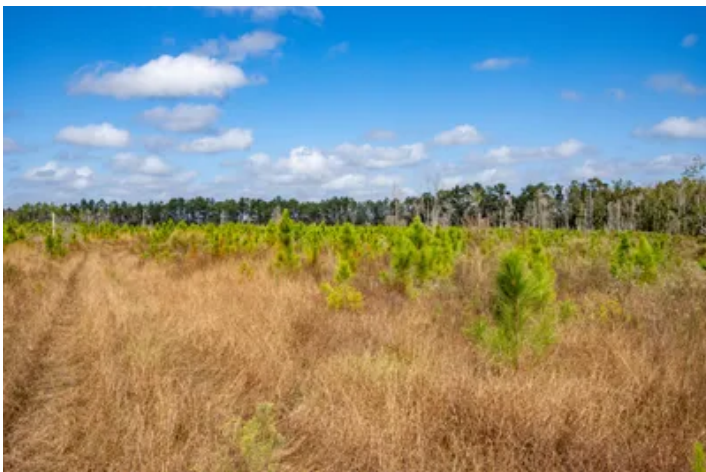


425 Ac Blue Creek NW Timberland & Recreational
Investment - Liberty Co., FL
XX1 SR-20
Hosford, FL 32334

\$1,188,992
425± Acres
Liberty County



**425 Ac Blue Creek NW Timberland & Recreational Investment - Liberty Co., FL
Hosford, FL / Liberty County**

SUMMARY

Address

XX1 SR-20

City, State Zip

Hosford, FL 32334

County

Liberty County

Type

Hunting Land, Recreational Land, Timberland

Latitude / Longitude

30.389907 / -84.797006

Acreage

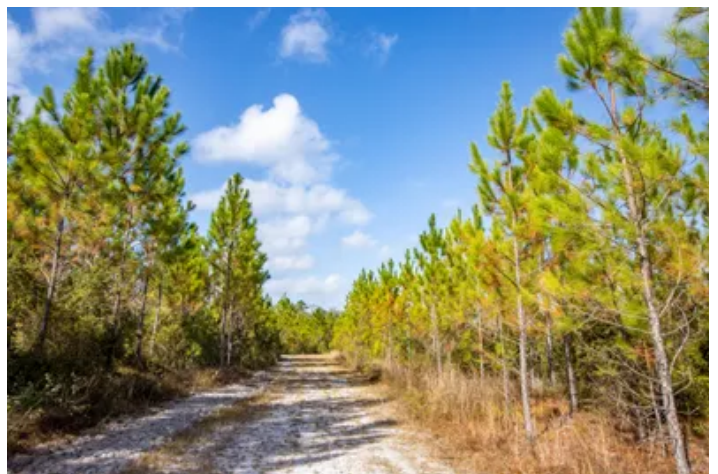
425

Price

\$1,188,992

Property Website

<https://farmandforestbrokers.com/property/425-ac-blue-creek-nw-timberland-recreational-investment-liberty-co-fl-liberty-florida/69513/>



425 Ac Blue Creek NW Timberland & Recreational Investment - Liberty Co., FL Hosford, FL / Liberty County

PROPERTY DESCRIPTION

Welcome to Blue Creek Timberlands NW!

This productive timberland property, located in Liberty County in the heart of the Florida Panhandle, offers a prime opportunity for timber investment and sustainable forestry management, and an abundance of recreational uses. The tract is 425 +/- acres, and contains a diverse mix of planted pine stands and natural hardwood and cypress stands, with miles of roads and trails for hunting, riding, and exploration. To make things even better, Blue Creek and its tributaries flow through the property creating incredible wildlife habitat and beautiful natural forests. This property is part of a larger 1,803-acre offering and is being sold separately.

The property features multiple age-classes of planted pine timber and natural forest, with creeks and hardwoods creating excellent wildlife habitat. Around 300 acres of the property is currently in professionally-planted and managed planted pine plantation, growing income for the owner. Hunting in the area is excellent, and soils are well-suited to pine tree production. The property has frontage along paved SR-20 that runs between Tallahassee and Panama City, and power at the road.

The property offers excellent recreational opportunities, including:

- * Hunting: Abundant wildlife habitat for deer, turkey, and other game species.
- * Trail Riding: Plenty of well-established roads and trails wind throughout the property.
- * Hiking and nature: Diverse terrain and unique ecosystems will keep naturalists busy for a lifetime discovering all this property has to offer.

In addition to timber production, the property may offer potential for other revenue streams, such as:

- * Pine straw production: Harvesting pine straw from the slash pine stands for landscaping and erosion control purposes.
- * Carbon sequestration credits: Participating in carbon offset programs to generate revenue from the property's carbon storage capacity.
- * Various Leases: From hunting leases to apiary (honeybee) leases, there are plenty of uses for the land that could create additional income for the owner.

Please feel free to request additional information or schedule a property visit. We look forward to hearing from you.



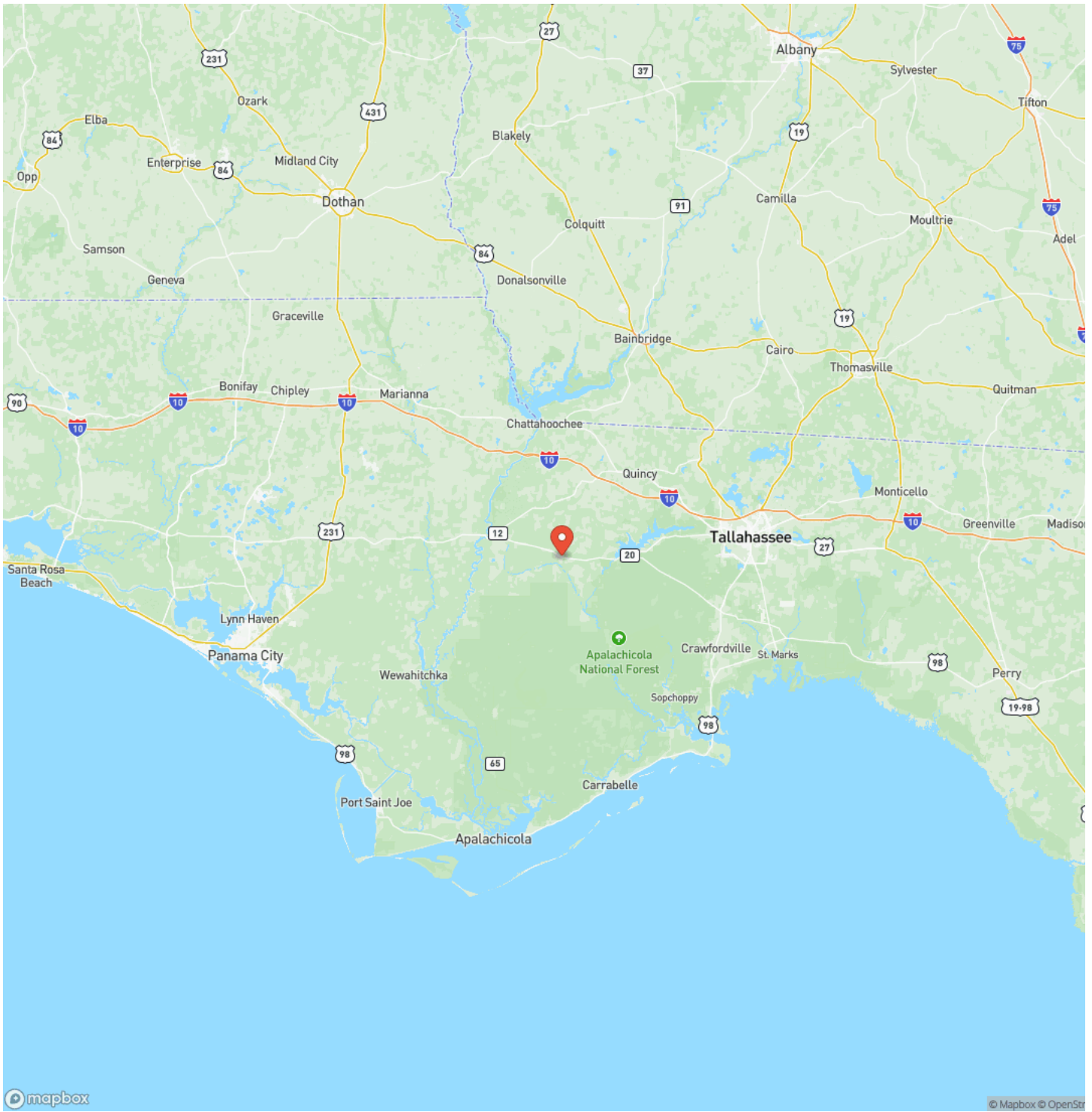
425 Ac Blue Creek NW Timberland & Recreational Investment - Liberty Co., FL
Hosford, FL / Liberty County



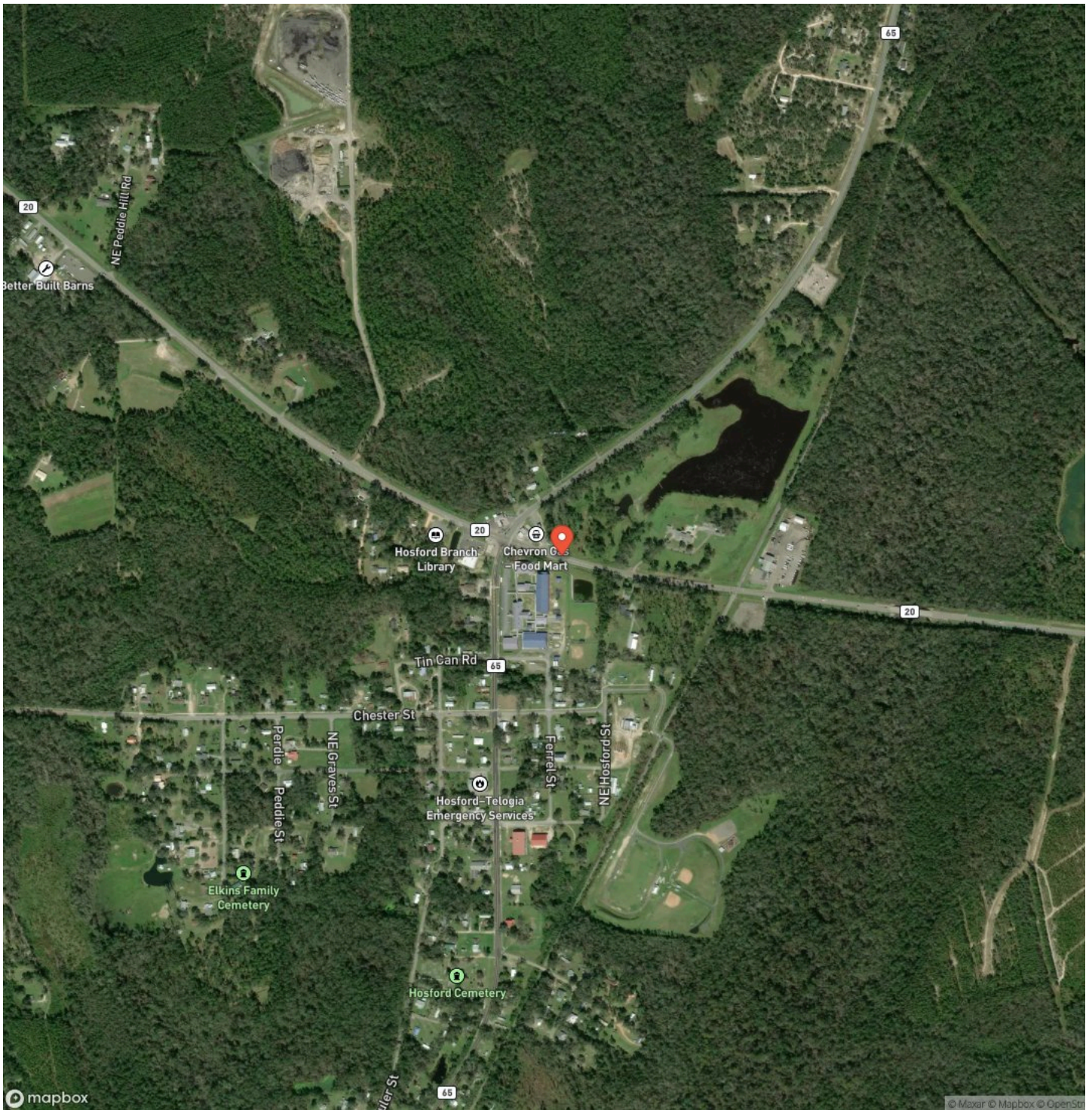
Locator Map



Locator Map



Satellite Map



425 Ac Blue Creek NW Timberland & Recreational Investment - Liberty Co., FL
Hosford, FL / Liberty County

LISTING REPRESENTATIVE
For more information contact:



Representative
Gary Silvernell

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(334) 355-2124

Email
Gary@farmandforestbrokers.com

Address
City / State / Zip
Centreville, AL 35042

NOTES



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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