

Quail Call Heights - 84 Ac Development Opportunity in
Cottondale, FL
XX1 Main St.
Cottondale, FL 32431

\$420,000
84± Acres
Jackson County



Quail Call Heights - 84 Ac Development Opportunity in Cottondale, FL Cottondale, FL / Jackson County

SUMMARY

Address

XX1 Main St.

City, State Zip

Cottondale, FL 32431

County

Jackson County

Type

Undeveloped Land

Latitude / Longitude

30.805576 / -85.377824

Acreage

84

Price

\$420,000

Property Website

<https://farmandforestbrokers.com/property/quail-call-heights-84-ac-development-opportunity-in-cottondale-fl-jackson-florida/84120/>



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PROPERTY DESCRIPTION

Quail Call Heights is a prime potential development tract located in the city limits of Cottdale, Florida, in fast-growing Jackson County. North Florida has experienced rapid growth and development over the past few years, and this property is perfectly positioned to capitalize on that growth. With frontage and access along multiple roads, including US Highway 231, and railway frontage along the western boundary, there are many possible uses for this property.

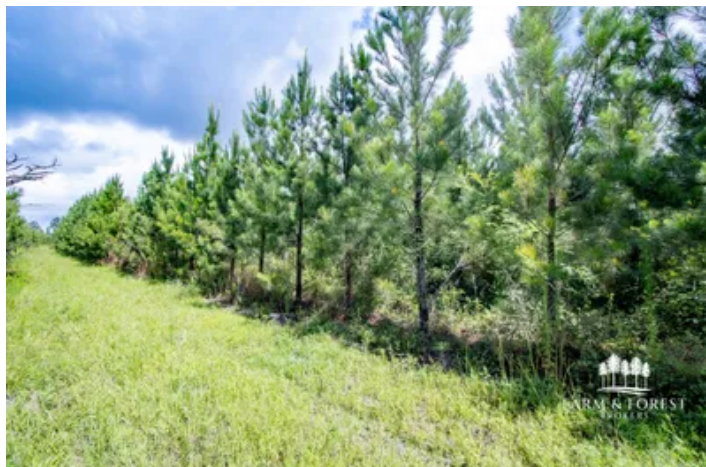
The land is 84 acres MOL, primarily upland that is currently growing planted pine and natural hardwood. There is a ~7-acre pond on the property as well which would make for a great water feature for residences or useful for drainage and stormwater runoff. The upland pine areas have nice elevations, and deer and even quail can be seen and heard on the tract.

Cottdale, FL is located along the highway corridor that leads from Alabama down to Panama City Beach, with significant annual traffic counts. The region is growing quickly, business-friendly, and demand for housing is steady.

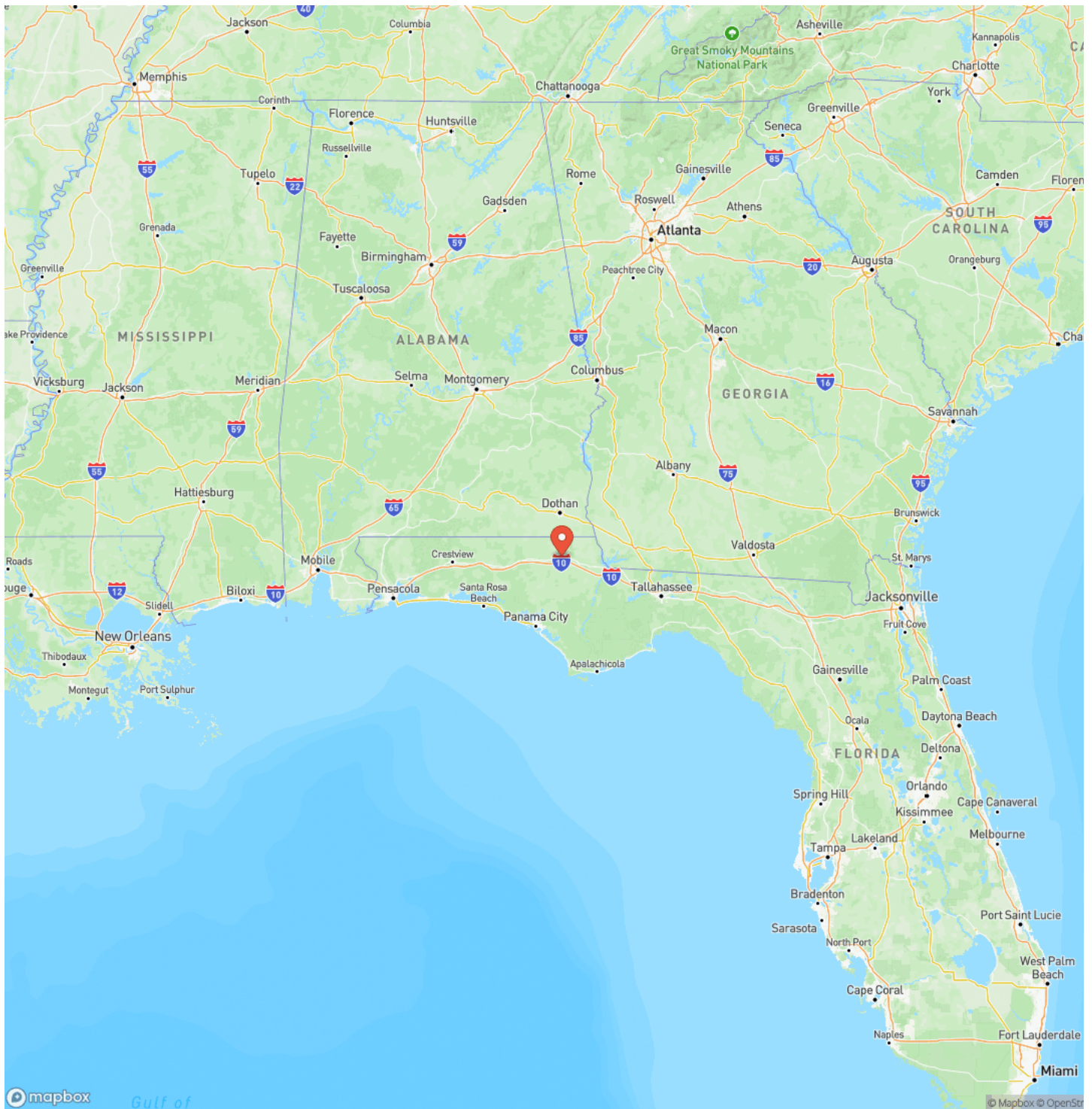
Give us a call today to discuss this unique opportunity.



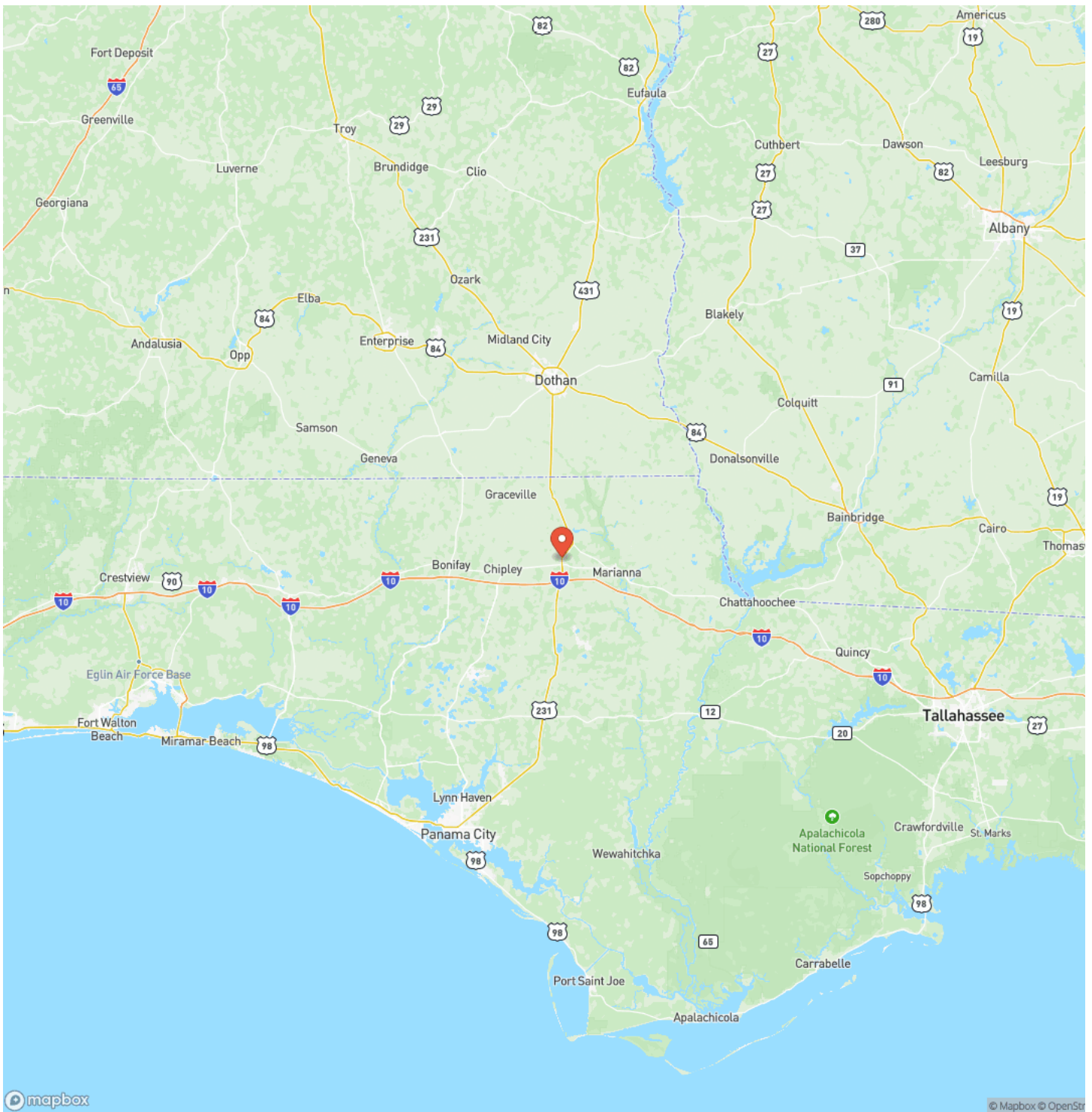
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Cottondale, FL / Jackson County



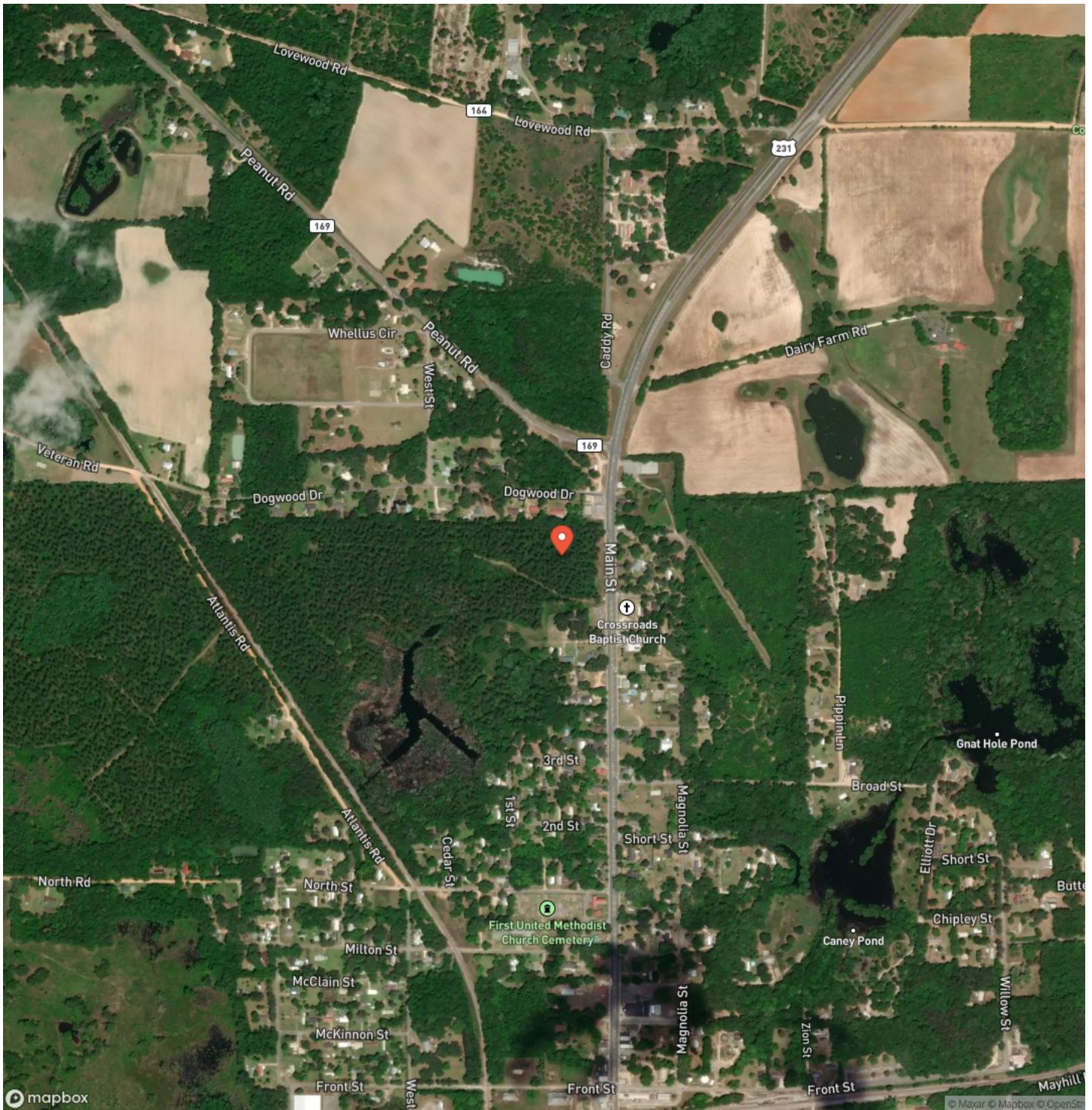
Locator Map



Locator Map



Satellite Map



Quail Call Heights - 84 Ac Development Opportunity in Cottondale, FL

Cottondale, FL / Jackson County

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Silvernell

Mobile

(334) 355-2124

Email

Gary@farmandforestbrokers.com

Address

City / State / Zip

NOTES

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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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