

**37.8 Ac Recreational Timberland Investment in Holmes  
Co, FL**  
XX1 Best Rd  
Graceville, FL 32440

**\$117,180**  
37.800± Acres  
Holmes County



**37.8 Ac Recreational Timberland Investment in Holmes Co, FL  
Graceville, FL / Holmes County**

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**SUMMARY**

**Address**

XX1 Best Rd

**City, State Zip**

Graceville, FL 32440

**County**

Holmes County

**Type**

Hunting Land, Timberland

**Latitude / Longitude**

30.94102 / -85.543506

**Acreage**

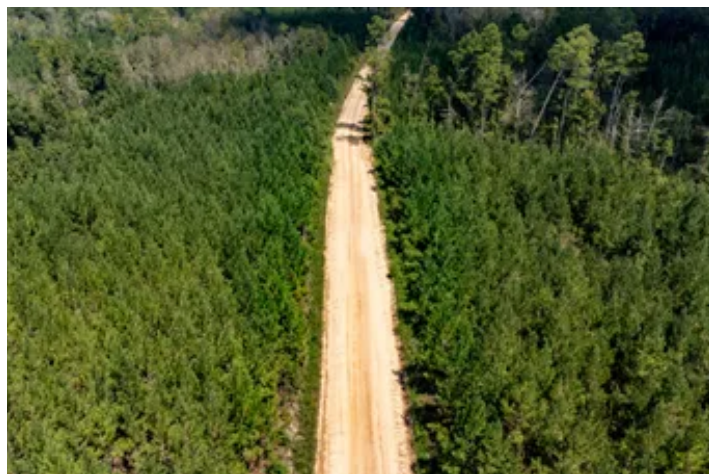
37.800

**Price**

\$117,180

**Property Website**

<https://farmandforestbrokers.com/property/37-8-ac-recreational-timberland-investment-in-holmes-co-fl-holmes-florida/70317/>



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### **PROPERTY DESCRIPTION**

This 37.8 ac would make a great recreational hunting property, with planted pine timber, natural hardwood, and room for a homesite, hunt camp or cabin. The property is located in Holmes County, FL near the town of Graceville.

This land is a diverse mix of planted pine timber and natural hardwood areas, great for holding game species. It has frontage on a well-maintained county grade with power nearby. Some of the hardwood areas hold water that would be great for duck hunting. The planted pine stands are growing and healthy, and will be ready for a first thinning harvest in several years.

If you're looking for a great beginning land investment that you can build memories on, this is a great tract to explore. Give us a call today to schedule a tour.

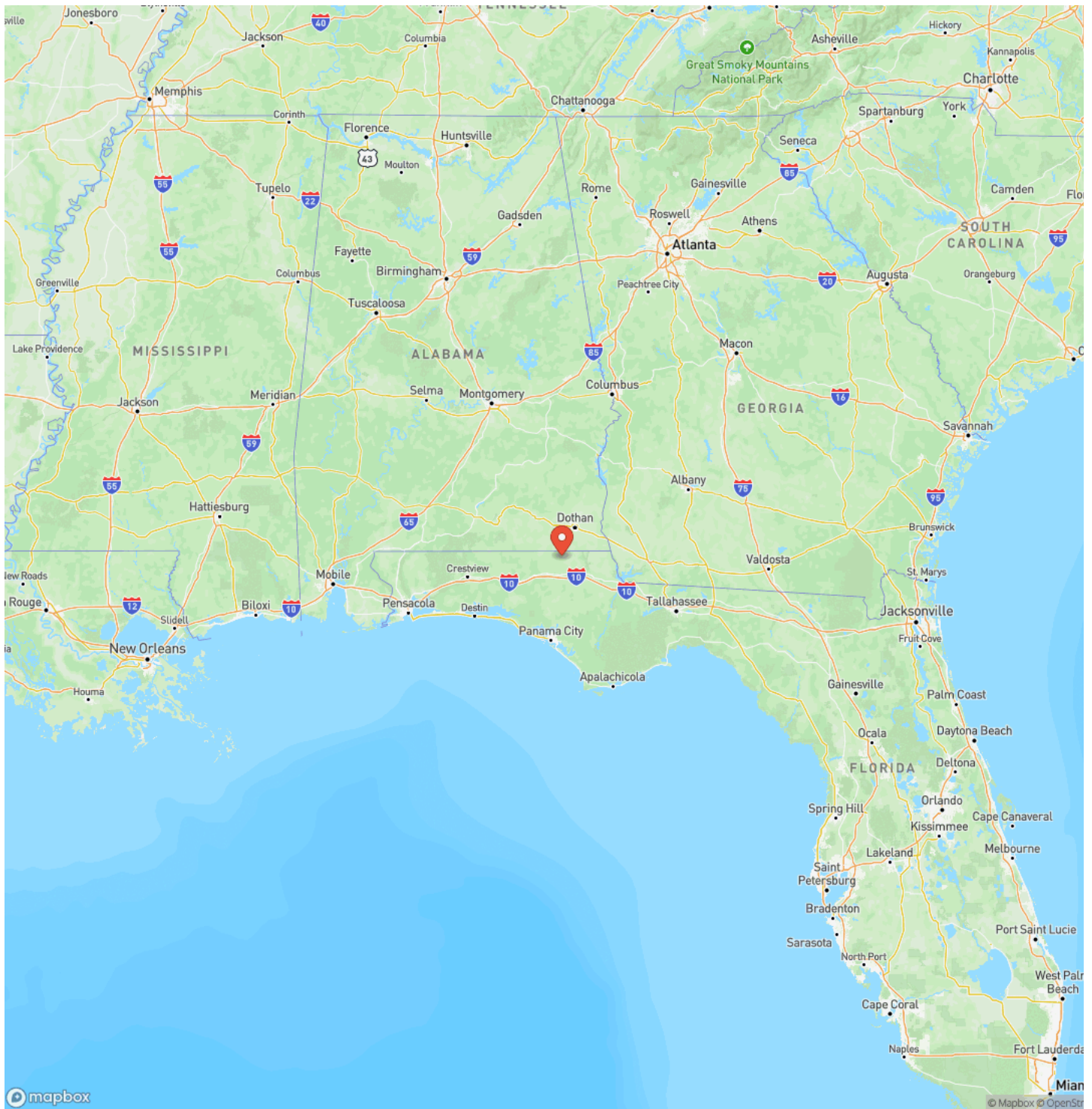


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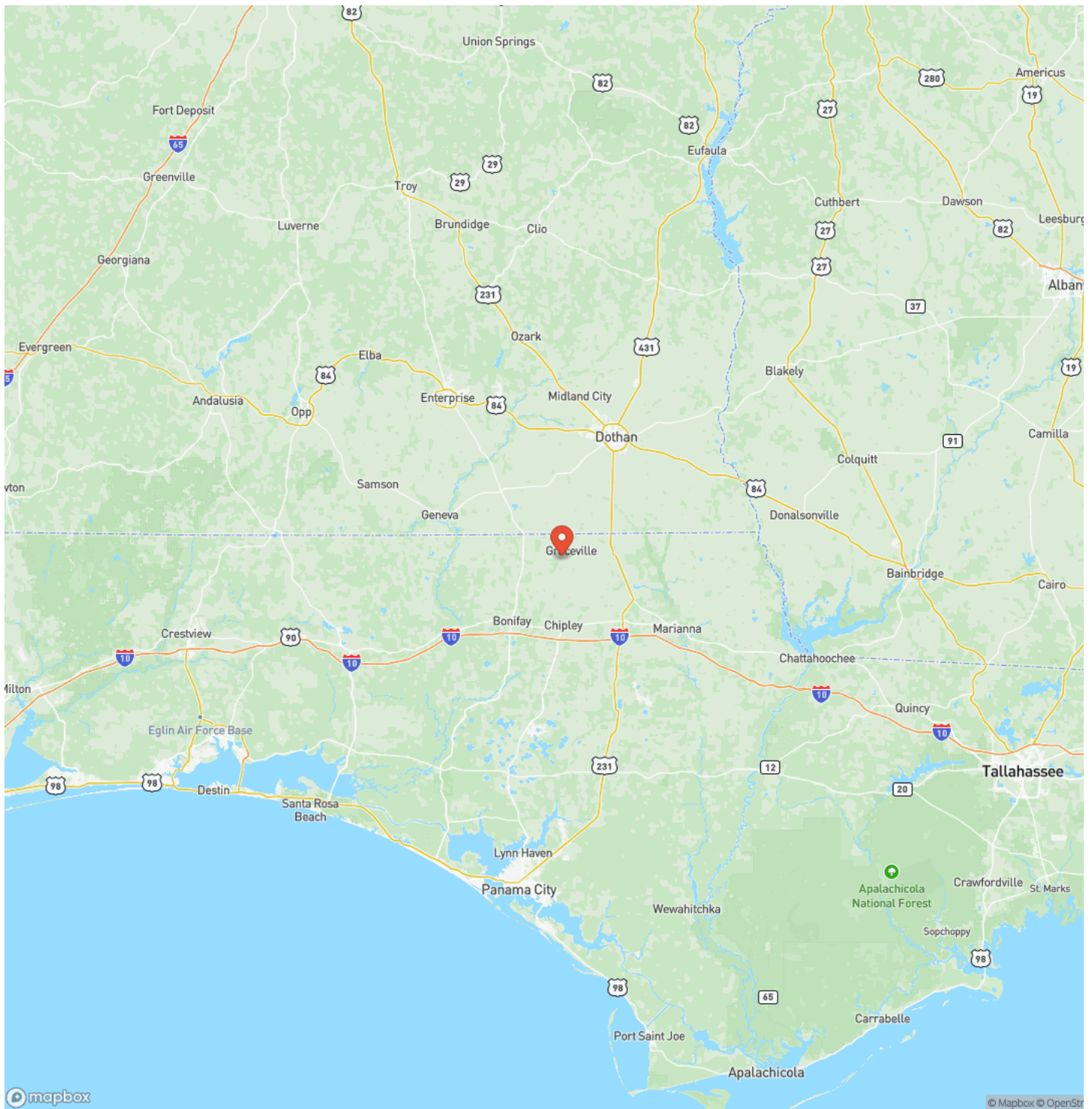
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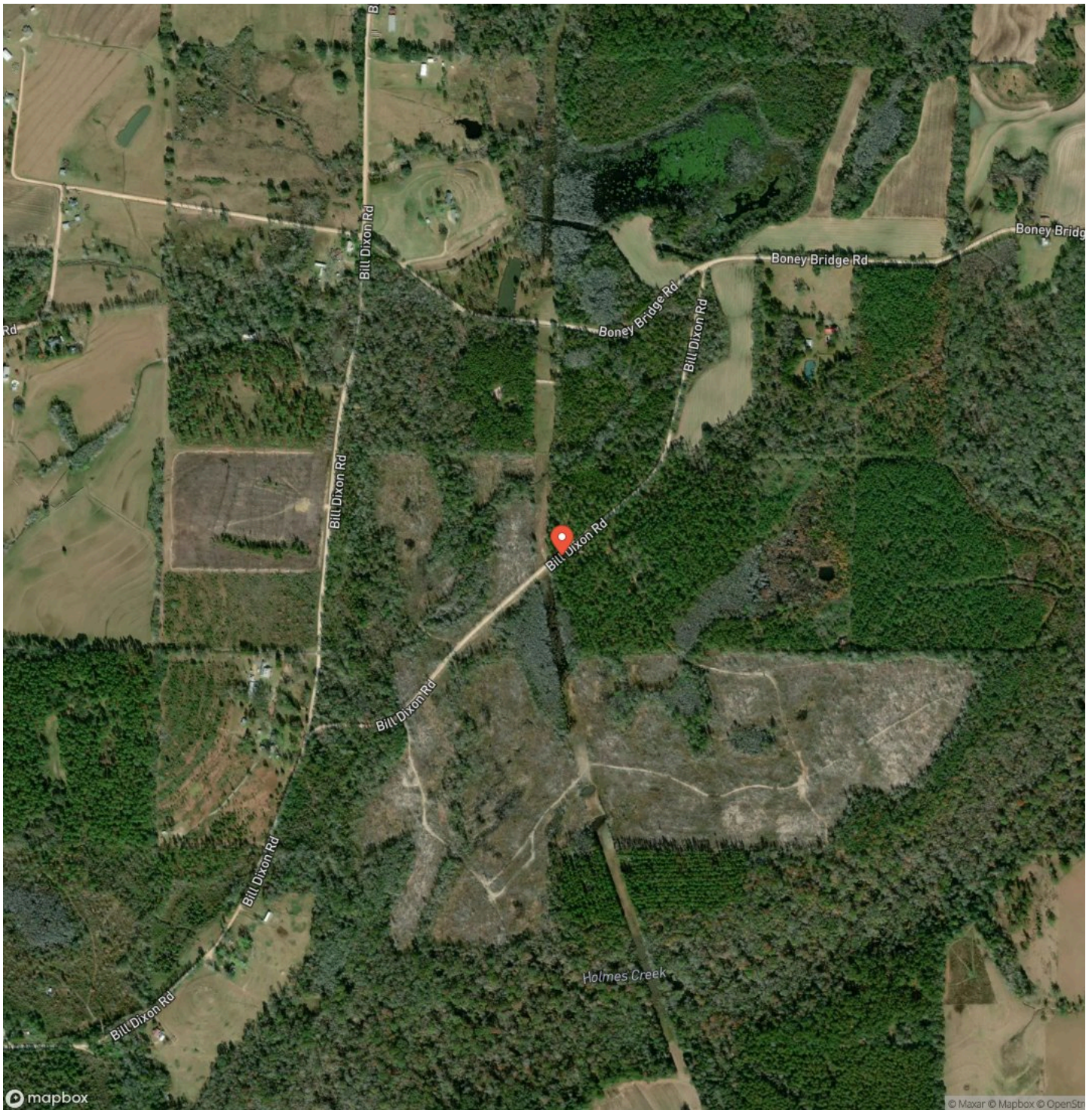
## Locator Map



## Locator Map



## Satellite Map



**37.8 Ac Recreational Timberland Investment in Holmes Co, FL  
Graceville, FL / Holmes County**

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**LISTING REPRESENTATIVE**  
For more information contact:



**Representative**  
Daniel Hautamaki

**Mobile**  
(850) 688-0814

**Email**  
daniel@farmandforestbrokers.com

**Address**

**City / State / Zip**  
Centreville, AL 35042

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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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