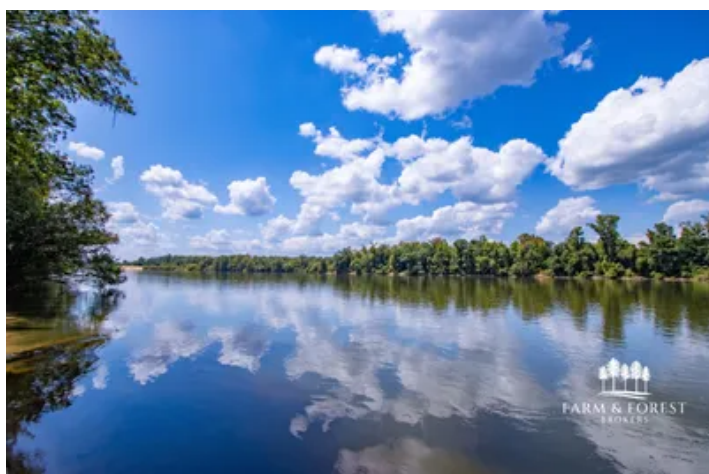


588 Ac Over 2 Miles of Apalachicola River Frontage in
Liberty Co., FL
XX1 Highway 20
Bristol, FL 32321

\$1,528,514
587.890± Acres
Liberty County



**588 Ac Over 2 Miles of Apalachicola River Frontage in Liberty Co., FL
Bristol, FL / Liberty County**

SUMMARY

Address

XX1 Highway 20

City, State Zip

Bristol, FL 32321

County

Liberty County

Type

Recreational Land, Hunting Land, Riverfront

Latitude / Longitude

30.422602 / -85.023629

Acreage

587.890

Price

\$1,528,514

Property Website

<https://farmandforestbrokers.com/property/588-ac-over-2-miles-of-apalachicola-river-frontage-in-liberty-co-fl-liberty-florida/89763/>



588 Ac Over 2 Miles of Apalachicola River Frontage in Liberty Co., FL Bristol, FL / Liberty County

PROPERTY DESCRIPTION

Incredibly rare opportunity to own significant acreage with over 2 miles of frontage on Florida's Apalachicola River, leading to the Gulf! 588 acres +/- of some of the best recreational property available! This land has everything a sportsman could want - hunting, fishing, trail riding, boating and more!

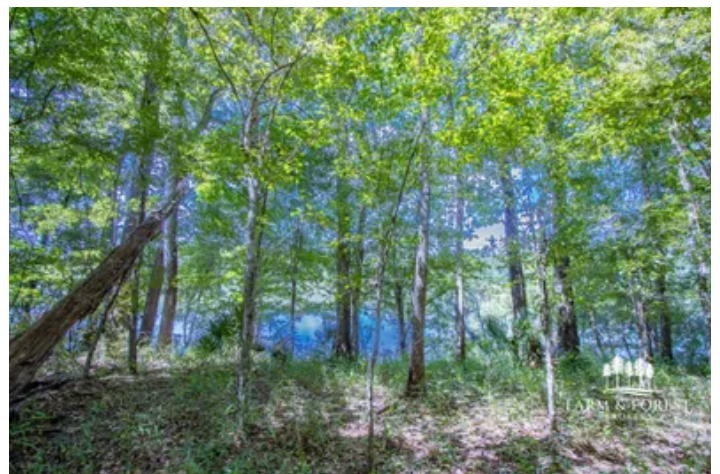
This land is private and secluded, surrounded by conservation lands and large timberland properties. The land is a diverse mix of river bluffs, planted pine, river sloughs, hardwood hammock, and wetland. The property would be an ideal candidate for conservation uses, given the miles of river frontage along one of Florida's most important waterways. The property is currently NOT encumbered by any conservation easements, however, and the new owner is free to use the property for hunting, building improvements, timber production, camping and more.

The land is located in Liberty County, near Bristol, FL and across the river from Blountstown. It is well-located for a drive (or boat ride!) down to the Gulf. Tallahassee, FL is 45 minutes away for shopping, dining, and more. Coastal destinations like Panama City Beach, Mexico Beach, St. George Island, Apalachicola, Cape San Blas and others are not far away for world-class fishing, dining and white sand beaches.

The property is accessed by a woods road that runs along the river bluff. A 4x4 vehicle is recommended. The tract is perfect for a getaway property, off-grid camping spot, and recreational legacy tract. It is shown strictly by appointment only. Please give us a call today.

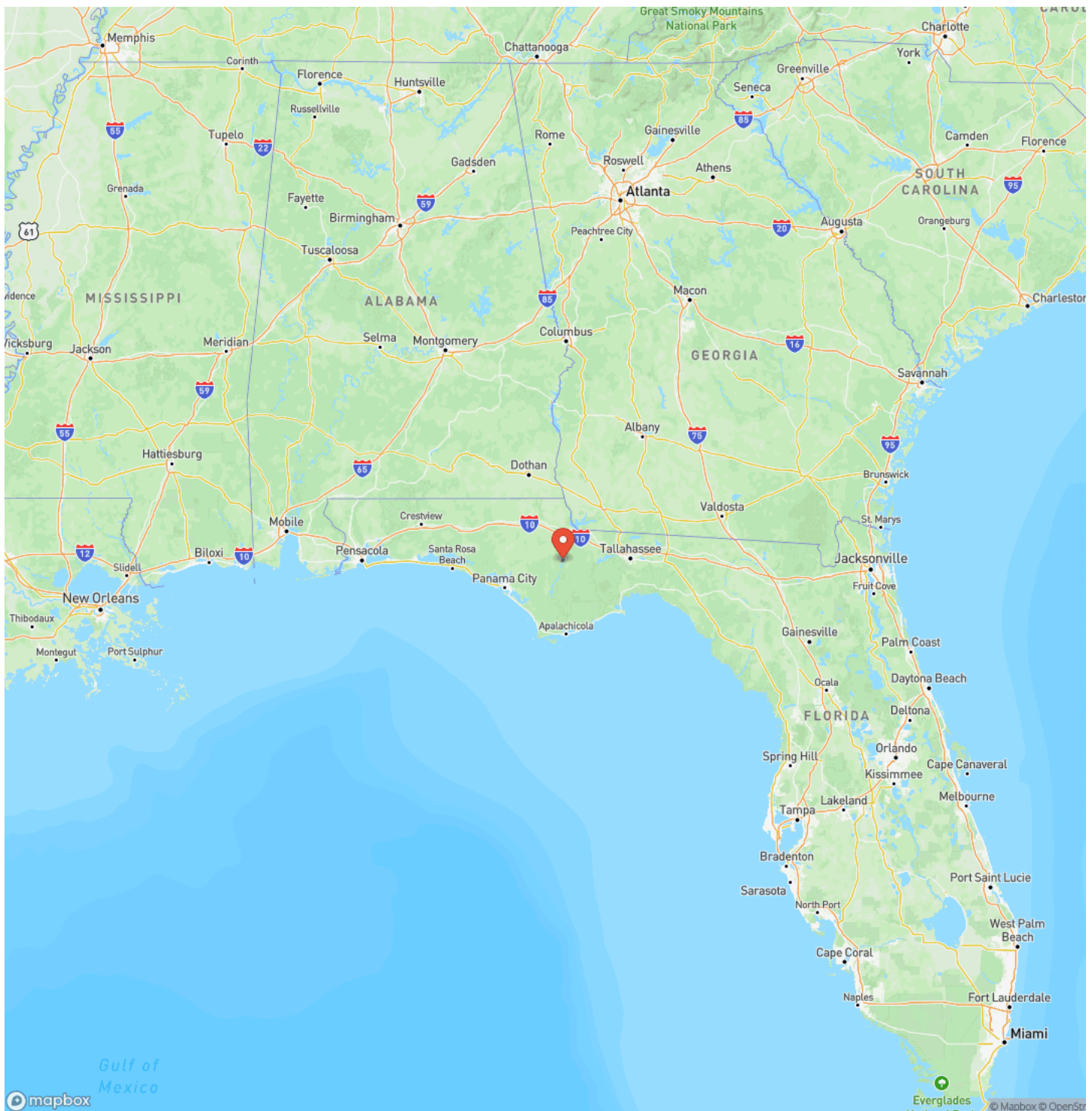


**588 Ac Over 2 Miles of Apalachicola River Frontage in Liberty Co., FL
Bristol, FL / Liberty County**

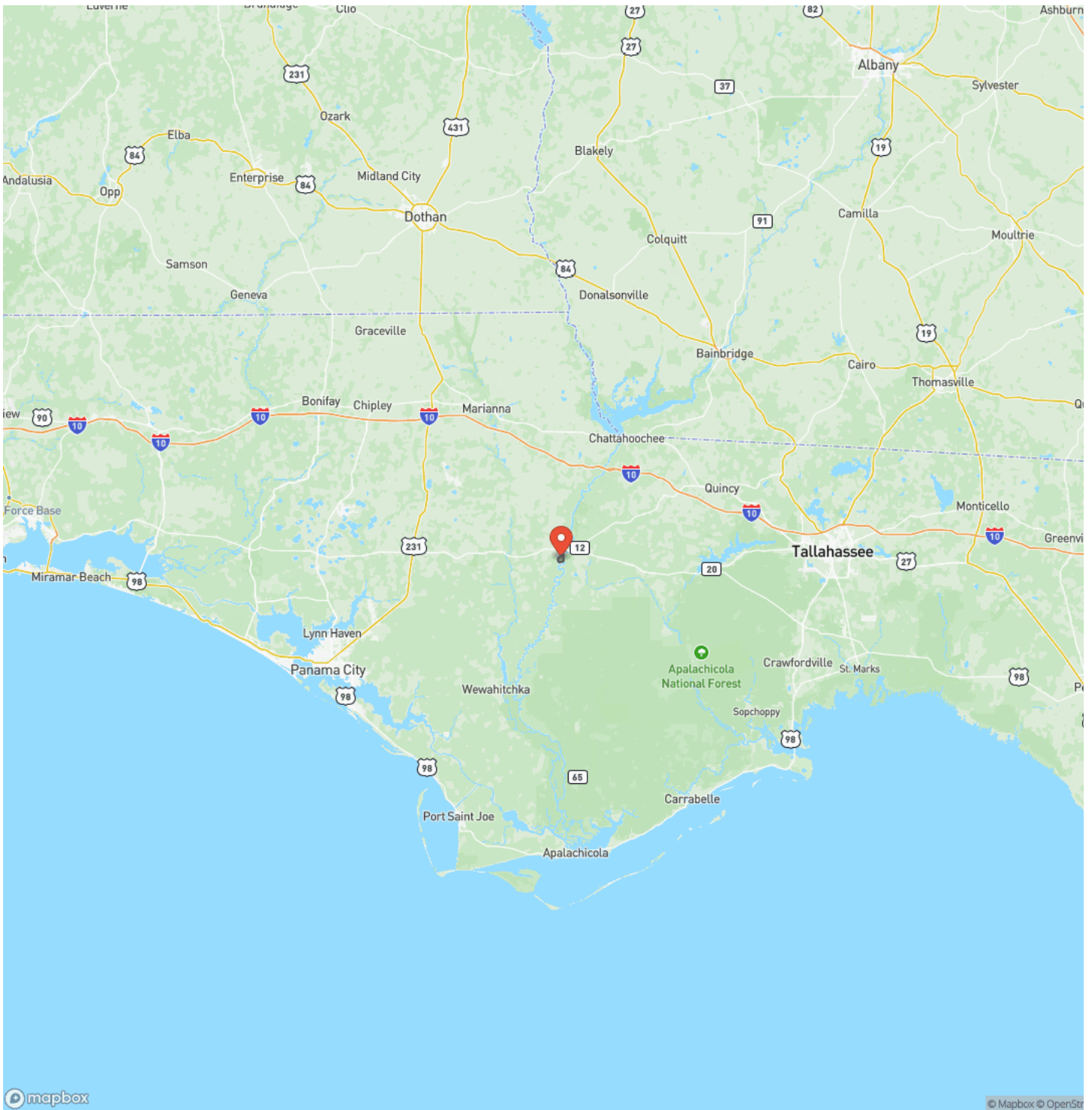


Bristol, FL / Liberty County

Locator Map



Locator Map



Satellite Map



588 Ac Over 2 Miles of Apalachicola River Frontage in Liberty Co., FL Bristol, FL / Liberty County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

Mobile

(850) 688-0814

Email

daniel@farmandforestbrokers.com

Address

City / State / Zip

NOTES

[illegible]

This image shows a blank sheet of white paper with horizontal 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.



farmandforestbrokers.com/

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.

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

