

49 ac Multi-Use Investment on US-231 in Jackson Co., FL  
near Alabama Line  
XX1 US Highway 231  
Campbellton, FL 32426

**\$247,850**  
49.570± Acres  
Jackson County





**49 ac Multi-Use Investment on US-231 in Jackson Co., FL near Alabama Line**  
**Campbellton, FL / Jackson County**

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**SUMMARY**

**Address**

XX1 US Highway 231

**City, State Zip**

Campbellton, FL 32426

**County**

Jackson County

**Type**

Hunting Land, Timberland, Commercial

**Latitude / Longitude**

30.945412 / -85.396125

**Acreage**

49.570

**Price**

\$247,850

**Property Website**

<https://farmandforestbrokers.com/property/49-ac-multi-use-investment-on-us-231-in-jackson-co-fl-near-alabama-line-jackson-florida/69538/>



## **49 ac Multi-Use Investment on US-231 in Jackson Co., FL near Alabama Line Campbellton, FL / Jackson County**

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### **PROPERTY DESCRIPTION**

49 +/- acres of high and dry acreage with huge investment potential! Direct frontage on US Highway 231 near the Alabama state line in the city limits of Campbellton, FL, with side road access gives plenty of opportunity for a variety of land uses.

This property is currently being used for agriculture (timber production) with nearly all soils suitable for farming. All but 6 acres of the property have been cleared and herbicided, and will be planted this winter into a new pine plantation. The 6 acres are currently wooded, acting as a natural drainage basin to control and direct stormwater runoff.

The land has over a 1/4-mile of frontage on US Highway 231, as well as side road frontage on county-maintained Finn Rd., giving plenty of access options. Nearby Campbellton, FL is a growing agricultural town (with a recently opened brewery), and Dothan, AL is less than 30 minutes away for shopping, dining, entertainment, healthcare and other urban center offerings.

The land would also be perfect for a new farmhouse with plenty of room for homesteading. Deer and turkey are plentiful in the area for hunters, and the surrounding lands are mostly in row crop, pasture and timberland production.

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





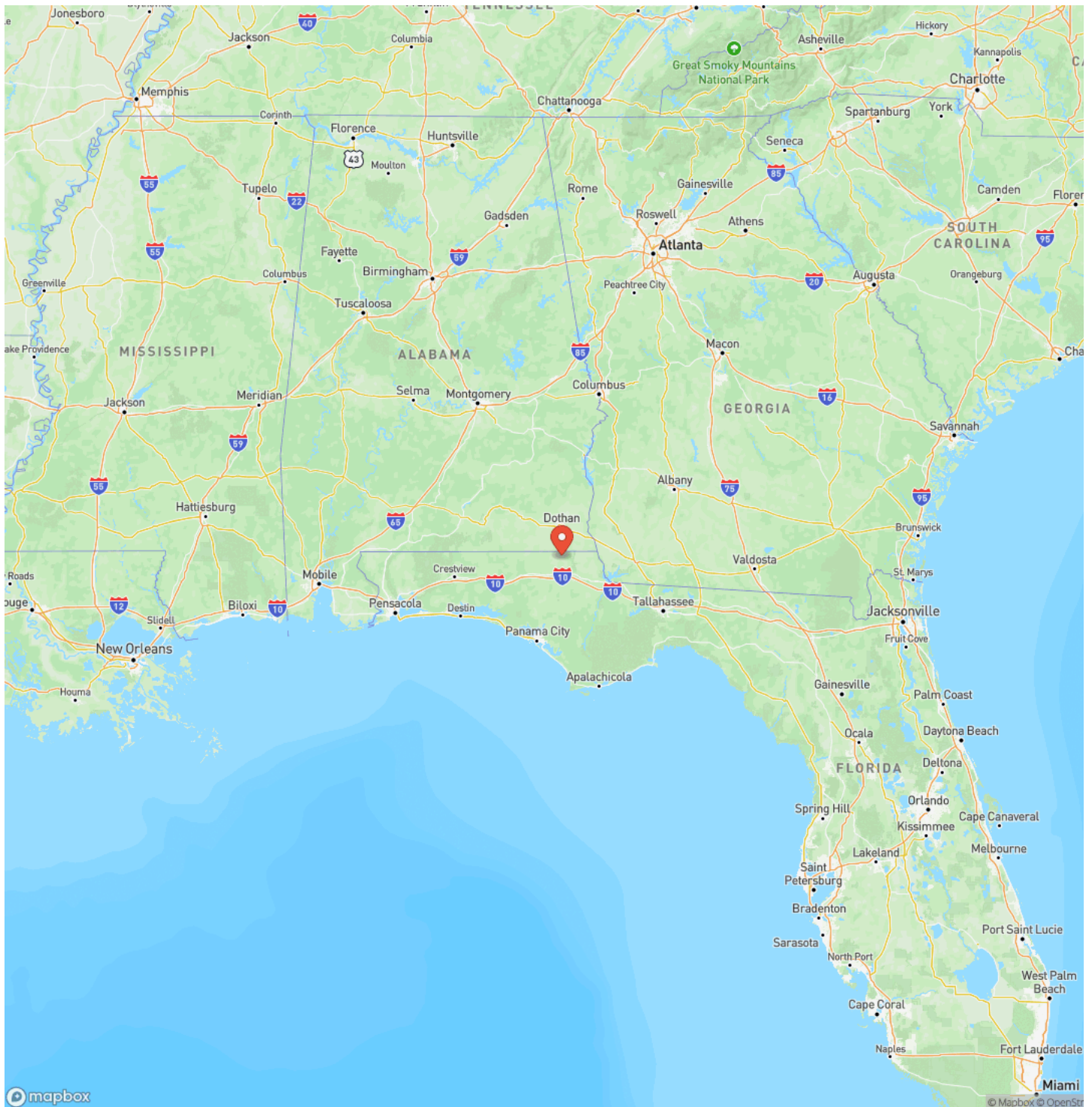
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Campbellton, FL / Jackson County

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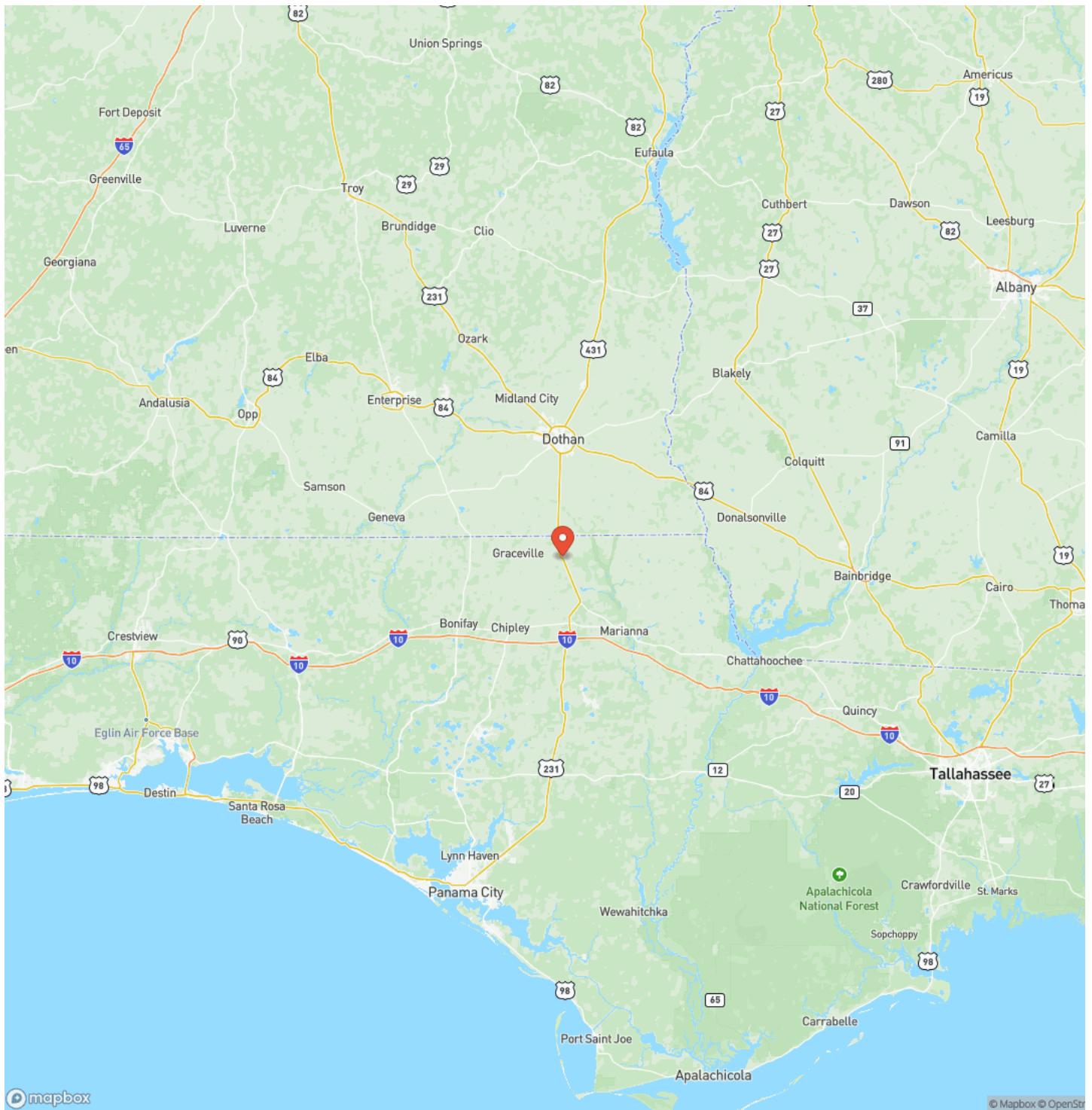




## Locator Map

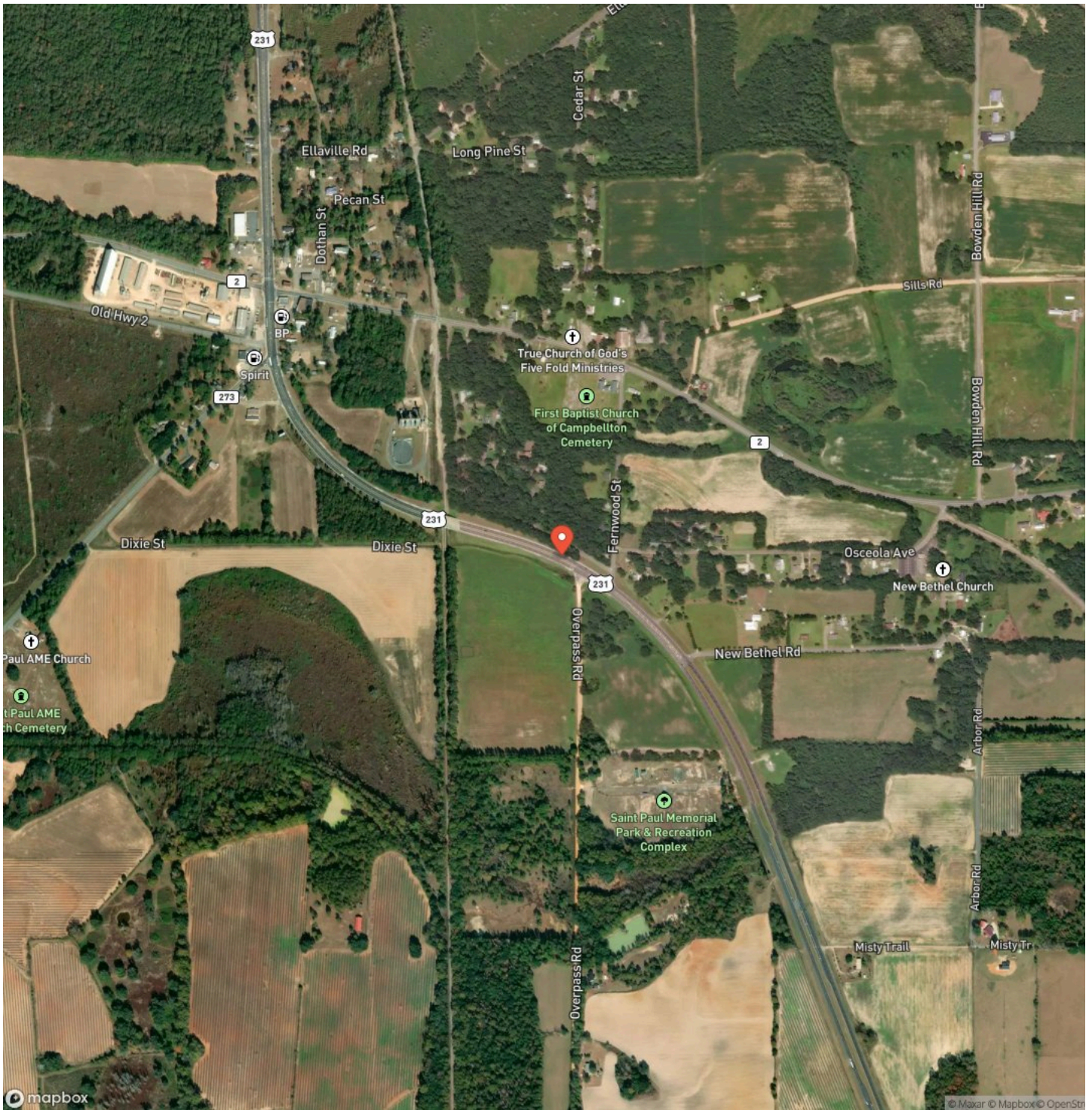


## Locator Map





## Satellite Map



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Campbellton, FL / Jackson County**

### LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Hautamaki

## Mobile

(850) 688-0814

## Email

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**Address**

## City / State / Zip

Centreville, AL 35042

## NOTES

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## NOTES

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## **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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