

295 Ac Hwy 231 Frontage Timberland and Hunting in
Campbellton, FL
XX1 Hwy 231
Campbellton, FL 32426

\$1,035,545
295.870± Acres
Jackson County



295 Ac Hwy 231 Frontage Timberland and Hunting in Campbellton, FL Campbellton, FL / Jackson County

SUMMARY

Address

XX1 Hwy 231

City, State Zip

Campbellton, FL 32426

County

Jackson County

Type

Timberland

Latitude / Longitude

30.956542 / -85.40549

Acreage

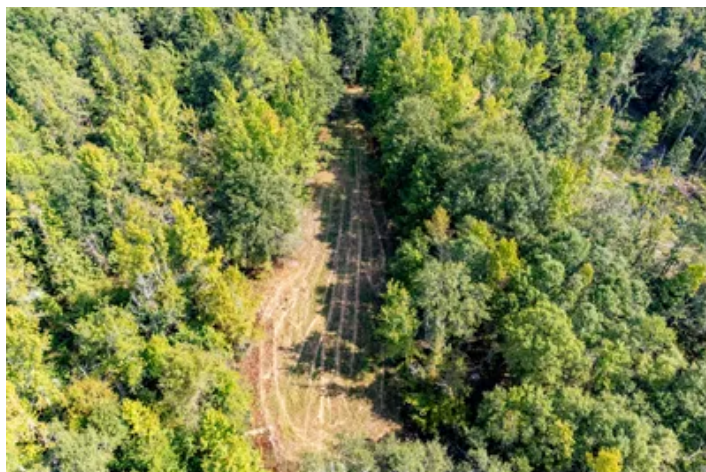
295.870

Price

\$1,035,545

Property Website

<https://farmandforestbrokers.com/property/295-ac-hwy-231-frontage-timberland-and-hunting-in-campbellton-fl-jackson-florida/77137/>



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PROPERTY DESCRIPTION

295.87 +/- acre Multi-Use Investment Property located along US-231 in the city limits of Campbellton, FL! Tons of potential for a variety of uses! This tract is currently being used for agriculture (timber production) and recreation, but is perfect for development or a host of other uses given the location and access.

This property is full of beautiful ancient hardwood trees, including massive live oaks, as well as hickories, other oaks and species that produce acorns and shelter for strong wildlife populations. Approx. 130 acres of the tract is in newly established pine plantation, ready to grow in value for the new owner. Another 8 acres is in mature pine, and the rest of the property is a good mix of upland and low-lying natural hardwood and pine. The diverse timber mix is perfect for wildlife, and future investment value.

Game sign is plentiful on the property. Deer, turkey, doves, and even quail are available for the sportsman, with low spots in the hardwood holding water for ducks during duck season. Several food plots and shooting lanes are cleared and ready to go for deer season.

The tract has a great location in the city limits of Campbellton, FL, a growing agricultural community (complete with a recently-opened brewery). It has direct access onto US Highway 231, but with ample acreage on the back side of the tract for privacy. Surrounding properties are in farming and timber production, and mini-farm homesites. The tract is just a short drive to Dothan, AL with access to shopping and dining, and it's a straight shot down US-231 to Panama City Beach and the famous Gulf Coast of FL.

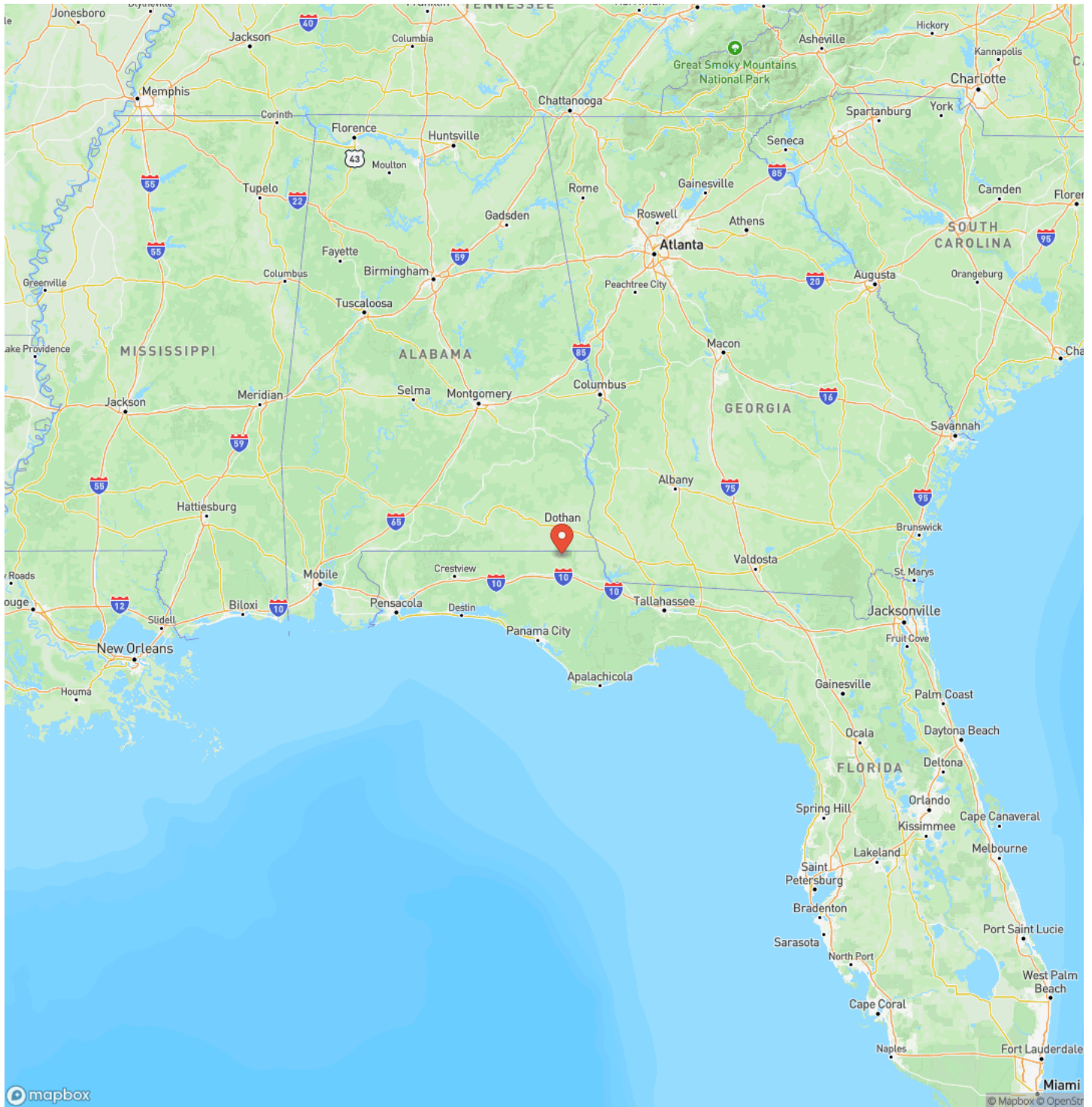
Give us a call today to discuss this unique land investment!



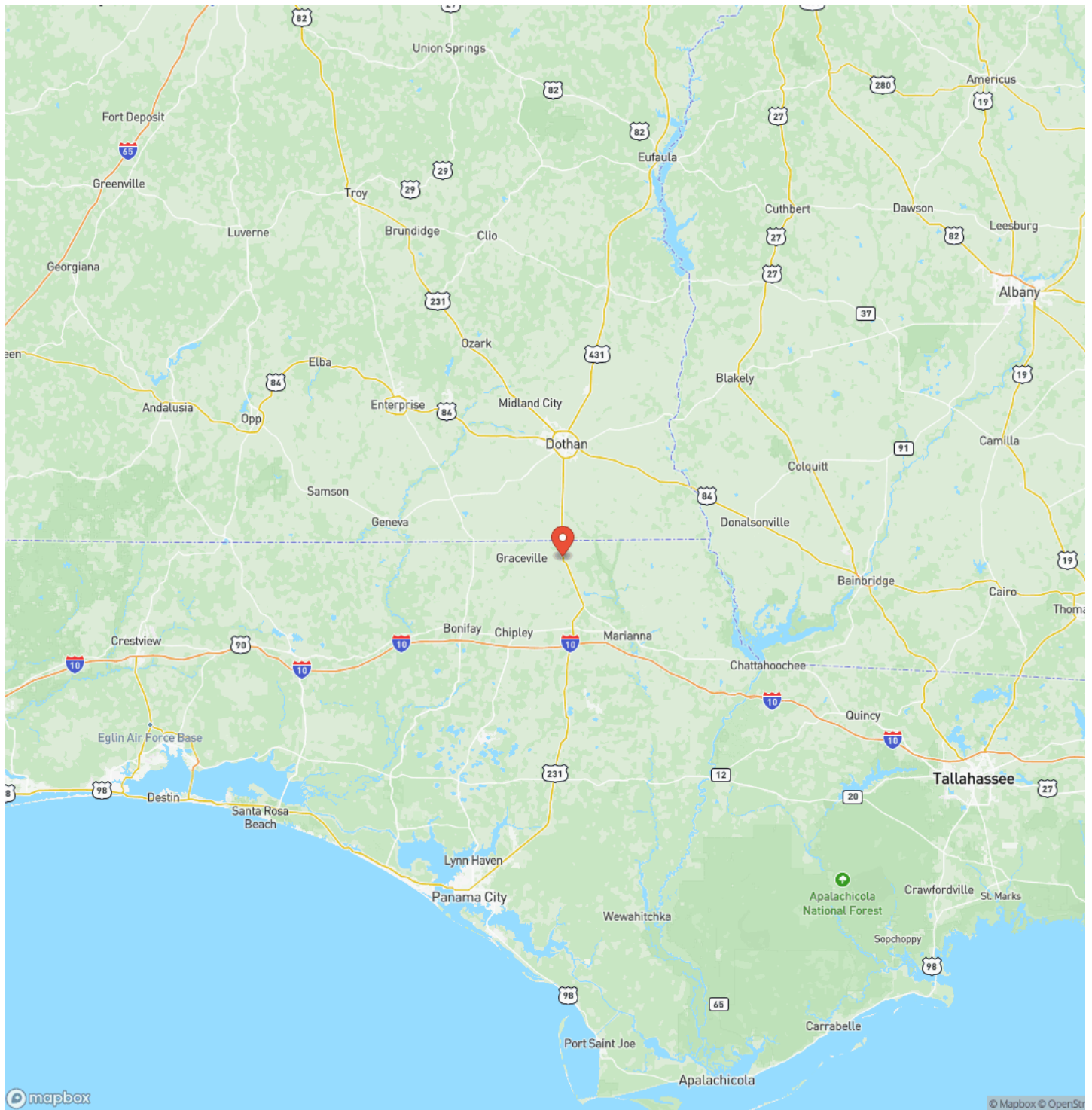
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Locator Map



Locator Map



Satellite Map



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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