

**90 Ac Timber & Recreational Tract near Bonifay in  
Washington County, FL  
XX1 Sand Path Rd  
Bonifay, FL 32425**

**\$244,134**  
90.420± Acres  
Washington County



**90 Ac Timber & Recreational Tract near Bonifay in Washington County, FL  
Bonifay, FL / Washington County**

---

**SUMMARY**

**Address**

XX1 Sand Path Rd

**City, State Zip**

Bonifay, FL 32425

**County**

Washington County

**Type**

Hunting Land, Timberland

**Latitude / Longitude**

30.781977 / -85.698124

**Acreage**

90.420

**Price**

\$244,134

**Property Website**

<https://farmandforestbrokers.com/property/90-ac-timber-recreational-tract-near-bonifay-in-washington-county-fl-washington-florida/69557/>



## 90 Ac Timber & Recreational Tract near Bonifay in Washington County, FL Bonifay, FL / Washington County

---

### **PROPERTY DESCRIPTION**

This property is a blank slate for your new farm, timber investment or homesite. 90.42 acres +/- located near Bonifay, FL in the Panhandle's growing rural community.

This property has over 55 acres of land that is ready for whatever agricultural use you need. Plant pasture, a big garden, huge dove field, or a new timber stand - tons of possibilities exist. The tract lays along a county-maintained road with power along the boundary as well, making it a great choice for your new homestead. Craft your new county life from the very beginning, planning out how to make the most of this productive property.

The pine timber on this property was recently harvested, but upland hardwoods like the South's iconic live oak remain on the landscape, creating feature trees for your future farm. Approximately 34 acres of the property is still in natural forested wetlands, giving a water source for wildlife or future livestock. The property is also great for recreation, especially hunting.

Bonifay, FL is less than 10 minutes away for food, shopping and services. You can be at Florida's world-famous Gulf Coast in under an hour! Give us a call today to set up your tour of this property. Additional land is available for sale as well across the street, for those that require a bigger farm. Please inquire for details.

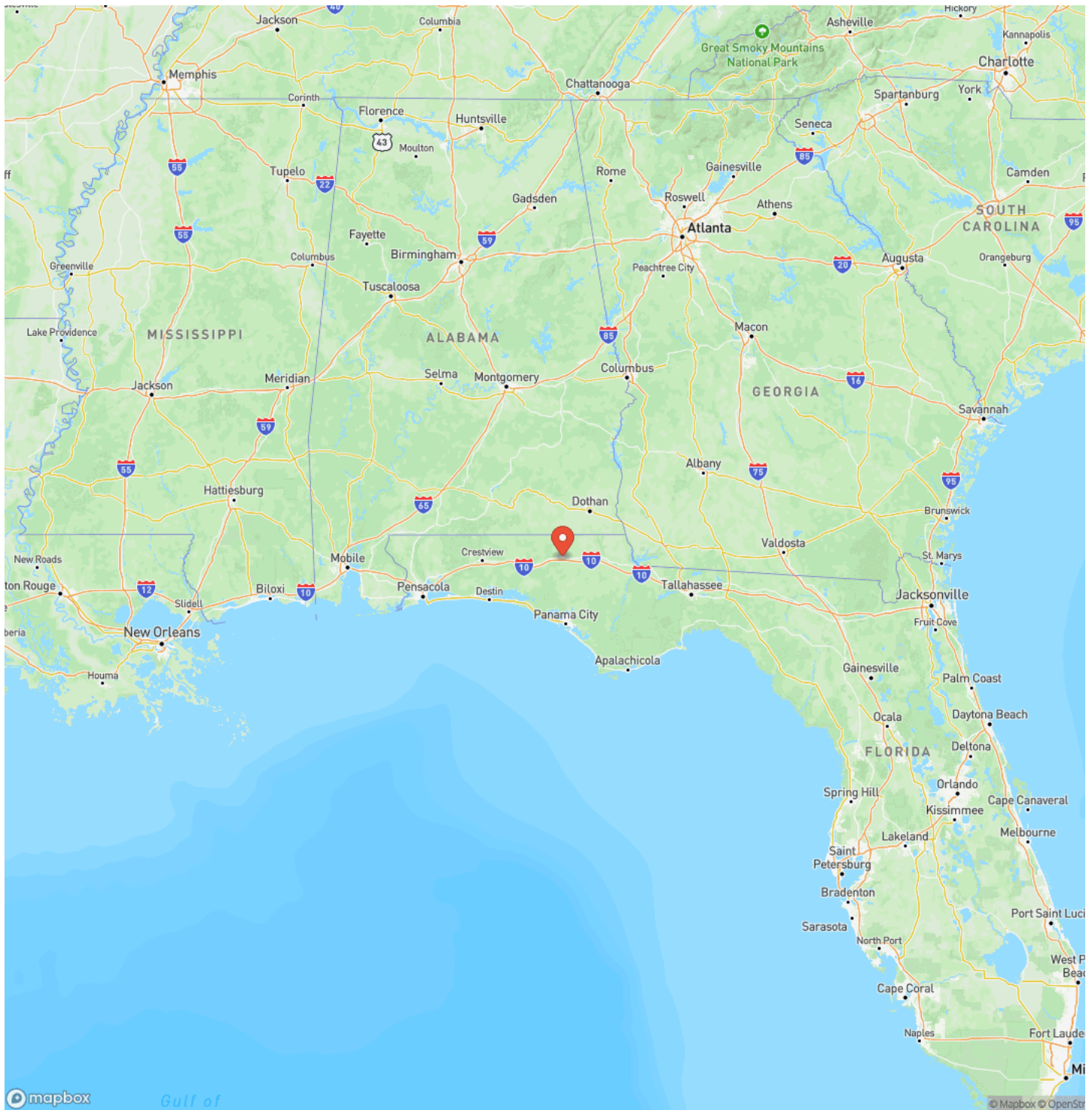


90 Ac Timber & Recreational Tract near Bonifay in Washington County, FL  
Bonifay, FL / Washington County

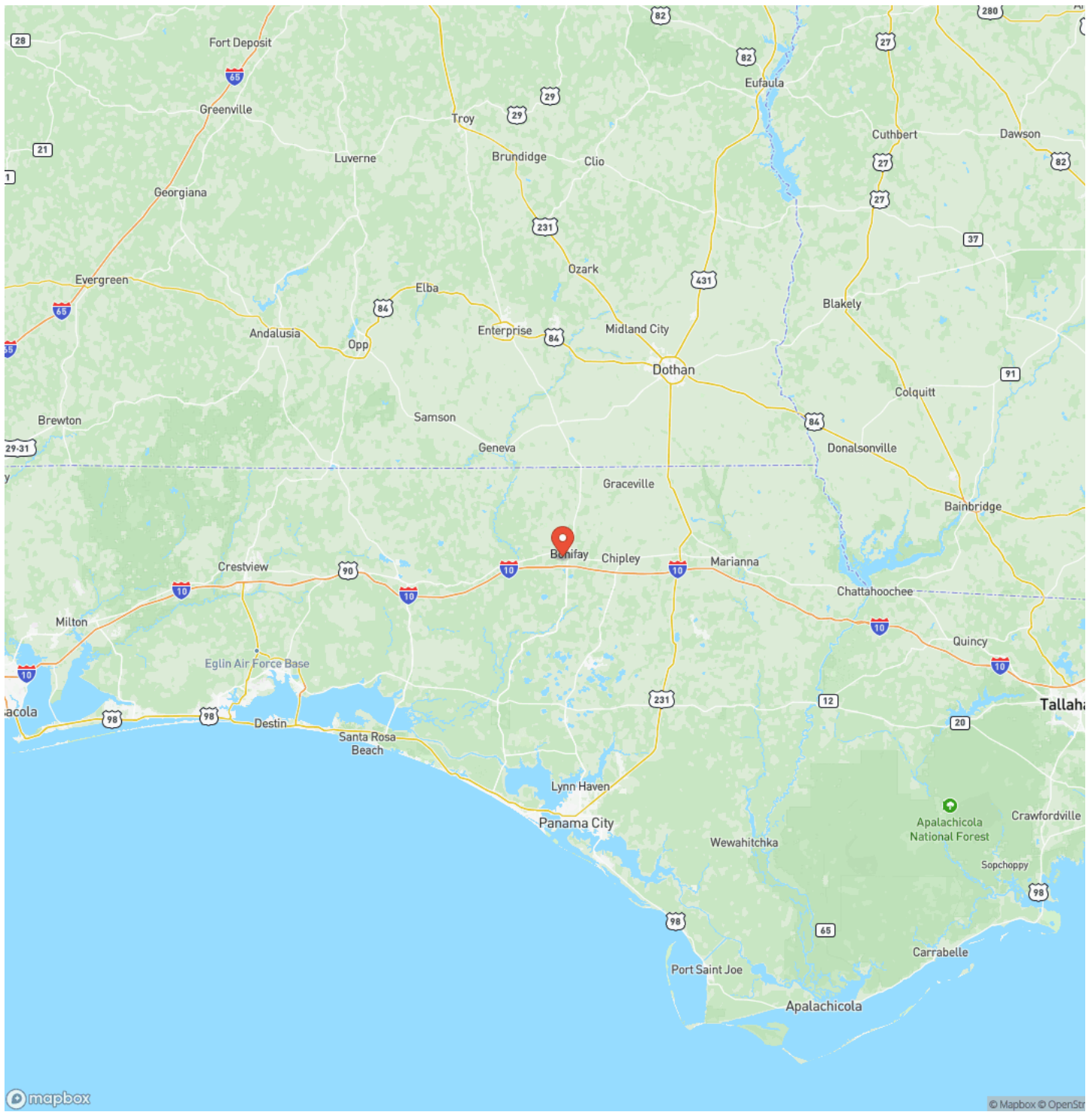
---



## Locator Map



## Locator Map



## Satellite Map









## **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/](http://farmandforestbrokers.com/)

---

