

**340 Ac Timber, Recreation and Homesite Property near  
Bonifay, FL  
XX1 Hwy 177  
Bonifay, FL 32425**

**\$885,612**  
**340.620± Acres**  
**Holmes County**



**340 Ac Timber, Recreation and Homesite Property near Bonifay, FL**  
**Bonifay, FL / Holmes County**

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**SUMMARY**

**Address**

XX1 Hwy 177

**City, State Zip**

Bonifay, FL 32425

**County**

Holmes County

**Type**

Hunting Land, Timberland

**Latitude / Longitude**

30.788101 / -85.679807

**Acreage**

340.620

**Price**

\$885,612

**Property Website**

<https://farmandforestbrokers.com/property/340-ac-timber-recreation-and-homesite-property-near-bonifay-fl-holmes-florida/70349/>



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### **PROPERTY DESCRIPTION**

This 340.62 acres +/- has over 2,000' of road frontage on Highway 177 north of Bonifay, FL and would make a great hunting tract, timber investment, or homesite.

The uplands on this tract are currently planted in young pine plantation that is growing and healthy. The majority of the property is in forested wetland and natural pine & hardwood forest along the edges. Timber value in these natural areas could be significant based on market forces. And the constant water sources provide a strong anchor for wildlife, include deer and ducks.

Power is at the boundary of the property along Hwy 177. The tract is just a few minutes from Bonifay, and could be used for a variety of purposes. Savvy investors may be able to capitalize on the ecologically important wetland acres by exploring conservation easement possibilities or mitigation banks.

Give us a call today to discuss this unique and versatile property.

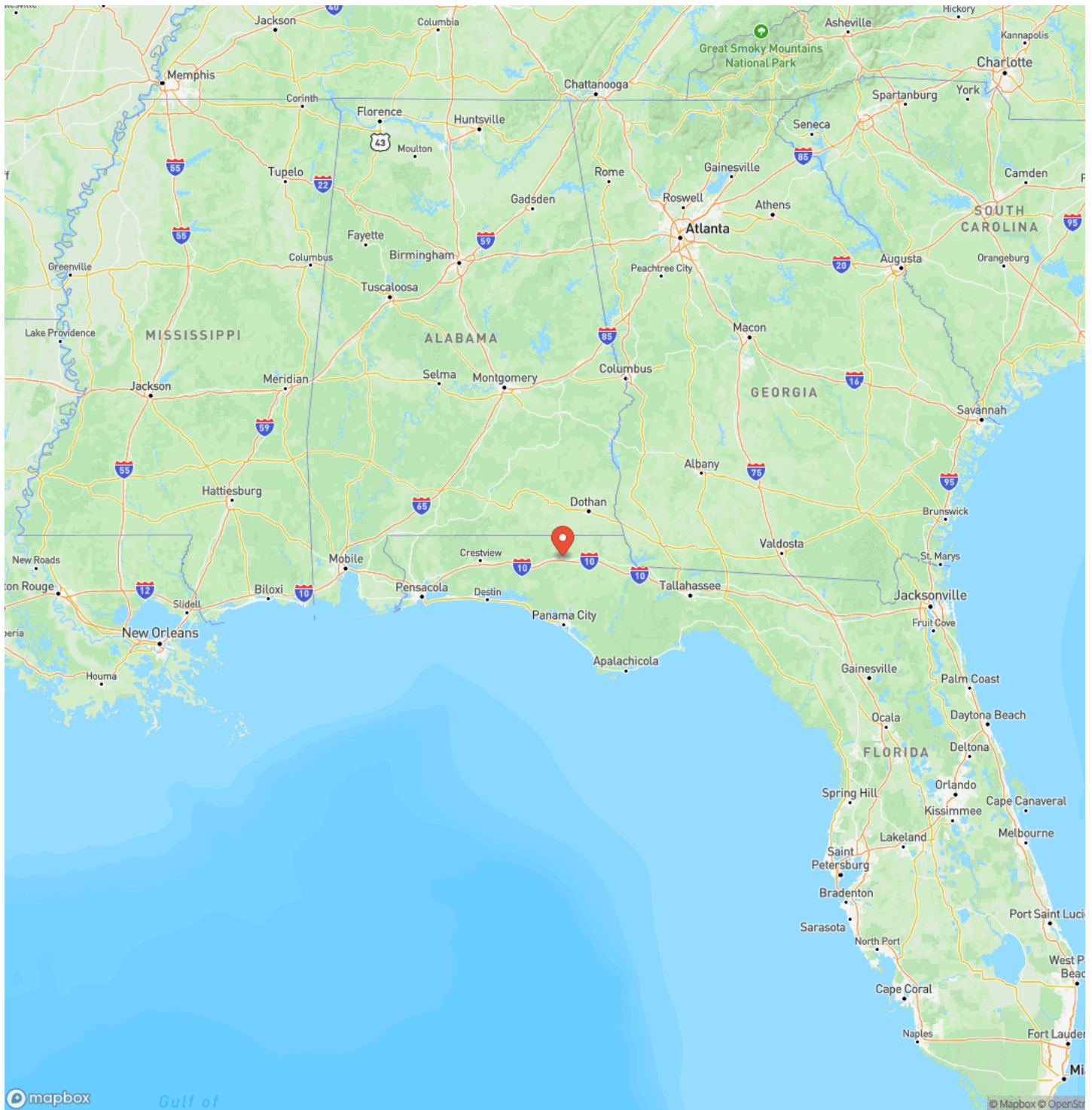


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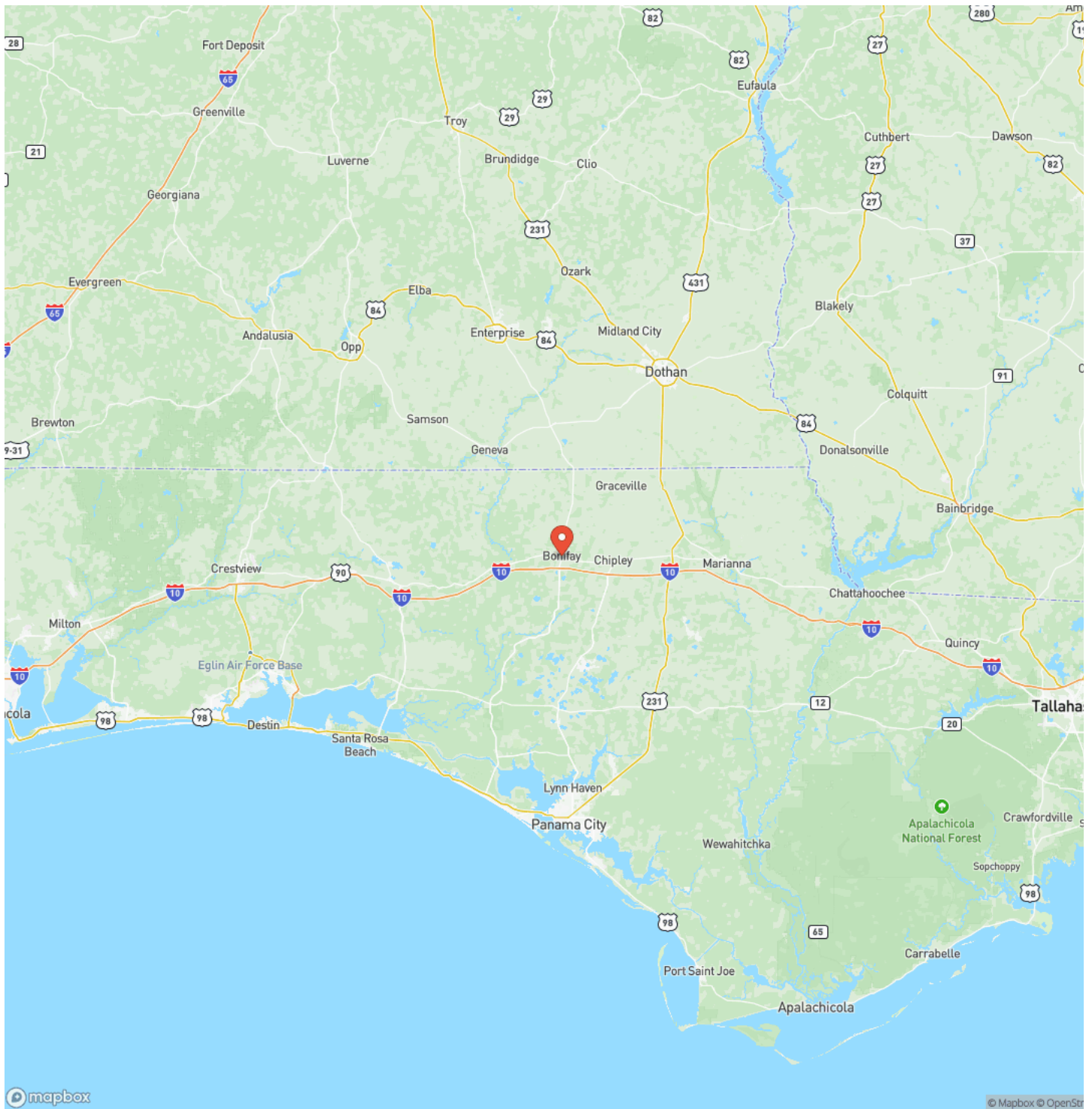
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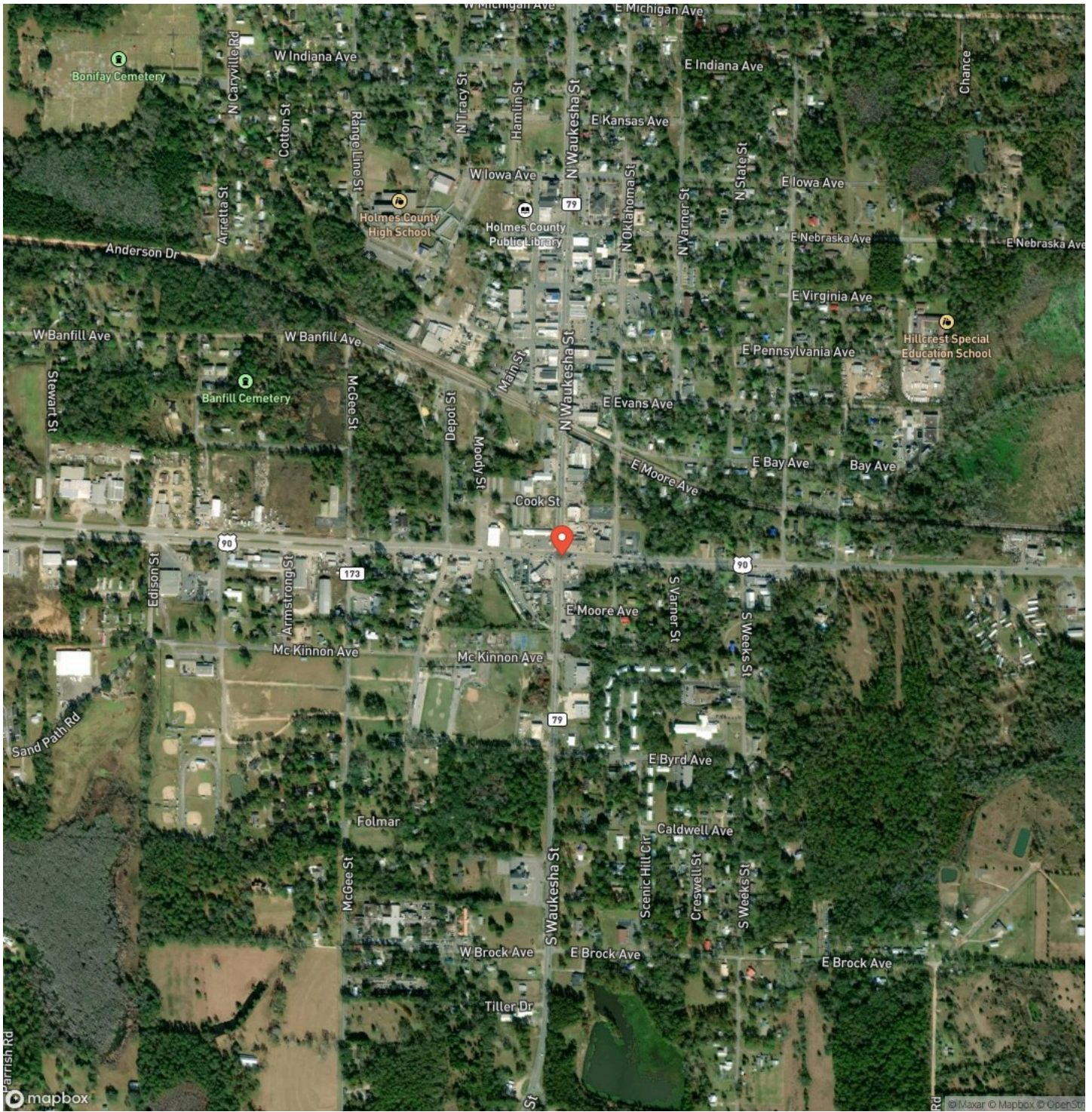
# Locator Map



## Locator Map



## Satellite Map



**340 Ac Timber, Recreation and Homesite Property near Bonifay, FL  
Bonifay, FL / Holmes County**

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Daniel Hautamaki

**Mobile**

(850) 688-0814

**Email**

daniel@farmandforestbrokers.com

**Address**

**City / State / Zip**

Centreville, AL 35042

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**NOTES**

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## **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.



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