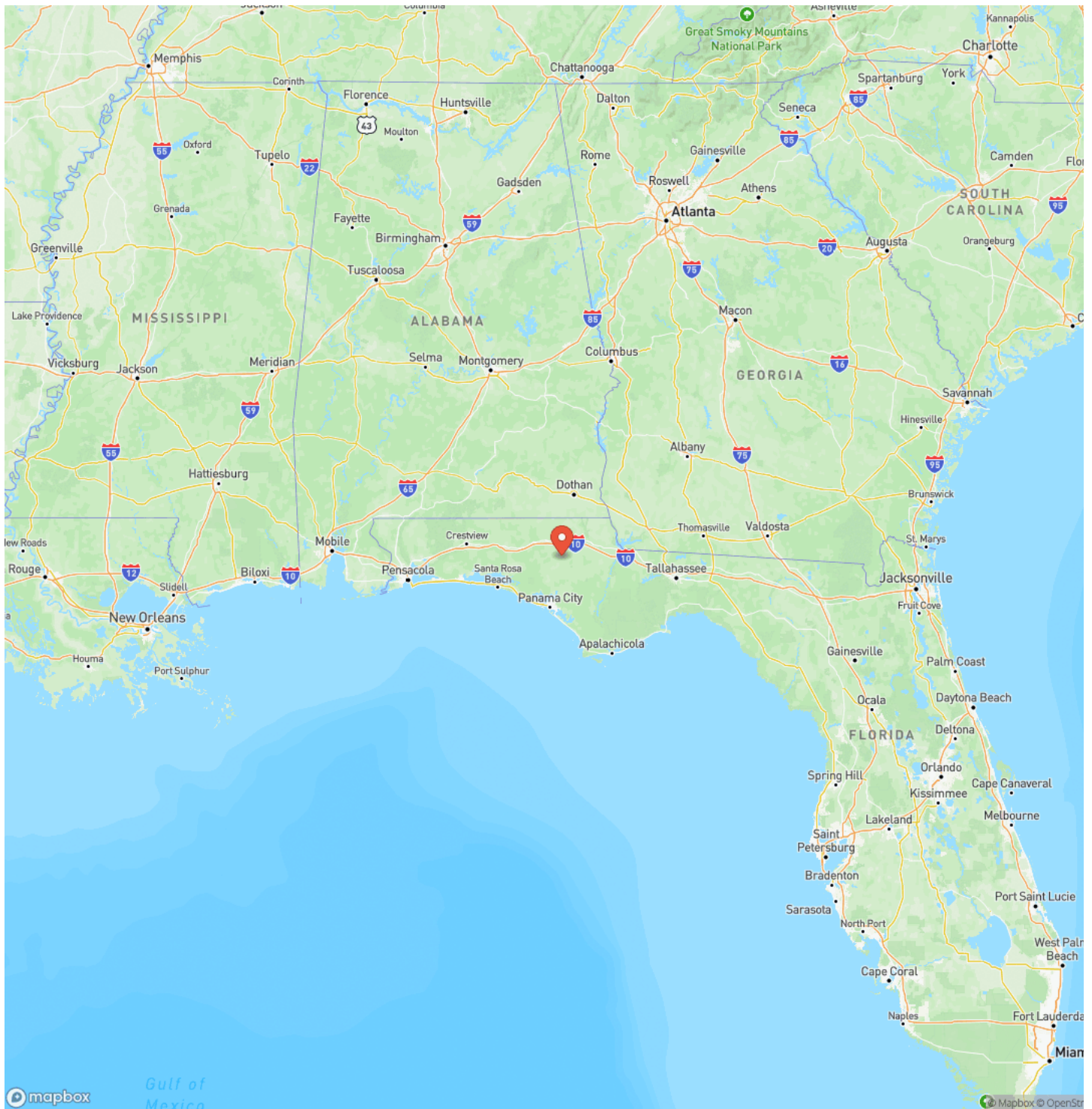
Washington County, and the Florida Panhandle region, is growing quickly with a strong economic outlook. It's unique natural beauty, from cold, clear springs to the white-sand beaches of the Gulf Coast, create nearly endless opportunities for entertainment and exploration. If you're looking for a getaway or new home with lots of room to build, relax, explore and enjoy the outdoors, give us a call to set up your tour of this great property.



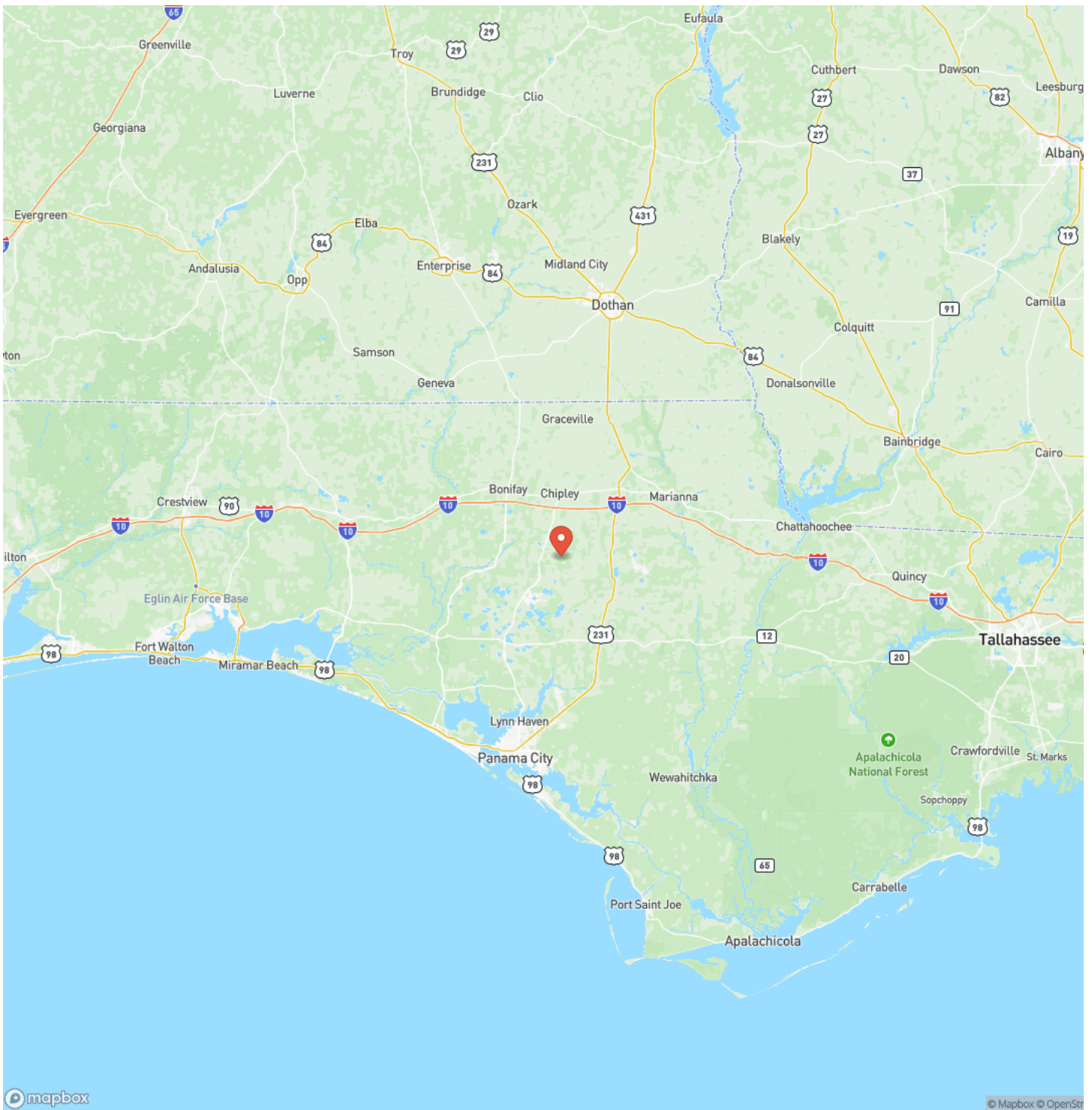
685 Ac Hard Labor Creek Tract - Timber, Recreation in Washington Co., FL
Chipley, FL / Washington County



Locator Map



Locator Map



Satellite Map



**685 Ac Hard Labor Creek Tract - Timber, Recreation in Washington Co., FL
Chipley, FL / Washington County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

Mobile

(850) 688-0814

Email

daniel@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

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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