

229 Ac ± Upland Longleaf Plantation
1170 st marys road
Caryville, FL 32425

\$795,000
229± Acres
Washington County



229 Ac ± Upland Longleaf Plantation Caryville, FL / Washington County

SUMMARY

Address

1170 st marys road

City, State Zip

Caryville, FL 32425

County

Washington County

Type

Hunting Land, Timberland

Latitude / Longitude

30.728782 / -85.761973

Acreage

229

Price

\$795,000

Property Website

<https://farmandforestbrokers.com/property/229-ac-upland-longleaf-plantation-washington-florida/88593/>



229 Ac ± Upland Longleaf Plantation Caryville, FL / Washington County

PROPERTY DESCRIPTION

Gum Creek Tract - 229 Ac - Washington Co

\$825,000

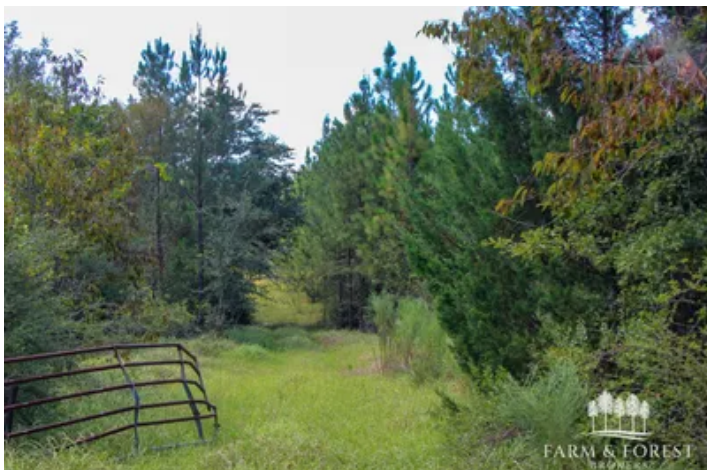
The Gum Creek Tract is located in northwest Washington County, approximately four miles southeast of Caryville. This is a beautiful piece of land with multiple potential uses; it would make an outstanding hunting/recreational tract, and already has the infrastructure in place for a lodge/camp. Gum Creek has a diverse range of features and assets to include:

- The highlight of the tract is 112 acres (±) of upland longleaf plantation. The stands of longleaf on this tract create excellent wildlife habitat, and provide a new owner several potential revenue streams for the future. These trees are approximately 9-10 years old and with proper management will provide great wildlife habitat, hunting opportunities, and a great long-term investment.
- More than 5,700' combined road frontage on St Mary Road, a county maintained dirt road. Power is located on the property, and along the entirety of the road frontage.
- 36'x108' pole barn with a 12'x 60' leanto. 36'x60' of the shop is enclosed and features a full bathroom, utility/kitchen room with commercial stainless sink, storage rooms for equipment and tools, and an air conditioned room that would be perfect for use as a bedroom for hunting camp. The remaining 36'x48' portion of the barn is open. This building has water, power, and everything needed to be used as a no-frills hunting camp, but could also be converted into a full-blown hunting lodge with some time and investment.
- There are several miles of established trails throughout the tract that provide access & fire breaks around the property.
- There are two ponds on the property, one along the St Mary Road that is shared with the property to the east, and another small pond tucked away in the woods in the southeast corner of the property. Gum Creek and other tributaries flow throughout the property and provide water for wildlife.
- Aside from the longleaf plantation, the property features several different hardwood drains with natural bottomland timber.
- Bonifay is less than 10 miles down the road, and the Gulf Coast is less than an hour away!

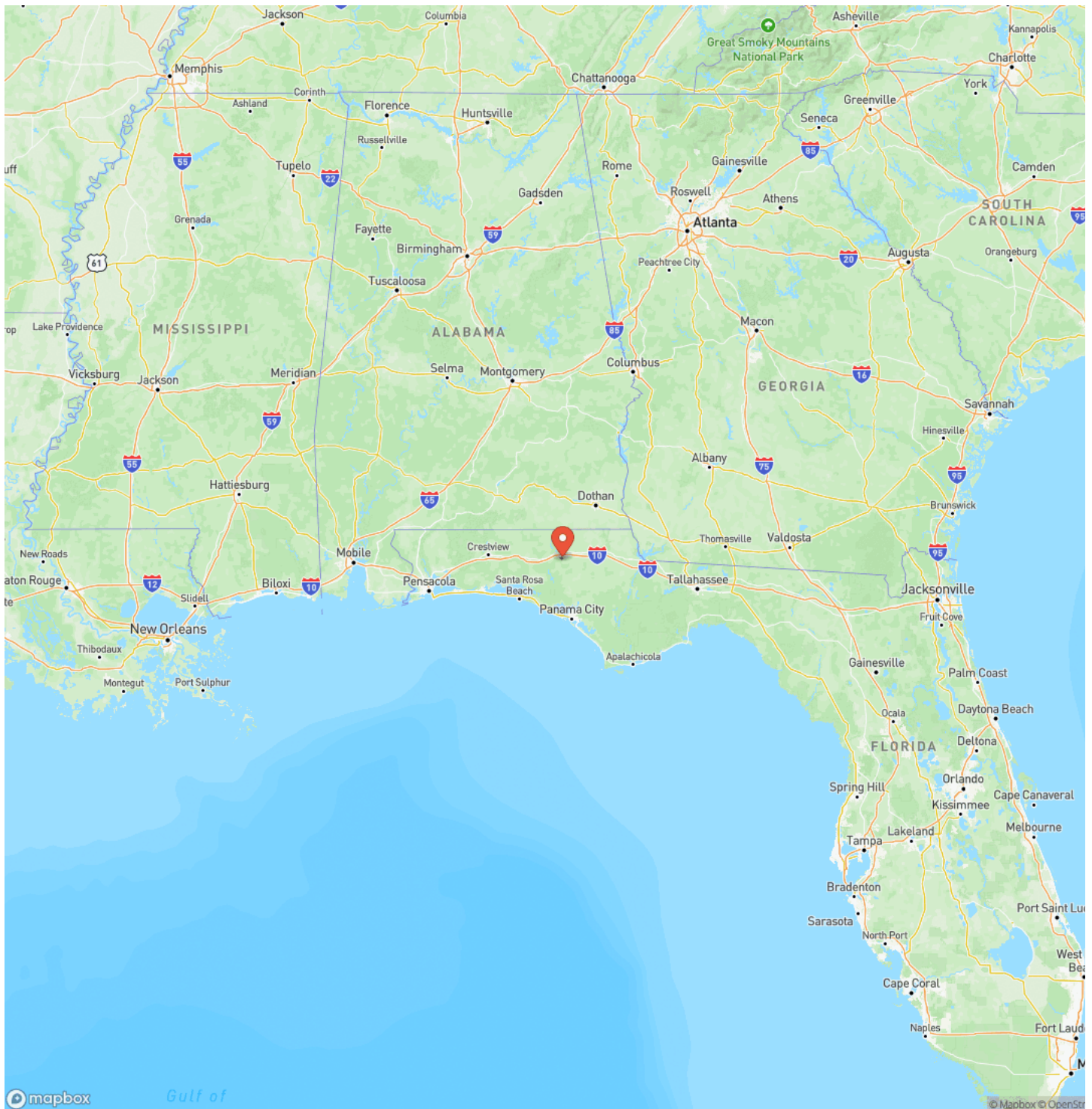
This property is shown by appointment only. For more information or to schedule a showing contact Dalton Dalrymple with Farm & Forest Brokers at [334-447-5600](tel:334-447-5600).



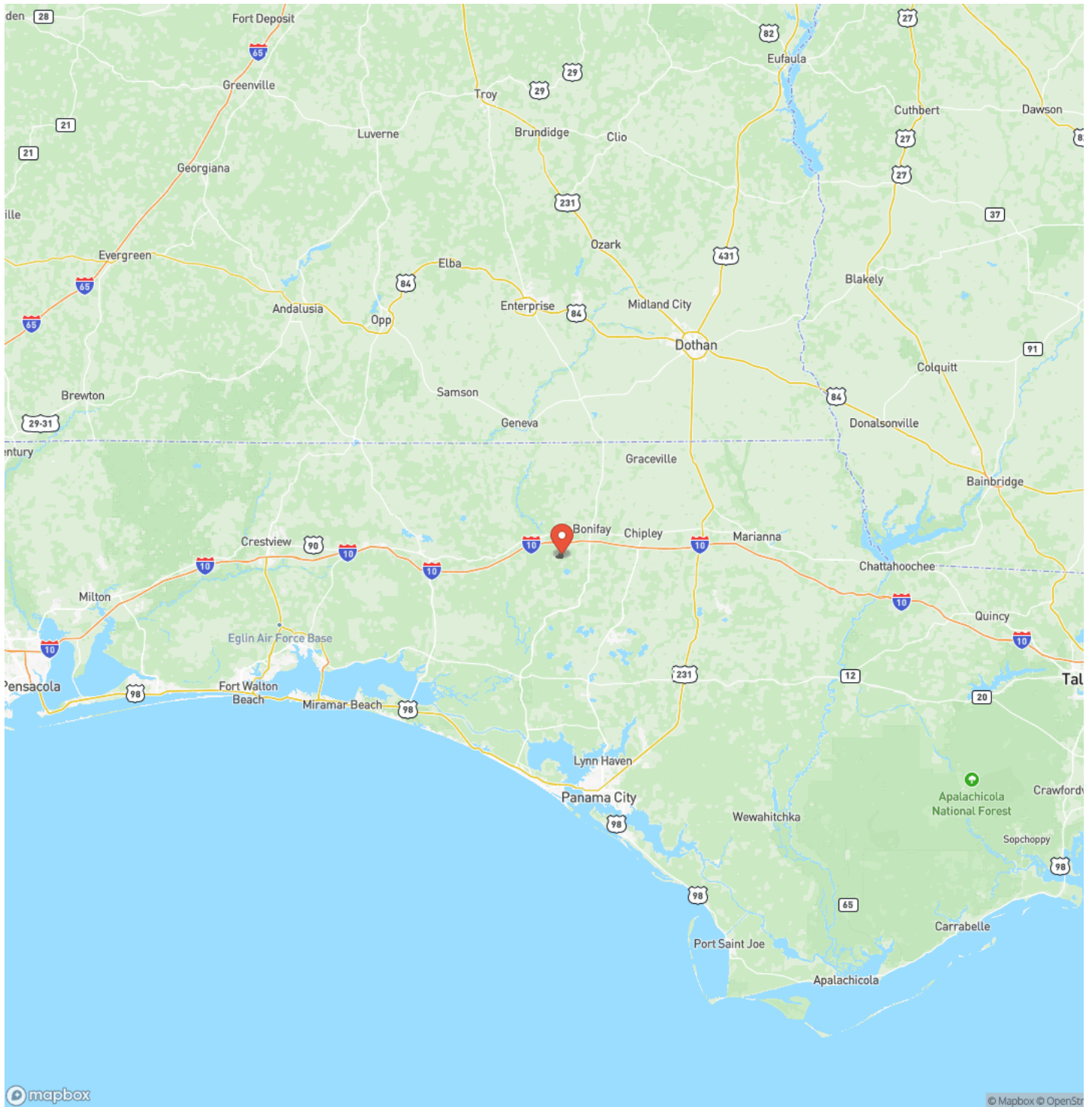
229 Ac ± Upland Longleaf Plantation
Caryville, FL / Washington County



Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Dalton Dalrymple

Mobile

(334) 447-5600

Email

dalton@farmandforestbrokers.com

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.

Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

