

**Ham Pond - 185 ac Recreational Homestead and Timber
near Sneads, FL
XX1 Ham Pond Rd.
Sneads, FL 32460**

\$462,500
185± Acres
Jackson County



Ham Pond - 185 ac Recreational Homestead and Timber near Sneads, FL Sneads, FL / Jackson County

SUMMARY

Address

XX1 Ham Pond Rd.

City, State Zip

Sneads, FL 32460

County

Jackson County

Type

Recreational Land

Latitude / Longitude

30.699159 / -84.904231

Acreage

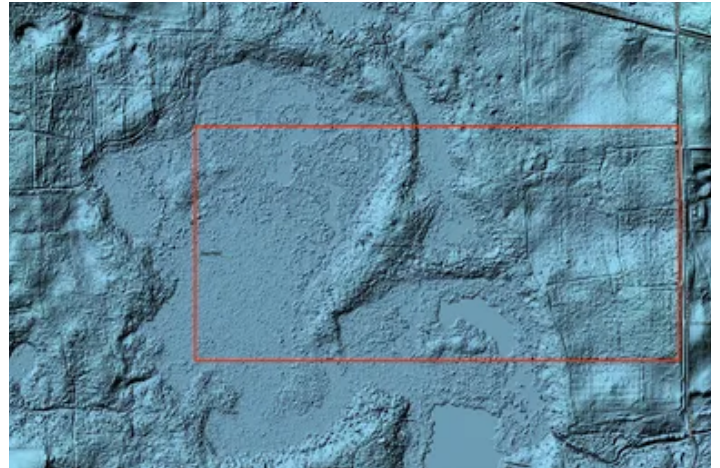
185

Price

\$462,500

Property Website

<https://farmandforestbrokers.com/property/ham-pond-185-ac-recreational-homestead-and-timber-near-sneads-fl-jackson-florida/84099/>



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PROPERTY DESCRIPTION

The Ham Pond tract is 185 acres MOL with one of the prettiest water bodies in the region. Ham Pond is a beautiful lake with a mix of deep open blue-water and flooded cypress. The multiple open water areas are ringed by cypress trees creating a peaceful Old Florida oasis perfect for fishing. The property lies just a few miles from Lake Seminole, a major duck flyway, and would also make a perfect spot to build your duck blinds for one of Florida's best hunting seasons.

The property itself has frontage along Ham Pond Rd., located just outside of Sneads, FL in Jackson County. The eastern ~70 acres of the land is upland, currently planted in pine forest, dotted with ancient and majestic live oaks. Hunting in the area is excellent, with deer and turkey in abundance. Several open areas and food plots have been established. A ~14-acre pine-covered peninsula stretches out into the lake creating unique hunting opportunities for upland game and wingshooting, and access to some of the open water areas. The largest open-water stretch of the lake within the property boundary is about 10 acres. Other smaller areas are scattered among the flooded cypress, creating secluded fishing spots and chances for wood ducks and other species that visit over the winter months.

Jackson County, FL is known for its natural amenities and outdoor recreation. Lake Seminole is close-by, as is Blue Springs Recreational Area and the Florida Caverns State Park. Marianna is just a short drive from the property, and Tallahassee is less than an hour away. You can be on the sunny beaches of Florida's famous Gulf Coast in about an hour and a half. All-in, this is one of the most interesting and beautiful properties for sale in North FL, and something any recreational buyer or homesteader should consider.

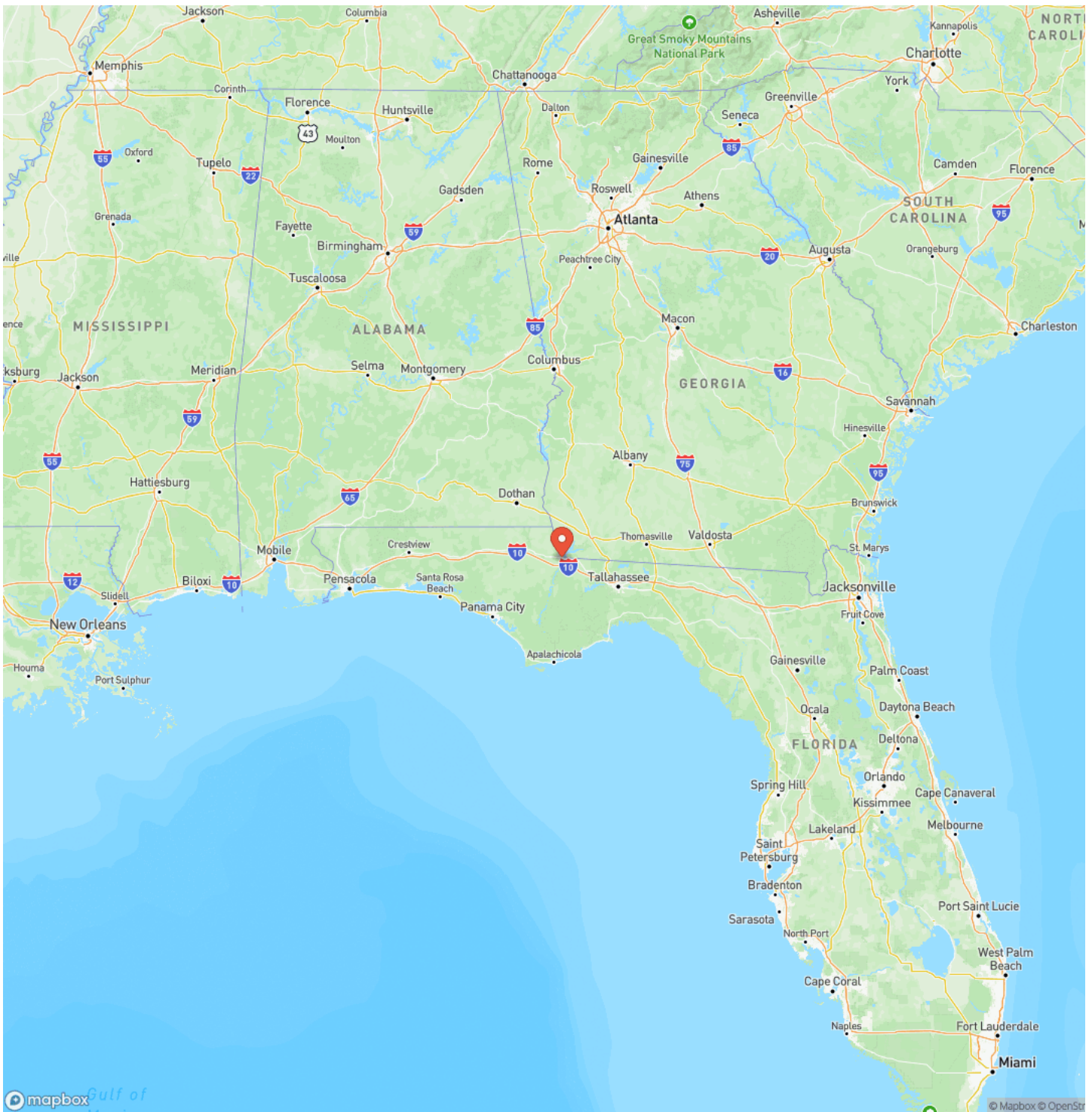
Give us a call today to schedule your tour. This property is shown strictly by appointment only.



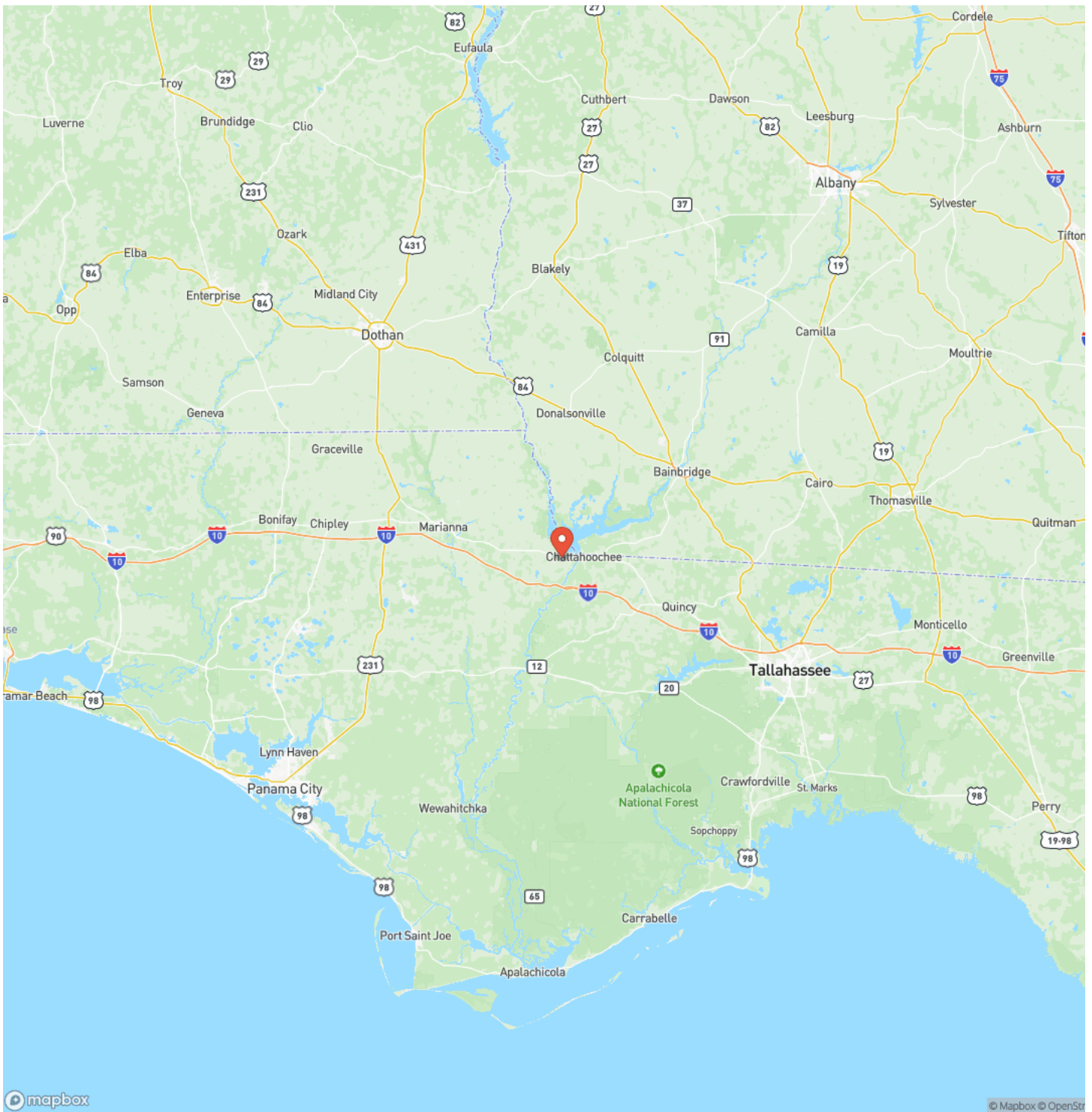
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Locator Map



Locator Map



Satellite Map



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Sneads, FL / Jackson County**

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

NOTES

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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

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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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