

**Four Ponds Tract - 120 ac Recreation Homesite and
Timber in Jackson Co., FL**
XX1 Sandridge Church Rd.
Sneads, FL 32460

\$420,000
120± Acres
Jackson County



**Four Ponds Tract - 120 ac Recreation Homesite and Timber in Jackson Co., FL
Sneads, FL / Jackson County**

SUMMARY

Address

XX1 Sandridge Church Rd.

City, State Zip

Sneads, FL 32460

County

Jackson County

Type

Recreational Land

Latitude / Longitude

30.80118 / -84.988227

Acreage

120

Price

\$420,000

Property Website

<https://farmandforestbrokers.com/property/four-ponds-tract-120-ac-recreation-homesite-and-timber-in-jackson-co-fl-jackson-florida/84117/>



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PROPERTY DESCRIPTION

The Four Ponds Tract is a recreational powerhouse packed into 120 acres located in Jackson County, FL. Named for its multiple natural ponds, this property is everything a sportsman could want. Hunt deer and turkey on the uplands, and fish and ducks on the ponds for an all-year experience. There are plenty of options for homesites as well with power on the boundary.

The property is 120 acres MOL, with about 10 acres of ponds scattered throughout the property. Most of the land (approx. 70 acres) is established in very healthy planted pine, with the remainder being in natural hardwood and open areas. One good-sized food plot is set up on the property, with plenty of roads and trails throughout creating other hunting and trail-riding options. The land is located close to Lake Seminole and the Chattahoochee River, and is a major duck flyway. The multiple ponds create tons of options for enjoying one of Florida's best wingshooting experiences.

The land is located in North Jackson County, just a short drive from Marianna, FL. Outdoor experiences are plentiful, with Lake Seminole, Blue Springs Recreation Area, Florida Caverns State Park, and many more options. It's also less than a 2-hour drive down to Florida's white-sand beaches. If you're looking for an all-around recreational property with room to build and live, don't miss this one.

Give us a call today to set up your showing!



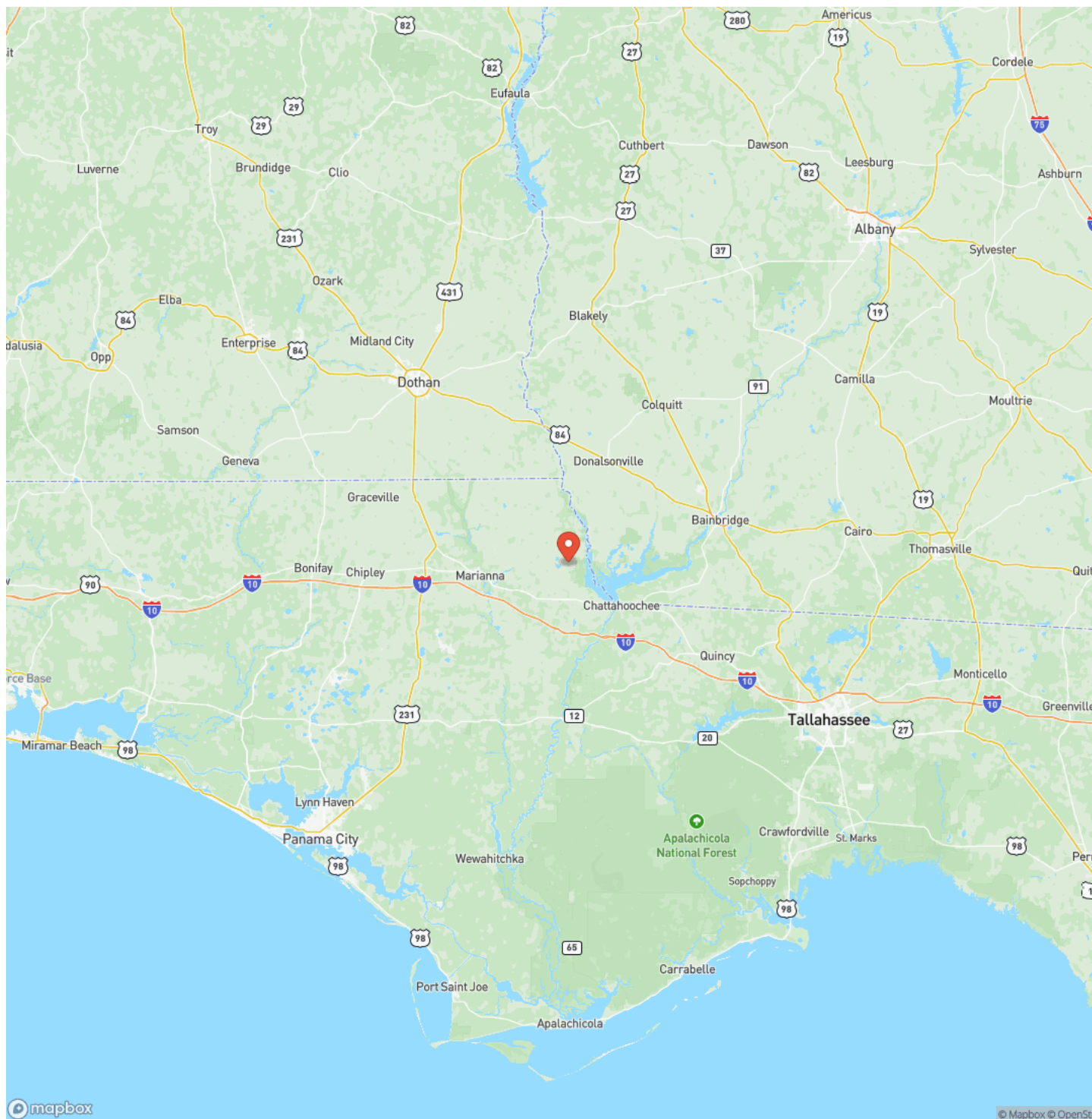
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Locator Map



Locator Map



Satellite Map



**Four Ponds Tract - 120 ac Recreation Homesite and Timber in Jackson Co., FL
Sneads, FL / Jackson County**

LISTING REPRESENTATIVE

For more information contact:



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Address

City / State / Zip

NOTES

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NOTES

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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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