

**81 Ac Timber Investment with Lots of Road Frontage for
Development, Calhoun Co., FL**
XX1 Highway 71
Blountstown, FL 32424

\$242,820
80.940± Acres
Calhoun County



**81 Ac Timber Investment with Lots of Road Frontage for Development, Calhoun Co., FL
Blountstown, FL / Calhoun County**

SUMMARY

Address

XX1 Highway 71

City, State Zip

Blountstown, FL 32424

County

Calhoun County

Type

Timberland

Latitude / Longitude

30.315884 / -85.126159

Acreage

80.940

Price

\$242,820

Property Website

<https://farmandforestbrokers.com/property/81-ac-timber-investment-with-lots-of-road-frontage-for-development-calhoun-co-fl-calhoun-florida/77929/>



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PROPERTY DESCRIPTION

80.94 +/- timberland investment, with 3/4 mile of road frontage on 2 sides, perfect for homesite access and future development. This property is located along Hwy 71, south of Blountstown, FL and on the way to the Gulf Coast. The property is mostly established in fast-growing pine trees providing future timber income for the owner. The land would also make for a good hunting tract, or could be further subdivided down the road.

The land is a short drive down to the Gulf Coast for world-class fishing and seafood, and is located near other sportsmans areas of interest like the Apalachicola National Forest, Apalachicola River, and Chipola River.

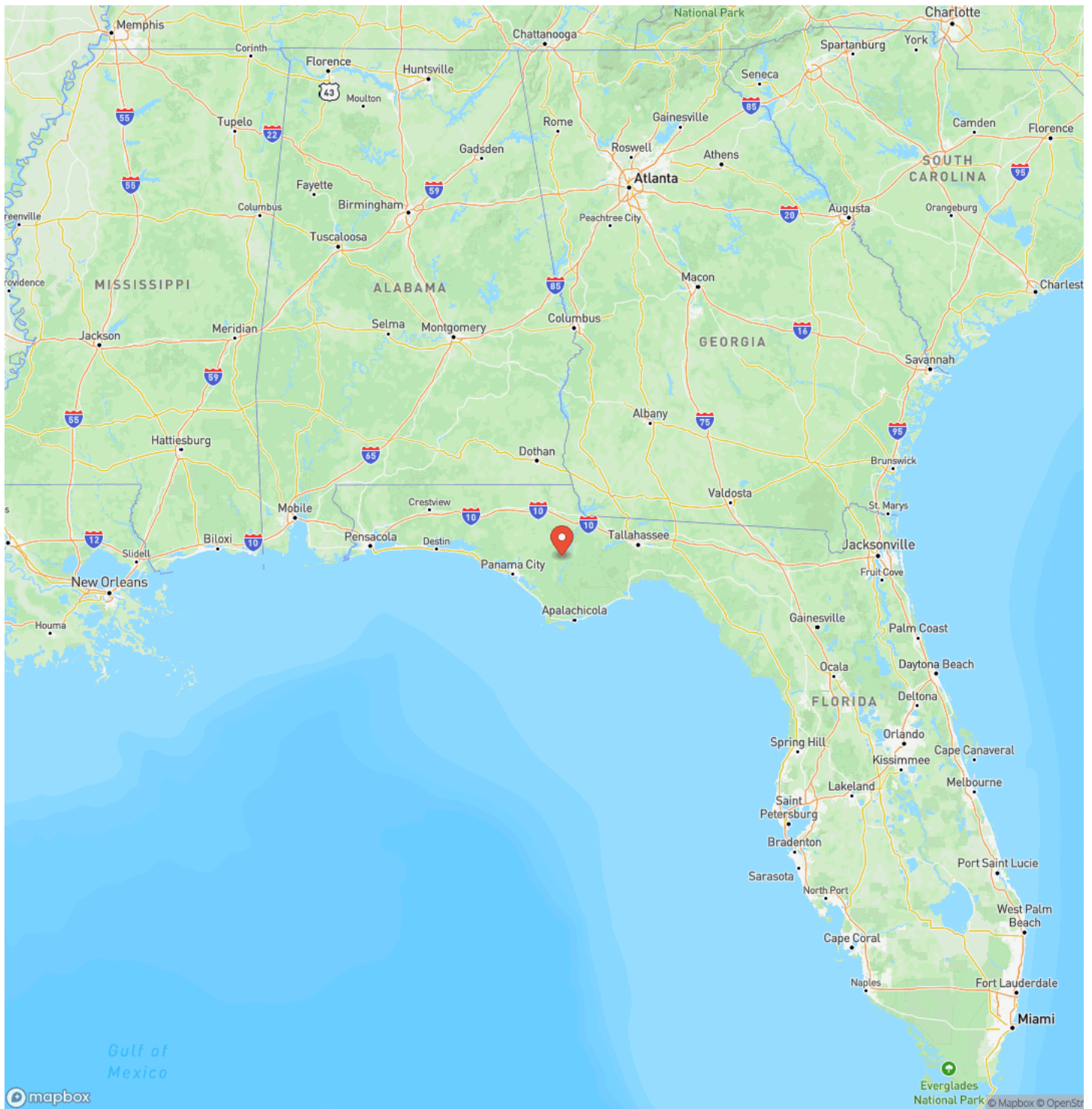
Give us a call today to set up your tour.



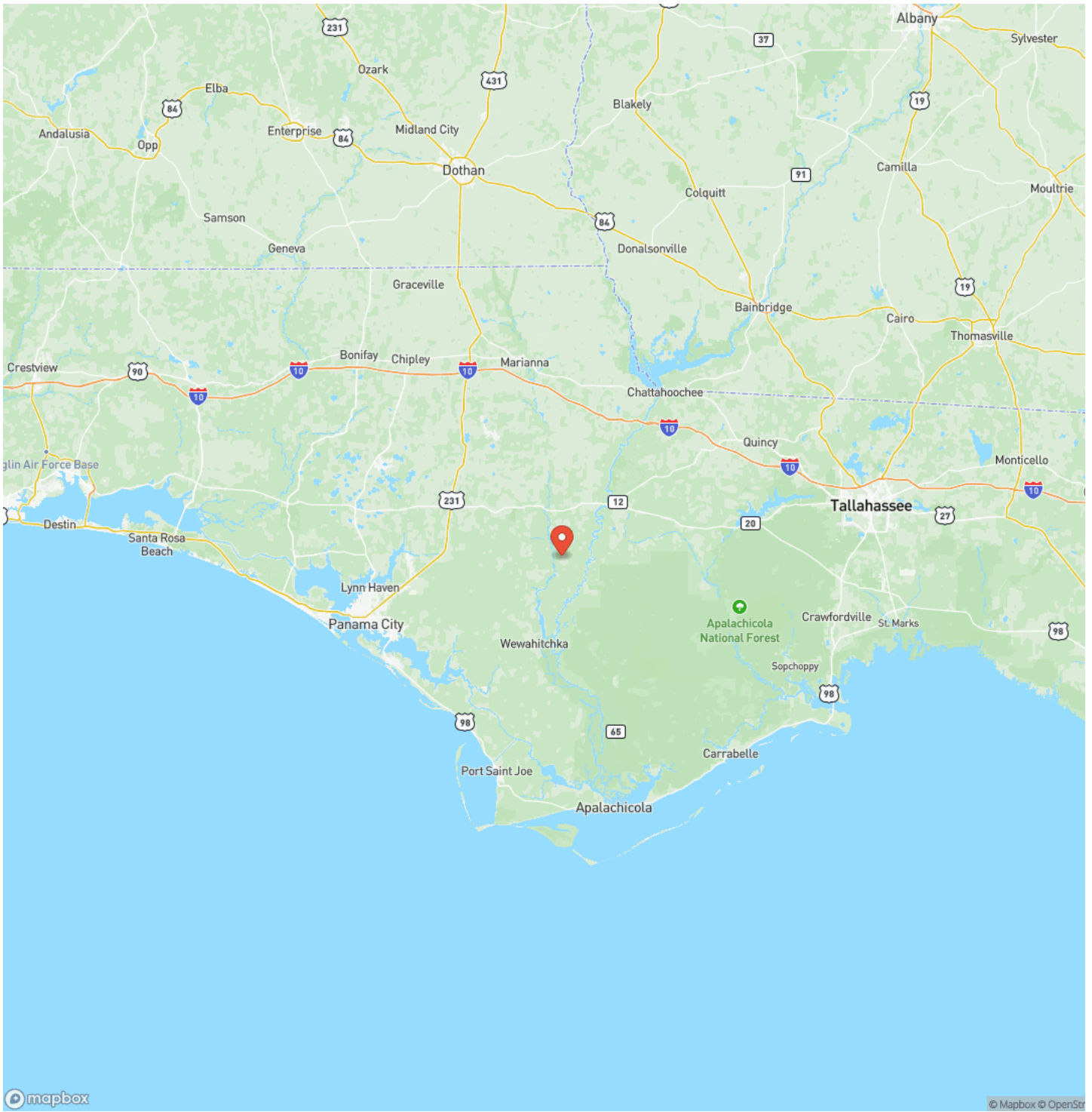
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Locator Map



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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