

212 Ac Hunting with Creeks, Big Hardwoods, and Ready-to-Thin Pine in Graceville, FL
XX1 Prim Ave.
Graceville, FL 32440

\$679,648
212.390± Acres
Jackson County



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SUMMARY

Address

XX1 Prim Ave.

City, State Zip

Graceville, FL 32440

County

Jackson County

Type

Recreational Land

Latitude / Longitude

30.947162 / -85.52502

Acreage

212.390

Price

\$679,648

Property Website

<https://farmandforestbrokers.com/property/212-ac-hunting-with-creeks-big-hardwoods-and-ready-to-thin-pine-in-graceville-fl-jackson-florida/78952/>



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PROPERTY DESCRIPTION

212.39 +/- acres of incredible recreational property with tons of investment upside. The property is inside the city limits of Graceville next to several commercial and industrial developments, and has a good stand of planted pine growing that could be thinned whenever the owner is ready.

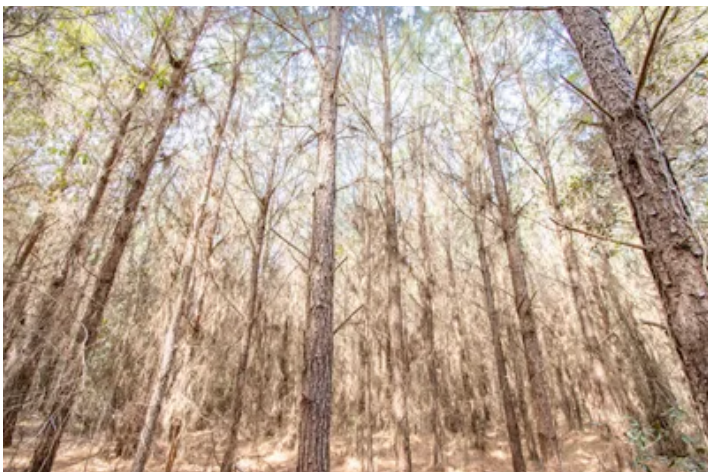
For recreational buyers, this land is prime hunting property. Two creeks flow along the western side of the tract, which is loaded with mature hardwoods. Wildlife in the area are plentiful. The property also has two separate power lines running through which provides good driving access throughout the tract, as well as long sight lines for a shooting range and options for food plots and shooting houses.

Given the location and adjacent land uses, this property could also be well-placed for future development. Various uses, from housing to commercial to industrial, could be possible. The property currently has approximately 80 acres of planted pine that is old enough to thin, and it's location next to a sawlog facility should provide excellent value as the wood grows into bigger product classes.

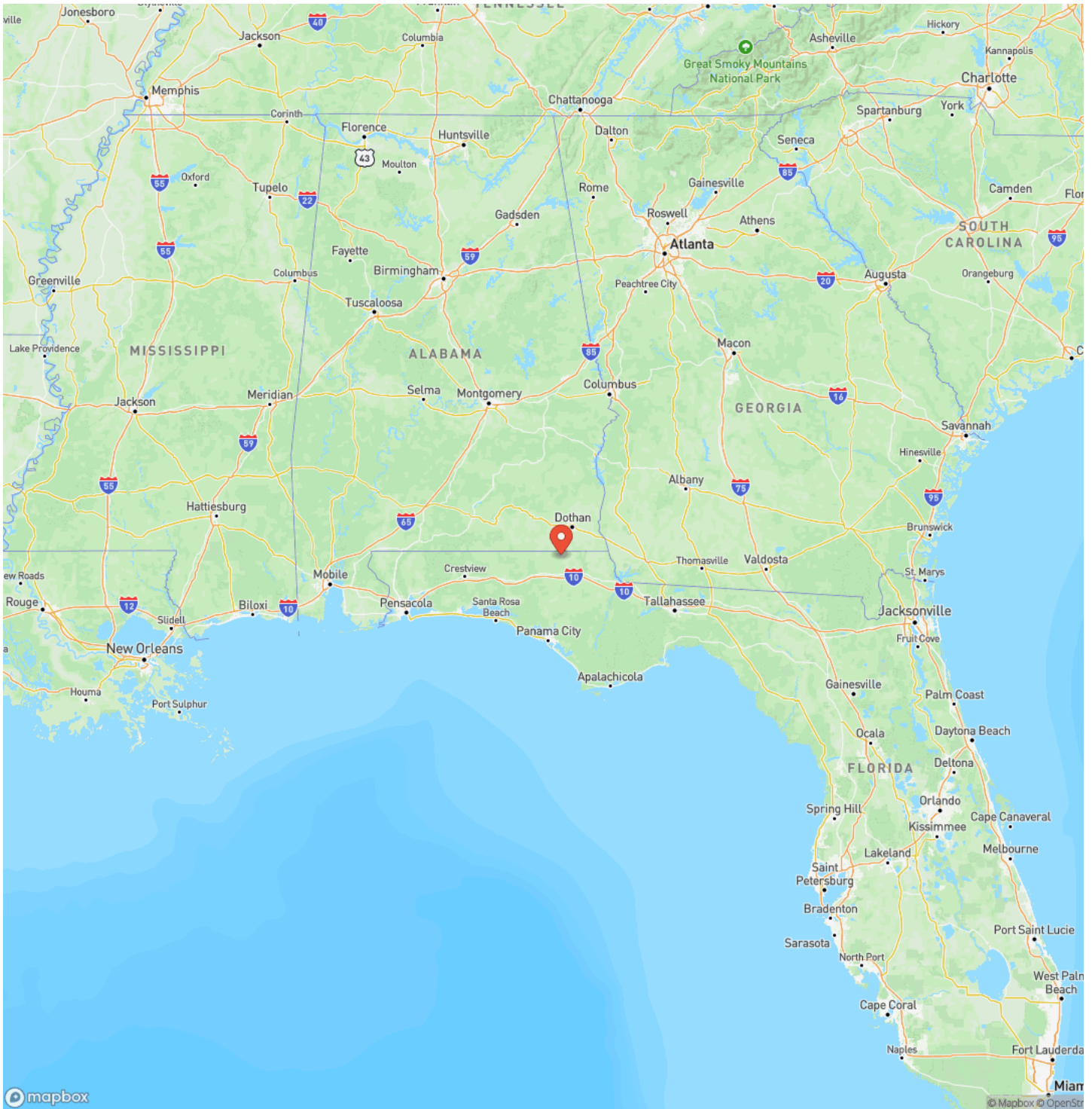
Give us a call today to schedule your tour of this unique property.



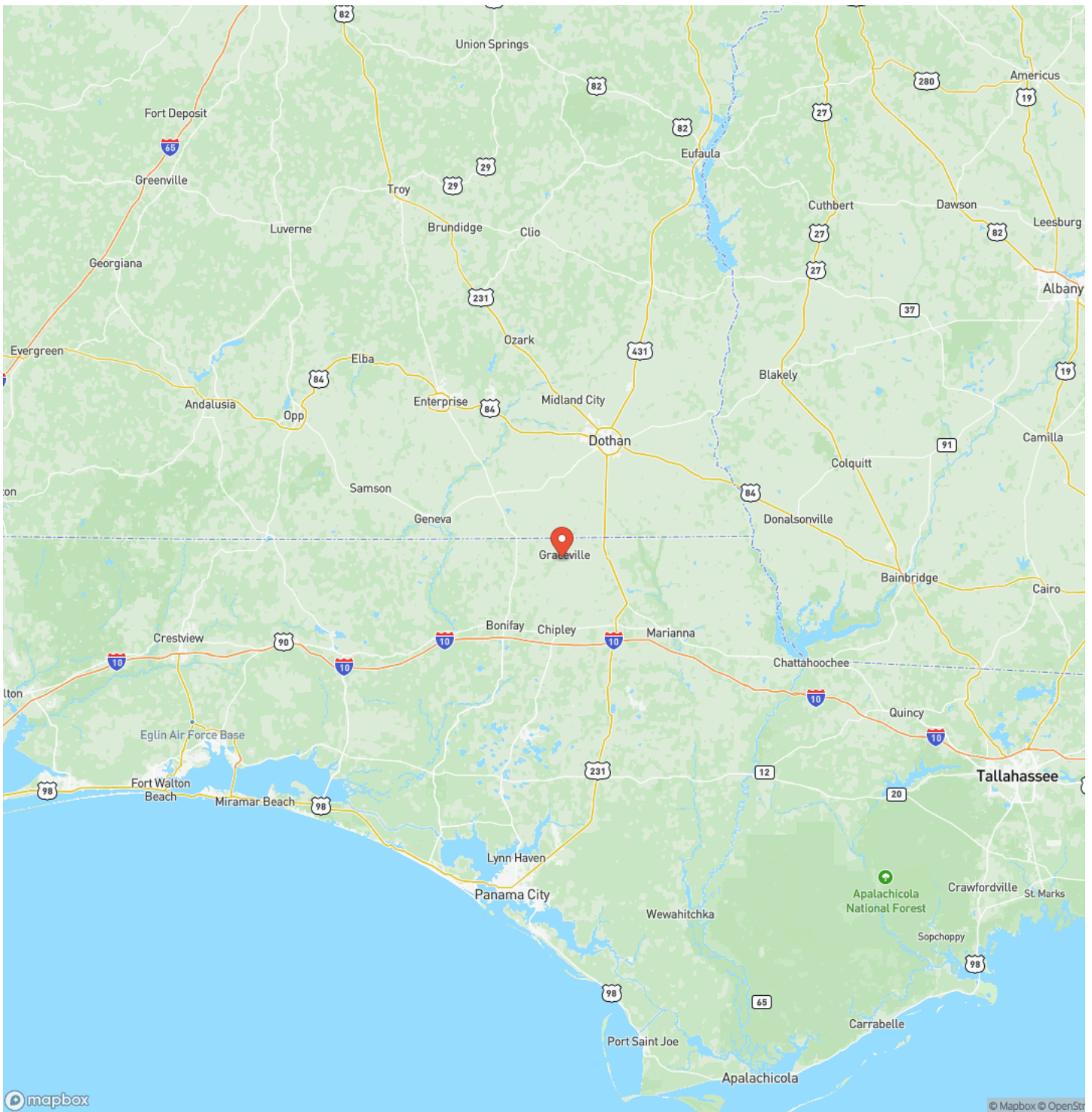
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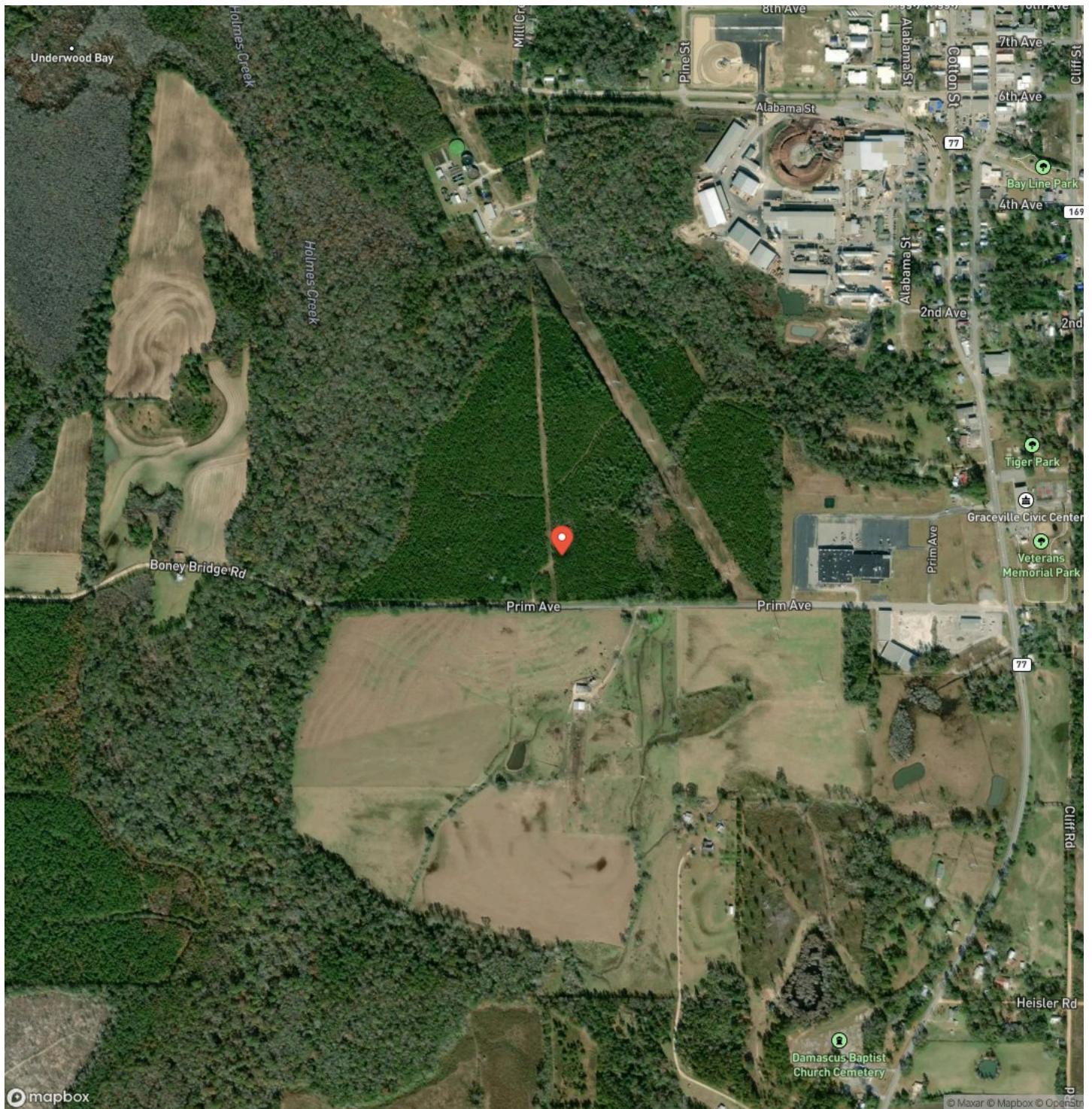
Locator Map



Locator Map



Satellite Map



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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