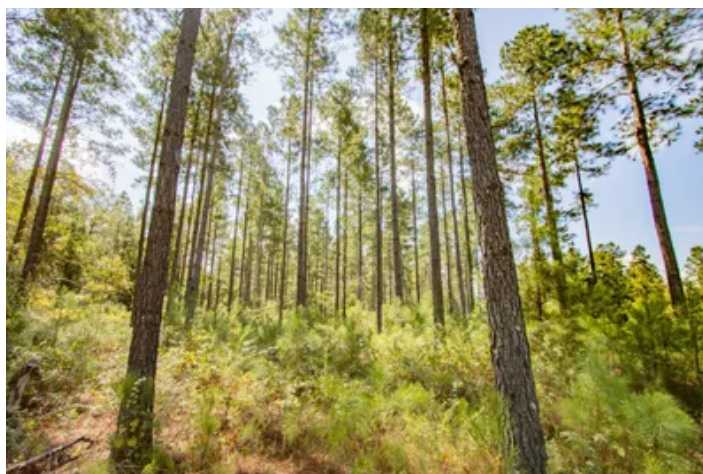
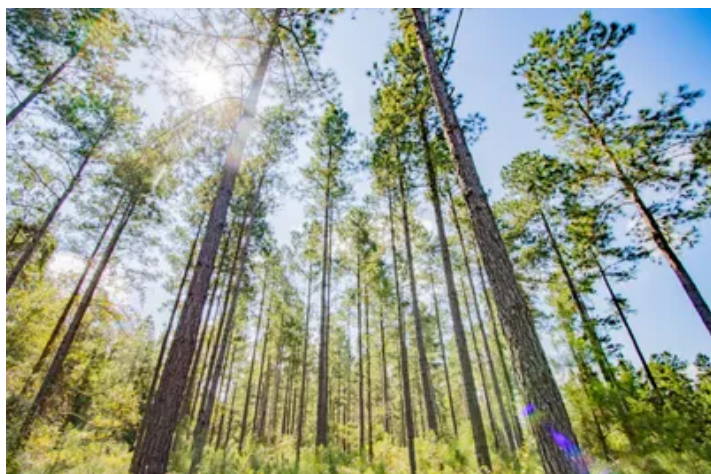
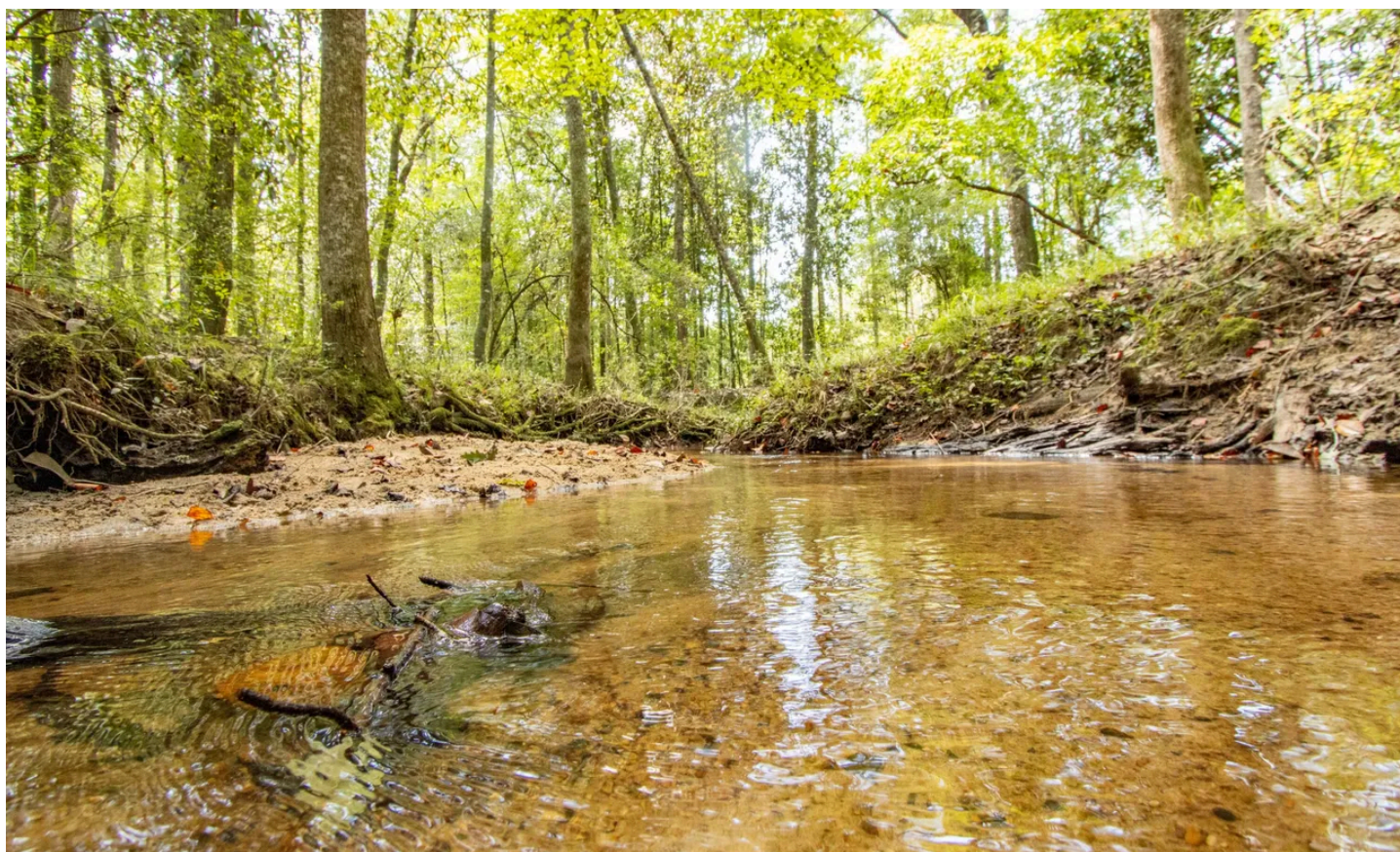


Holmes Creek Bluffs: 391 Ac Awesome Timber, Creek  
and Hunting Holmes Co FL  
XX1 Kirkland Rd  
Graceville, FL 32440

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





## Holmes Creek Bluffs: 391 Ac Awesome Timber, Creek and Hunting Holmes Co FL Graceville, FL / Holmes County

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### **SUMMARY**

#### **Address**

XX1 Kirkland Rd

#### **City, State Zip**

Graceville, FL 32440

#### **County**

Holmes County

#### **Type**

Hunting Land, Timberland

#### **Latitude / Longitude**

30.988474 / -85.527001

#### **Acreage**

390.850

#### **Price**

\$1,113,923

#### **Property Website**

<https://farmandforestbrokers.com/property/holmes-creek-bluffs-391-ac-awesome-timber-creek-and-hunting-holmes-co-fl-holmes-florida/70300/>



## Holmes Creek Bluffs: 391 Ac Awesome Timber, Creek and Hunting Holmes Co FL Graceville, FL / Holmes County

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### **PROPERTY DESCRIPTION**

Welcome to Holmes Creek Bluffs - 390.85 ac +/- of beautiful timberland with frontage along exquisite Holmes Creek, a big, clear sandy creek surrounded by mature hardwood and pine. It's a hunter's dream and a nature lover's paradise - and checks all the boxes as a strong timberland investment in the portfolio as well.

This property has beautiful elevation changes, with several high points up to 200' above sea level, creating sight vistas that feel like you're in the mountains instead of a short distance from the Gulf of Mexico. Much of the property is in mature planted pine timber, ready to harvest for immediate income when the owner desires. Several food plots are already established, ready for you to start creating memories this hunting season.

The area creates strong hunting opportunities, with surrounding properties in various types of agriculture and timber. Mast-producing upland hardwood trees grow throughout the property creating natural food sources and habitat for a host of wildlife species. And Holmes Creek flows strong year-round for a constant water source and anchor for game animals.

The property is accessed along a county-maintained road with power at the boundary. It is perfect for your new hunting cabin or farmhouse. The land is located in northern Holmes County, FL near Graceville, an area known for productive agriculture and growing demand. Dothan, AL is a short drive away for tons of shopping, dining and entertainment, and it's also not far to Florida's famous Gulf Coast for world-class beaches, fishing, and seafood.

This is one of the best recreational offerings on the market in this area. Give us a call to schedule your tour.





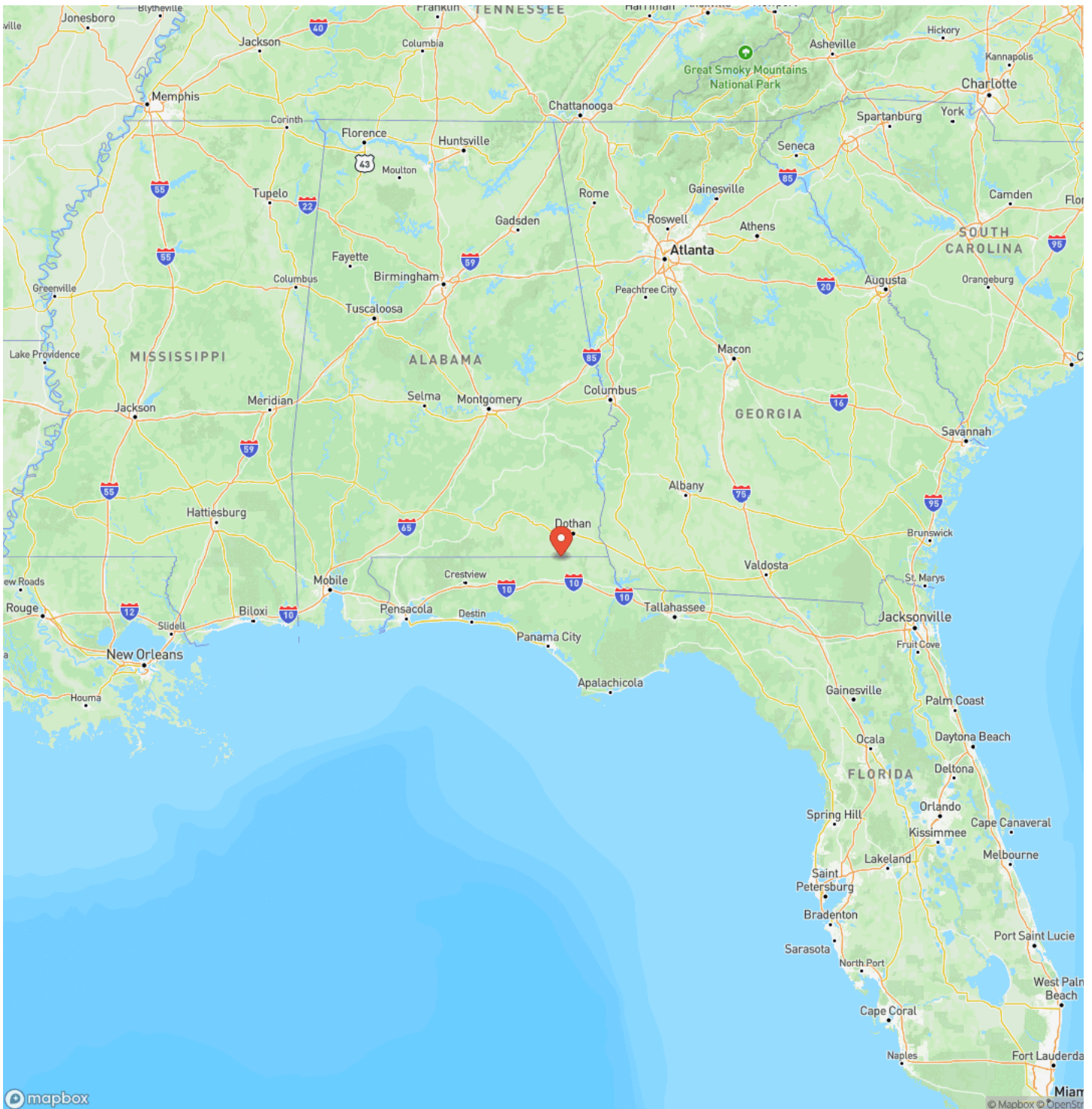
Holmes Creek Bluffs: 391 Ac Awesome Timber, Creek and Hunting Holmes Co FL  
Graceville, FL / Holmes County

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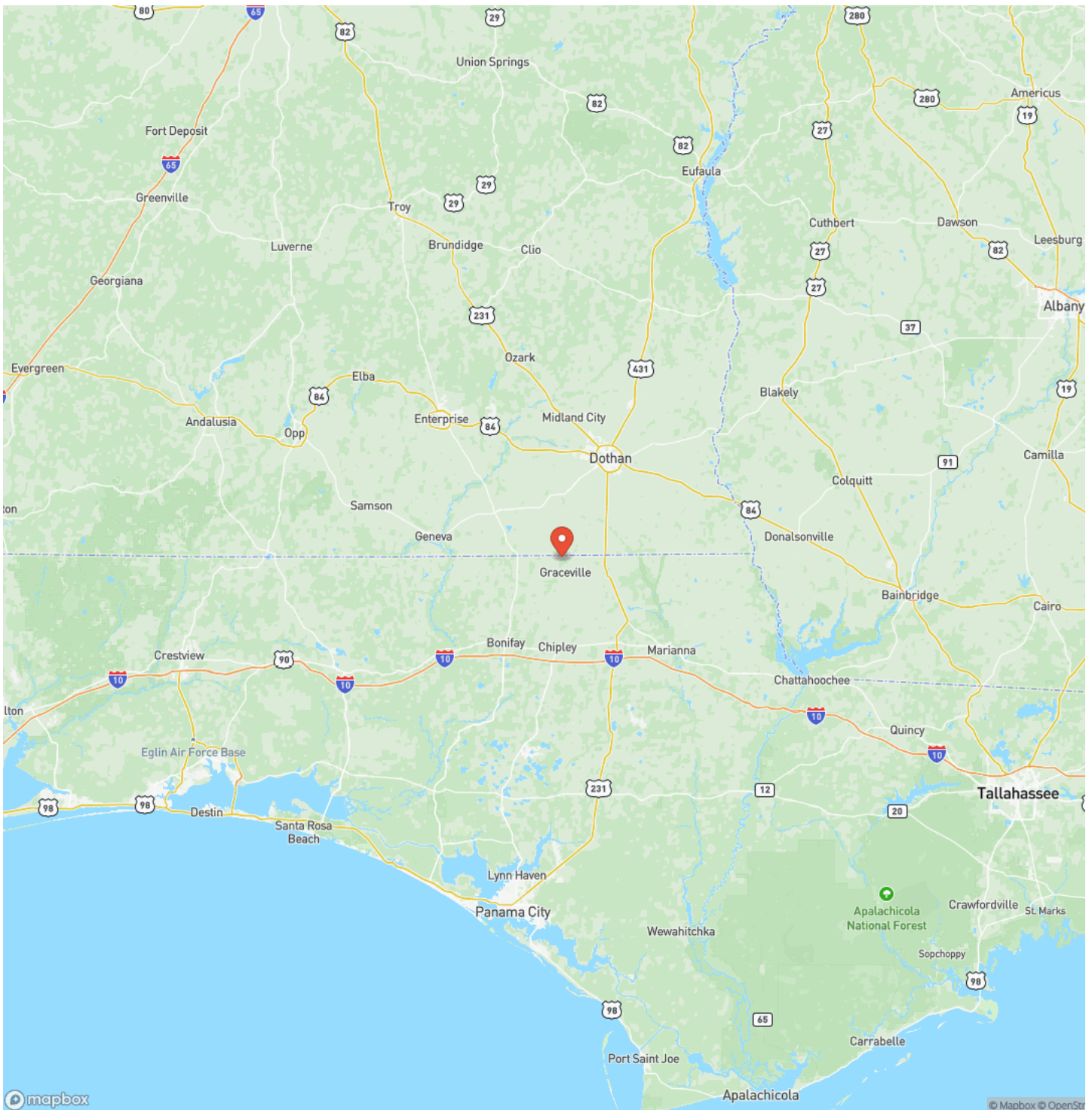




## Locator Map

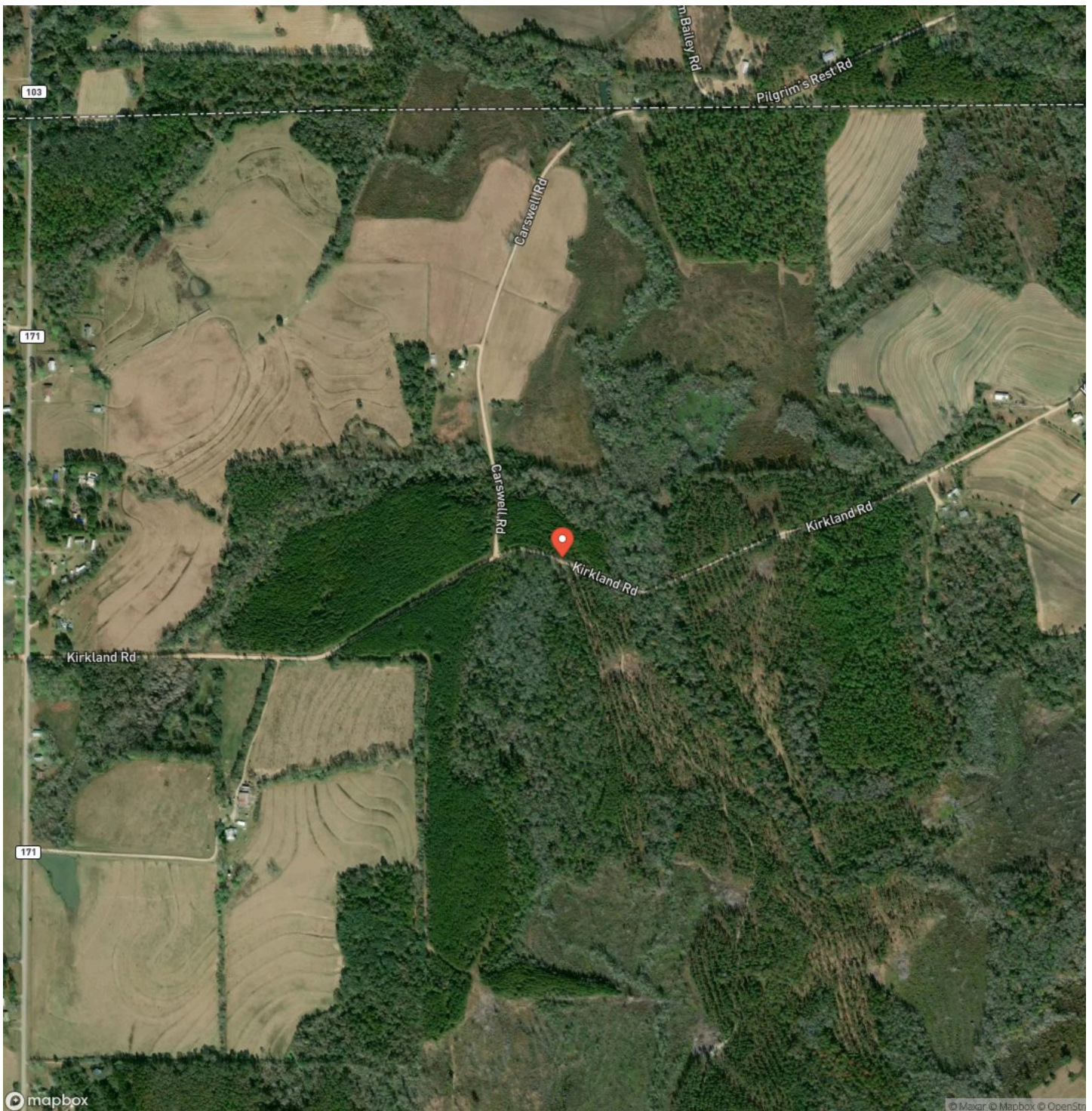


## Locator Map





## Satellite Map



**Holmes Creek Bluffs: 391 Ac Awesome Timber, Creek and Hunting Holmes Co FL  
Graceville, FL / Holmes County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Hautamaki

## Mobile

(850) 688-0814

## Email

daniel@farmandforestbrokers.com

## Address

## City / State / Zip

Centreville, AL 35042

## 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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**Farm & Forest Brokers**  
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Centreville, AL 35042  
(205) 340-3946  
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