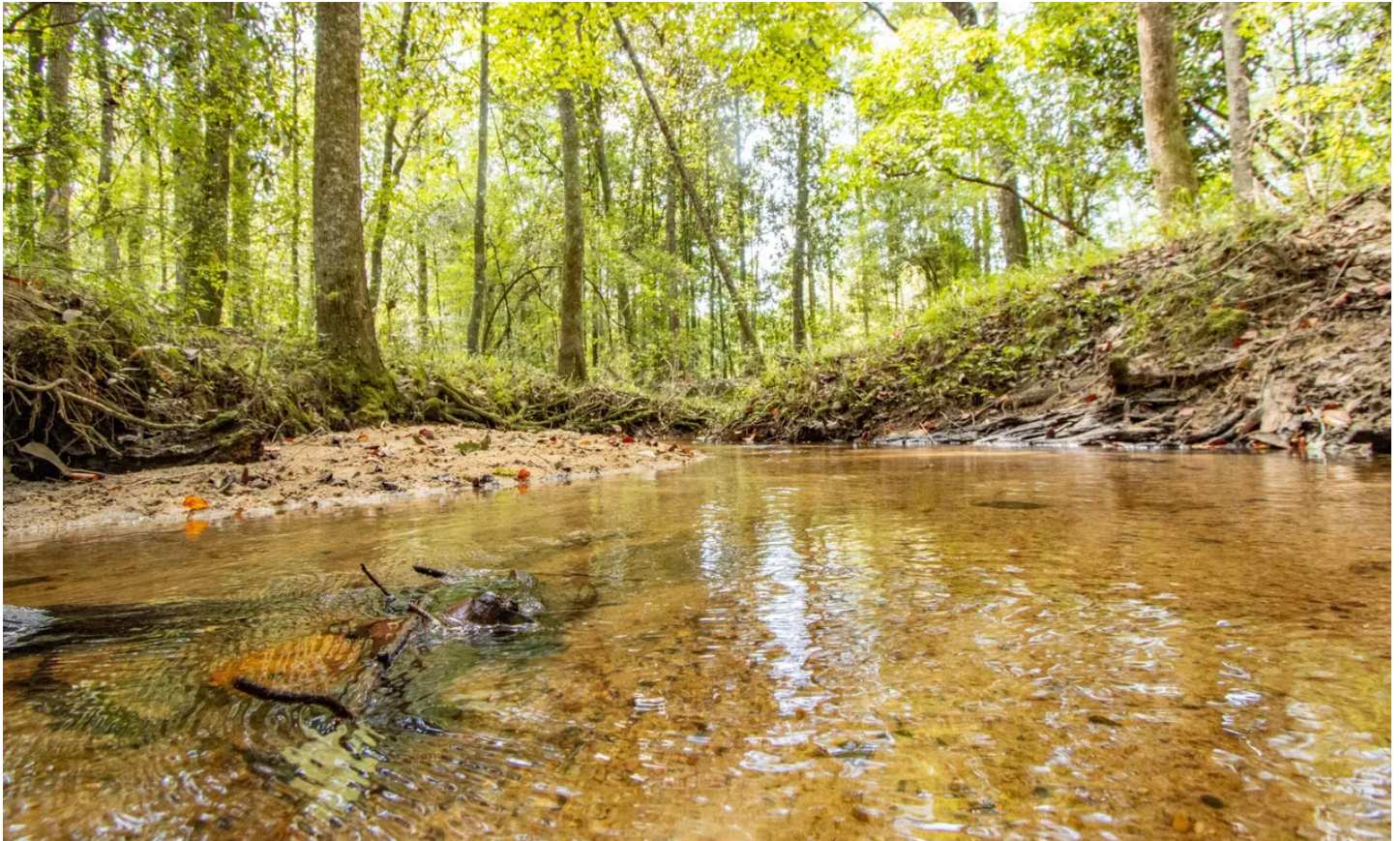


**391 Ac Prime Recreation Timber Investment with Big
Creeks**
XX1 Kirkland Rd.
Graceville, FL 32440

\$1,113,923
390.850± Acres
Holmes County



391 Ac Prime Recreation Timber Investment with Big Creeks Graceville, FL / Holmes County

SUMMARY

Address

XX1 Kirkland Rd.

City, State Zip

Graceville, FL 32440

County

Holmes County

Type

Hunting Land, Timberland, Recreational Land

Latitude / Longitude

30.987261 / -85.525882

Acreage

390.850

Price

\$1,113,923

Property Website

<https://farmandforestbrokers.com/property/391-ac-prime-recreation-timber-investment-with-big-creeks-holmes-florida/81551/>



391 Ac Prime Recreation Timber Investment with Big Creeks Graceville, FL / Holmes County

PROPERTY DESCRIPTION

This 391 +/- acres is one of the best multi-use recreational timberland investments on the market in North Florida! Beautiful elevation changes, big creeks, mature pine and hardwood, with good roads and power on the boundary make this an ideal option for anyone looking for their new hunting property, timberland investment, or nature retreat and getaway.

This land is located in Holmes County, FL near the Alabama state line, in rolling clay hills with beautiful creeks, and farmland all around. The location is perfect for big deer and turkey, while still being an easy drive to the Gulf Coast for seafood and fishing. The tract is just north of Graceville, FL for supplies, but feels very private with low development in the area.

The land has historically been used for timber production and hunting. Currently there are about 125 acres of mature pine that have been thinned and maintained with a clean understory. About 70 acres of the property are in young pine that are growing fast. The remaining land is mostly in big, mature hardwoods and creek drains, with acorn-producing oaks, and other native tree species that provide shelter and food for wildlife. Deer, turkey and even quail can be found on the property, with plenty of opportunities for hunting, trail riding, camping, and more.

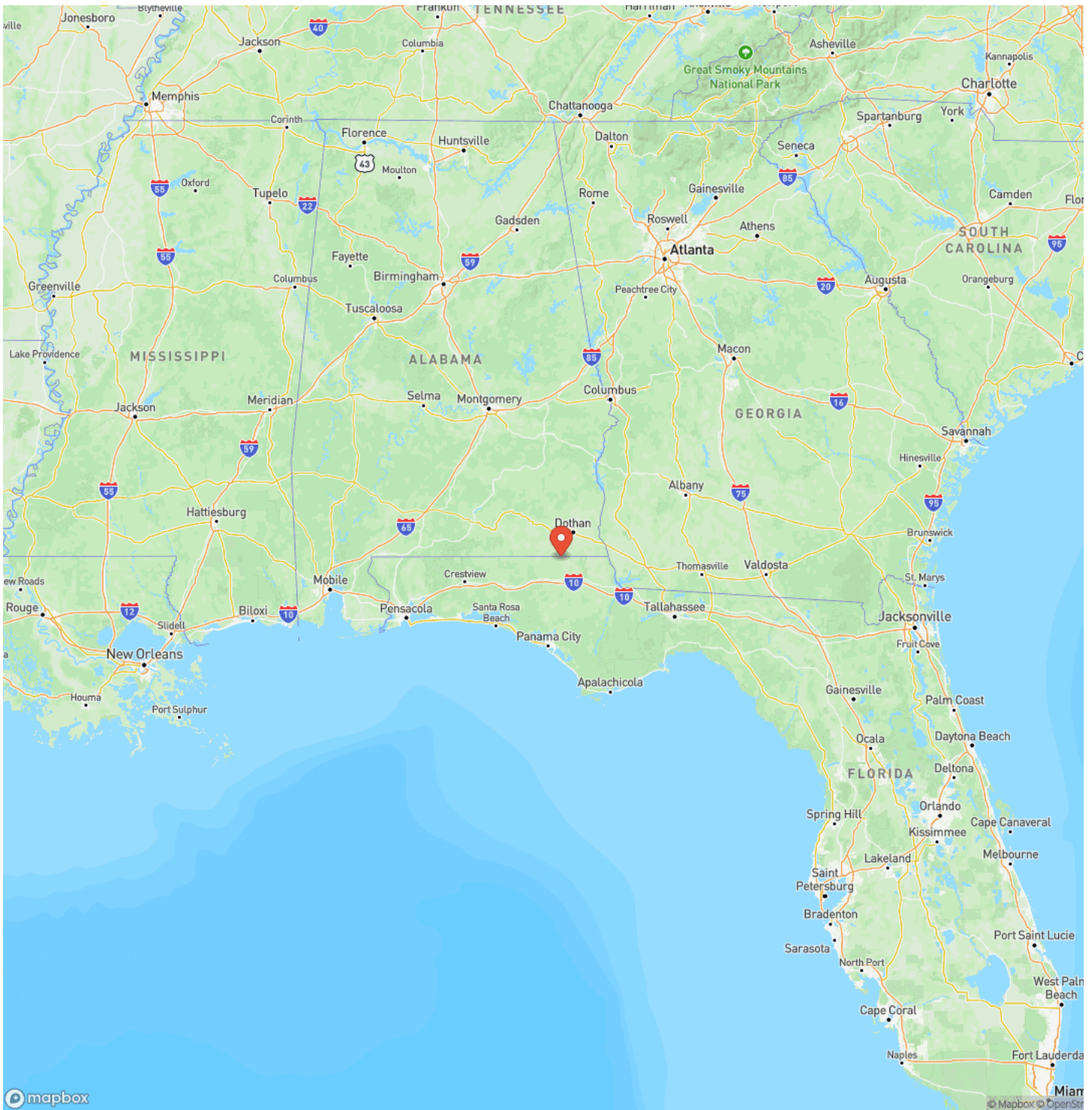
If you've been looking for a place to start building your land legacy, give us a call to discuss this great property.



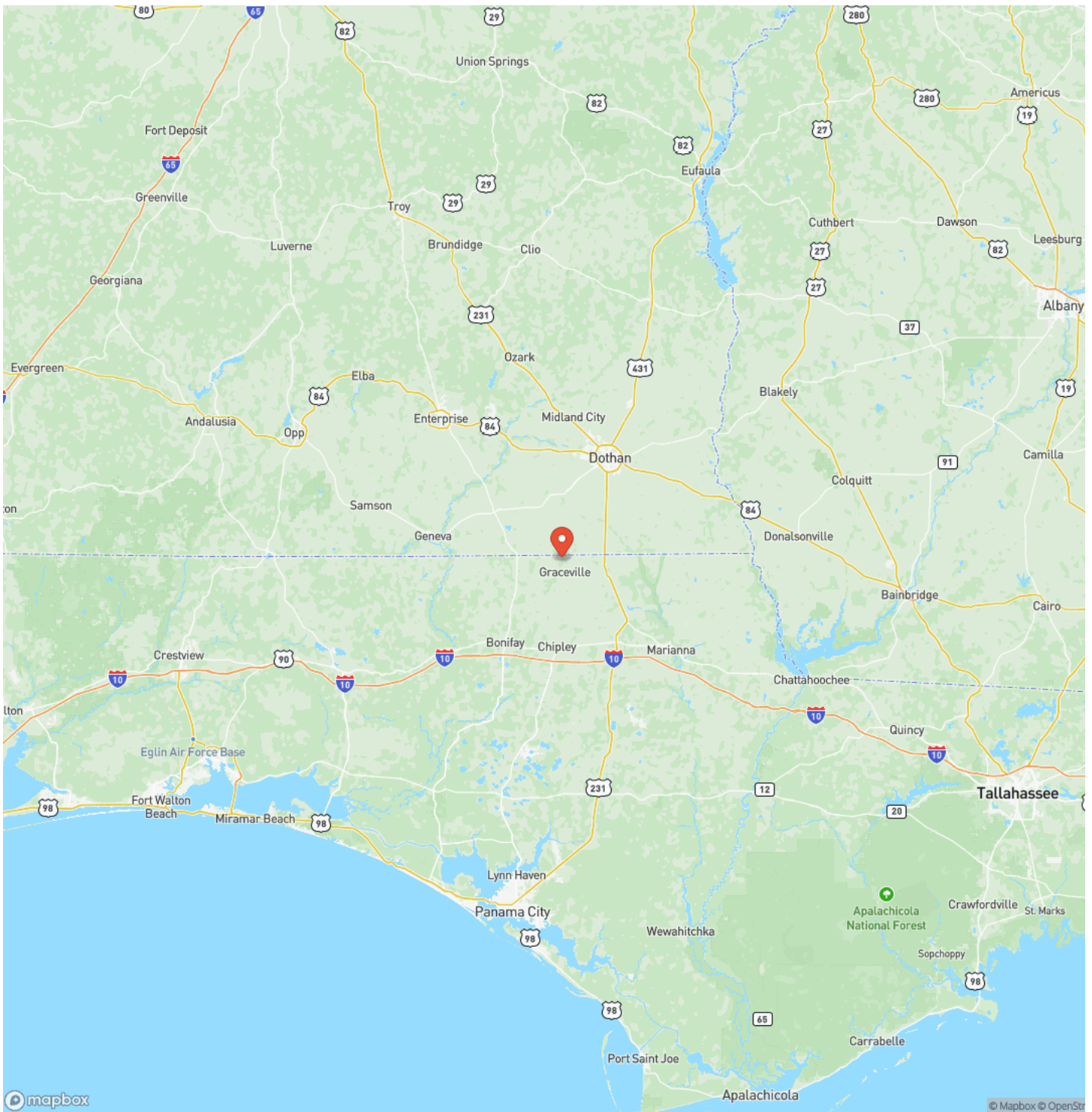
**391 Ac Prime Recreation Timber Investment with Big Creeks
Graceville, FL / Holmes County**



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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