

95.4 ac Lot 3 Homesite All High and Dry with Power in
Jackson Co., FL
XX3 Maddox Rd.
Marianna, FL 32448

\$333,735
95.350± Acres
Jackson County



**95.4 ac Lot 3 Homesite All High and Dry with Power in Jackson Co., FL
Marianna, FL / Jackson County**

SUMMARY

Address

XX3 Maddox Rd.

City, State Zip

Marianna, FL 32448

County

Jackson County

Type

Recreational Land, Timberland, Undeveloped Land

Latitude / Longitude

30.606416 / -85.220103

Acreage

95.350

Price

\$333,735

Property Website

<https://farmandforestbrokers.com/property/95-4-ac-lot-3-homesite-all-high-and-dry-with-power-in-jackson-co-fl-jackson-florida/86835/>



95.4 ac Lot 3 Homesite All High and Dry with Power in Jackson Co., FL Marianna, FL / Jackson County

PROPERTY DESCRIPTION

Lot 3: 95.35 acres MOL beautiful homesite with NO FLOOD ZONE! This property is perfect if you want high and dry land for your new rural homesite! Currently established in planted pine trees, this great tract is an ideal choice for homesteading, with tons of potential uses.

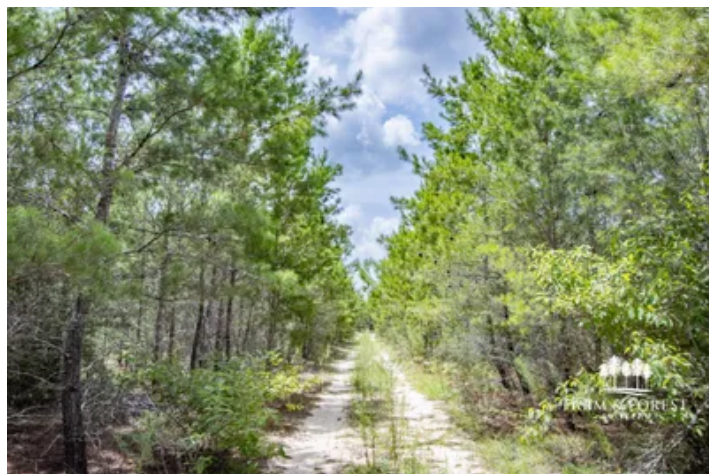
Located south of Marianna, FL in Jackson County, this property is right in the heart of the growing Panhandle Region, with access to nearly unlimited natural amenities and places to explore. Settle in and enjoy easy access to the Gulf Coast, rivers and lakes, cold clear springs, and many more of the area's famous opportunities. This property has good access onto a well-maintained county road with power along the boundary.

Almost the entire tract is established in pine, with just a few hardwoods in the back of the property. It could be easily cleared for pasture, homesites, gardens, etc. or left to grow for future income. It has about 550' of frontage along Maddox Rd. Properties in the area are large timberland and agricultural tracts with mini-farms and homesites mixed in. The land would be great for recreation as well, with hunting, trail riding and more on the menu!

This tract is Lot 3 out of 3 - additional acreage is available. Give us a call today.



95.4 ac Lot 3 Homesite All High and Dry with Power in Jackson Co., FL
Marianna, FL / Jackson County



Locator Map



95.4 ac Lot 3 Homesite All High and Dry with Power in Jackson Co., FL
Marianna, FL / Jackson County

Satellite Map



95.4 ac Lot 3 Homesite All High and Dry with Power in Jackson Co., FL
Marianna, FL / Jackson County

LISTING REPRESENTATIVE
For more information contact:



Representative
Daniel Hautamaki
Mobile
(850) 688-0814
Email
daniel@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.



Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

