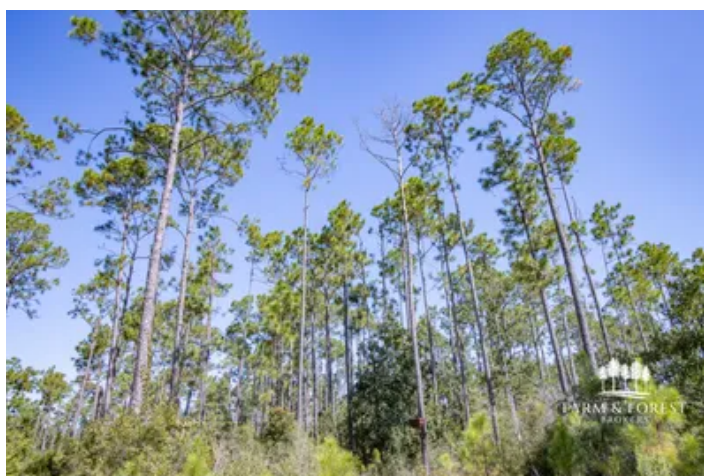


2,300 Ac Timber/Recreation Development Potential
Near FL Gulf Coast
XX5 Highway 22
Wewahitchka, FL 32465

\$5,981,820
2,300.700± Acres
Gulf County



2,300 Ac Timber/Recreation Development Potential Near FL Gulf Coast Wewahitchka, FL / Gulf County

SUMMARY

Address

XX5 Highway 22

City, State Zip

Wewahitchka, FL 32465

County

Gulf County

Type

Timberland, Recreational Land, Hunting Land

Latitude / Longitude

30.123043 / -85.259749

Acreage

2,300.700

Price

\$5,981,820

Property Website

<https://farmandforestbrokers.com/property/2-300-ac-timber-recreation-development-potential-near-fl-gulf-coast-gulf-florida/89620/>



2,300 Ac Timber/Recreation Development Potential Near FL Gulf Coast Wewahitchka, FL / Gulf County

PROPERTY DESCRIPTION

2,300.7 (±) acres located in Gulf County, FL within a very short drive to the Coast! Large-acreage tracts on the market in this area are virtually non-existent - this is an extremely rare opportunity to acquire a solid land investment in an area primed for growth. Gulf County is home to coastal destinations like Port St. Joe and Cape San Blas, with other neighboring counties boasting hot travel spots like Mexico Beach, Panama City Beach, St. George Island and more. This property is located just outside Wewahitchka, FL only 14 miles from the ocean, and should be seriously considered by any land investor looking for promising HBU opportunities.

The land is currently used for agricultural purposes, with multi-aged planted pine stands providing opportunities for tax advantages and strategic revenue growth. The property is also used for recreation, primarily hunting, and would make a fantastic large legacy ranch (pasture conversion is a possibility), timber investment or recreational property for a family. Power is available near the property at multiple locations, and a well-designed and maintained road system runs throughout the tract. The surrounding area has also seen significant interest for conservation uses, with multiple larger properties being placed in conservation programs nearby. This property is currently unencumbered by any conservation easements, and so the opportunity is available for any investors looking for tax and revenue sources resulting from conserving the land.

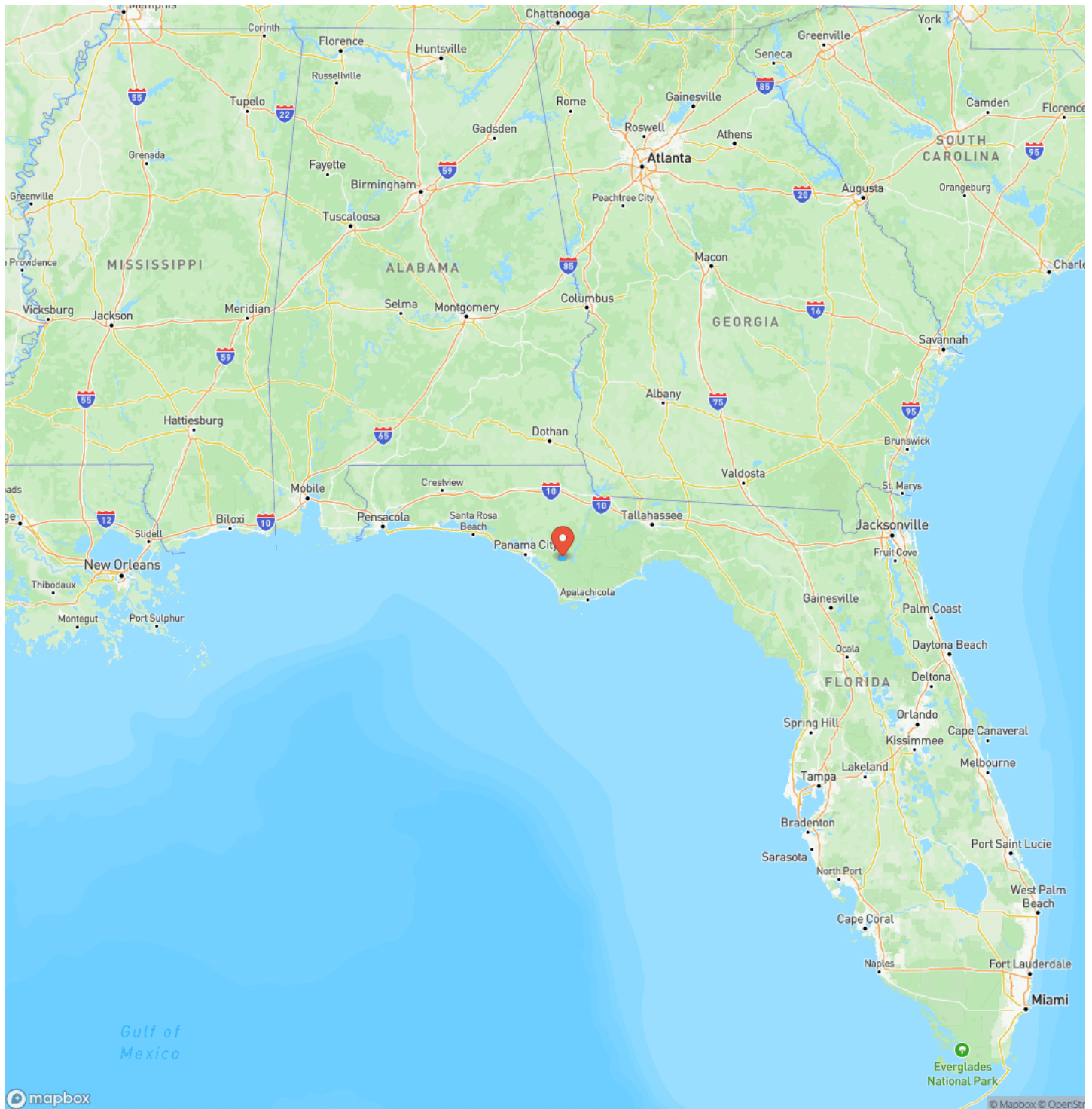
Gulf County is part of Florida's booming Panhandle Region, an area that is currently seeing significant growth and investment. The Panhandle's rural lands have been quickly rising in value as investors lock down opportunities in one of Florida's few remaining regions with large undeveloped areas. The area is known world-wide for its plethora of natural amenities, from spring-fed creeks and rivers to world-class seafood, white sand beaches and fishing. Farm & Forest Brokers are proud to be bringing some of Florida's best investments to market - give us a call today to discuss this investment opportunity, and others like it.



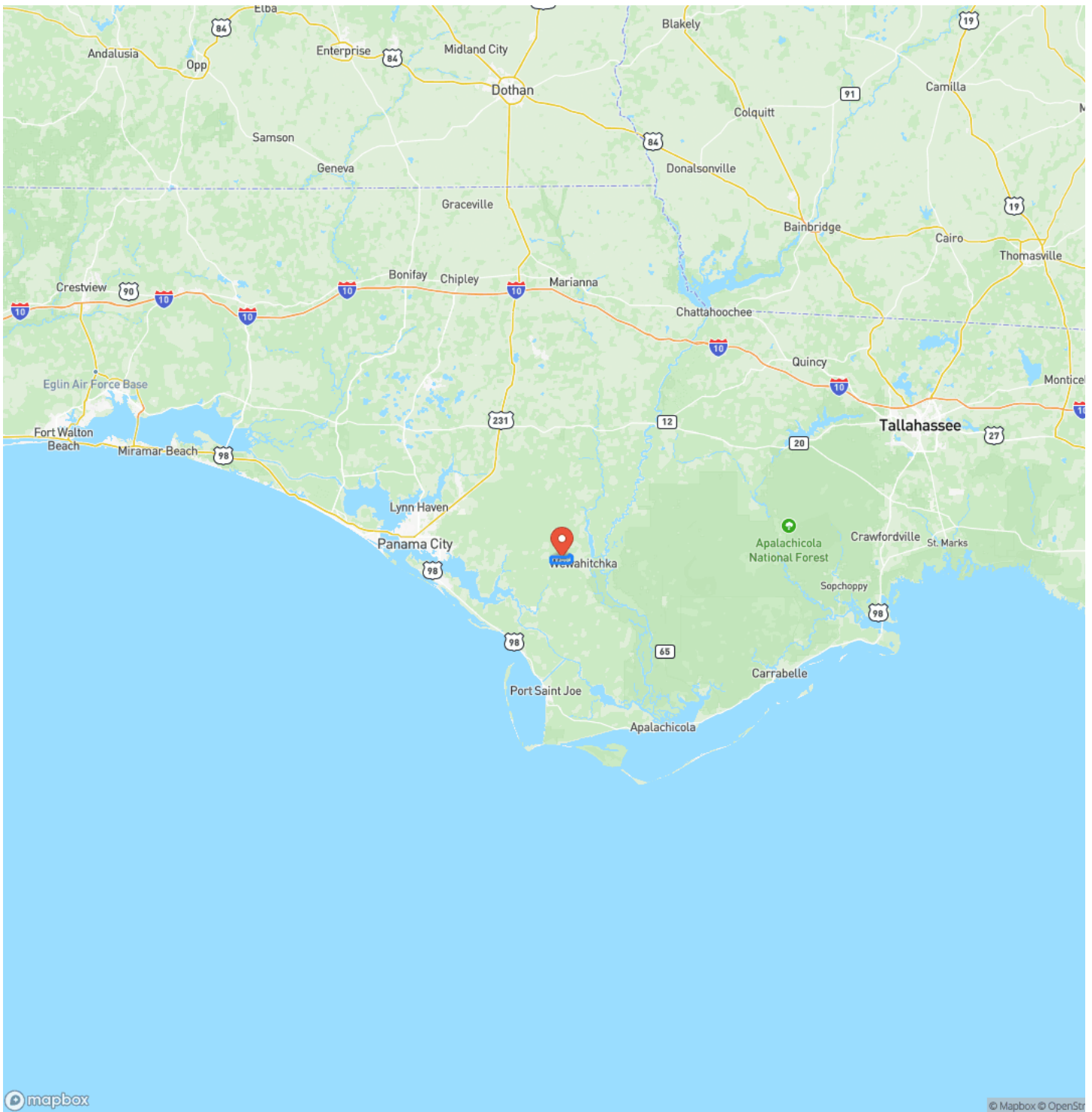
**2,300 Ac Timber/Recreation Development Potential Near FL Gulf Coast
Wewahitchka, FL / Gulf County**



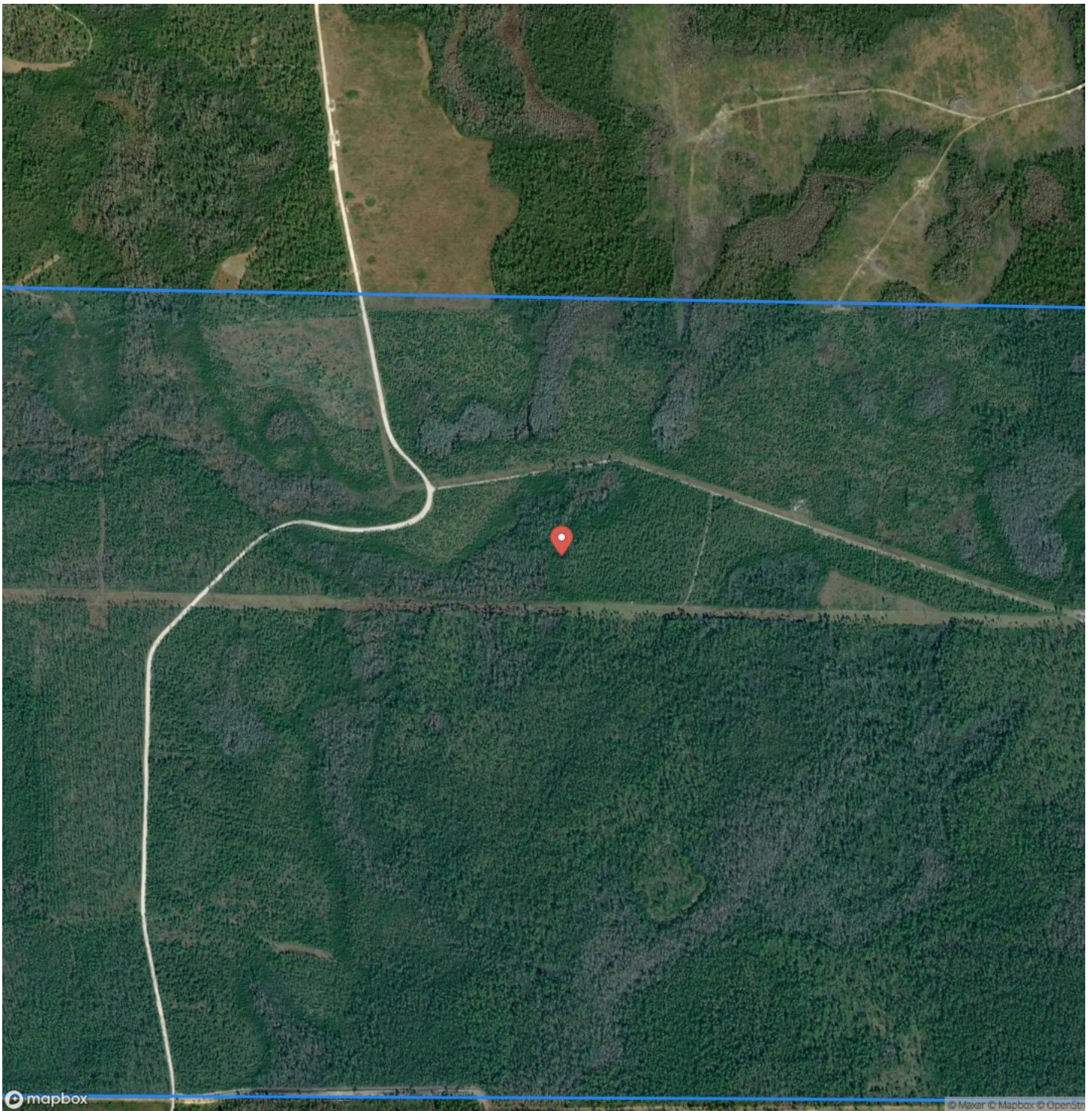
Locator Map



Locator Map



Satellite Map



2,300 Ac Timber/Recreation Development Potential Near FL Gulf Coast Wewahitchka, FL / Gulf County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

Mobile

(850) 688-0814

Email

daniel@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

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.



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