

**46 Ac Chipola River Frontage with High Bluffs, Timber
and Hunting near Gulf**
XX6 Iola Rd.
Blountstown, FL 32424

\$276,000
46± Acres
Calhoun County



46 Ac Chipola River Frontage with High Bluffs, Timber and Hunting near Gulf Blountstown, FL / Calhoun County

SUMMARY

Address

XX6 Iola Rd.

City, State Zip

Blountstown, FL 32424

County

Calhoun County

Type

Riverfront, Hunting Land, Timberland

Latitude / Longitude

30.278008 / -85.140501

Acreage

46

Price

\$276,000

Property Website

<https://farmandforestbrokers.com/property/46-ac-chipola-river-frontage-with-high-bluffs-timber-and-hunting-near-gulf-calhoun-florida/78030/>



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PROPERTY DESCRIPTION

46 acres with 1/2 mile of Chipola River frontage, not far from the Florida Gulf Coast! Properties like this are extremely hard to find!

This unique and rare tract is currently established in fast-growing multi-age planted pine with lots of frontage along the Chipola River in North Florida. The Chipola is navigable and fed by huge springs near Marianna to the north. This land is located between Blountstown and Wewahitchka, FL in the Scott's Ferry community. It has access from a paved road with power on the boundary.

Much of the property is high and dry, perfect for a new home, fish camp, cabin or hunt camp. Tons of options - give us a call today to set up your tour!

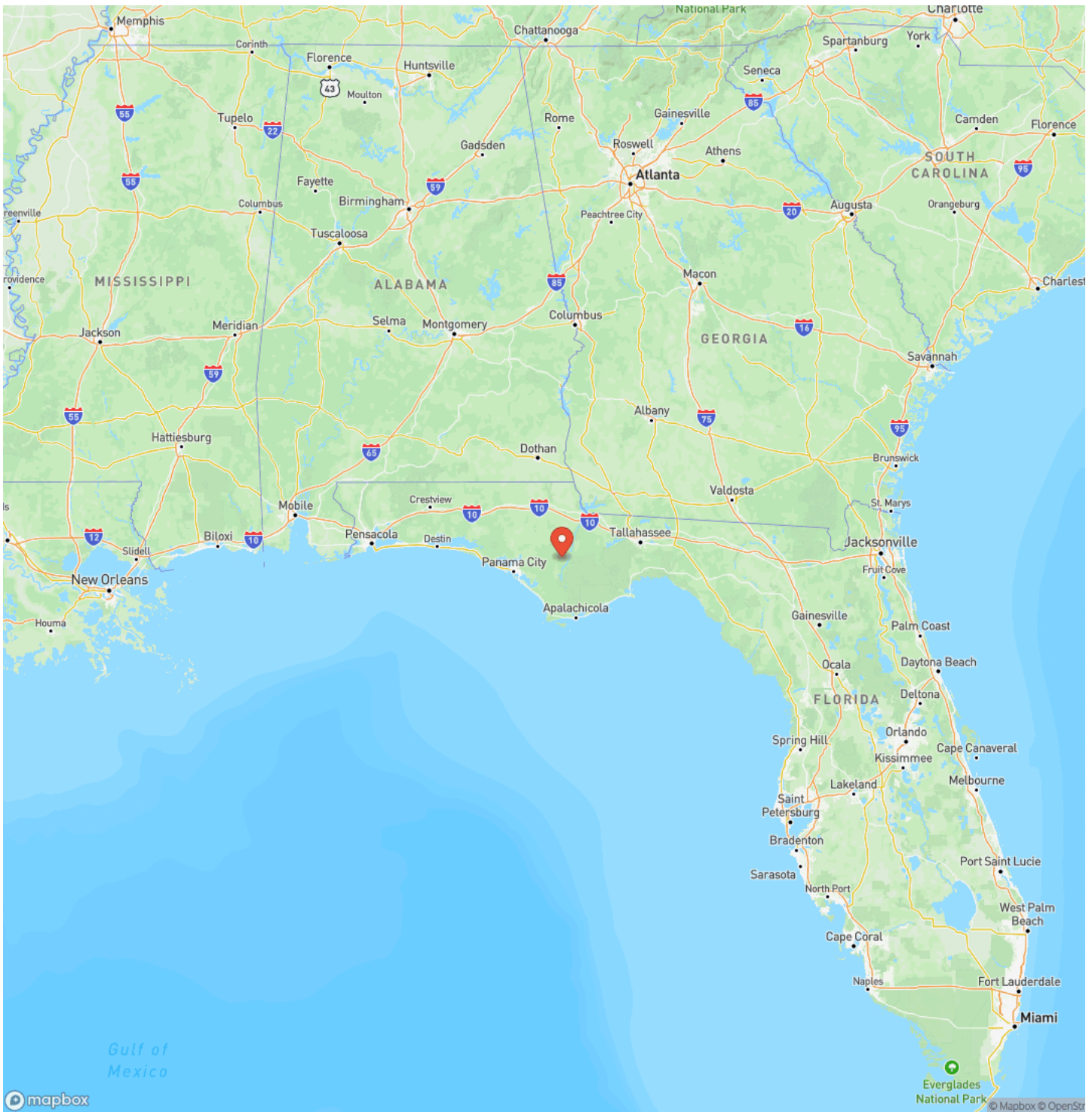


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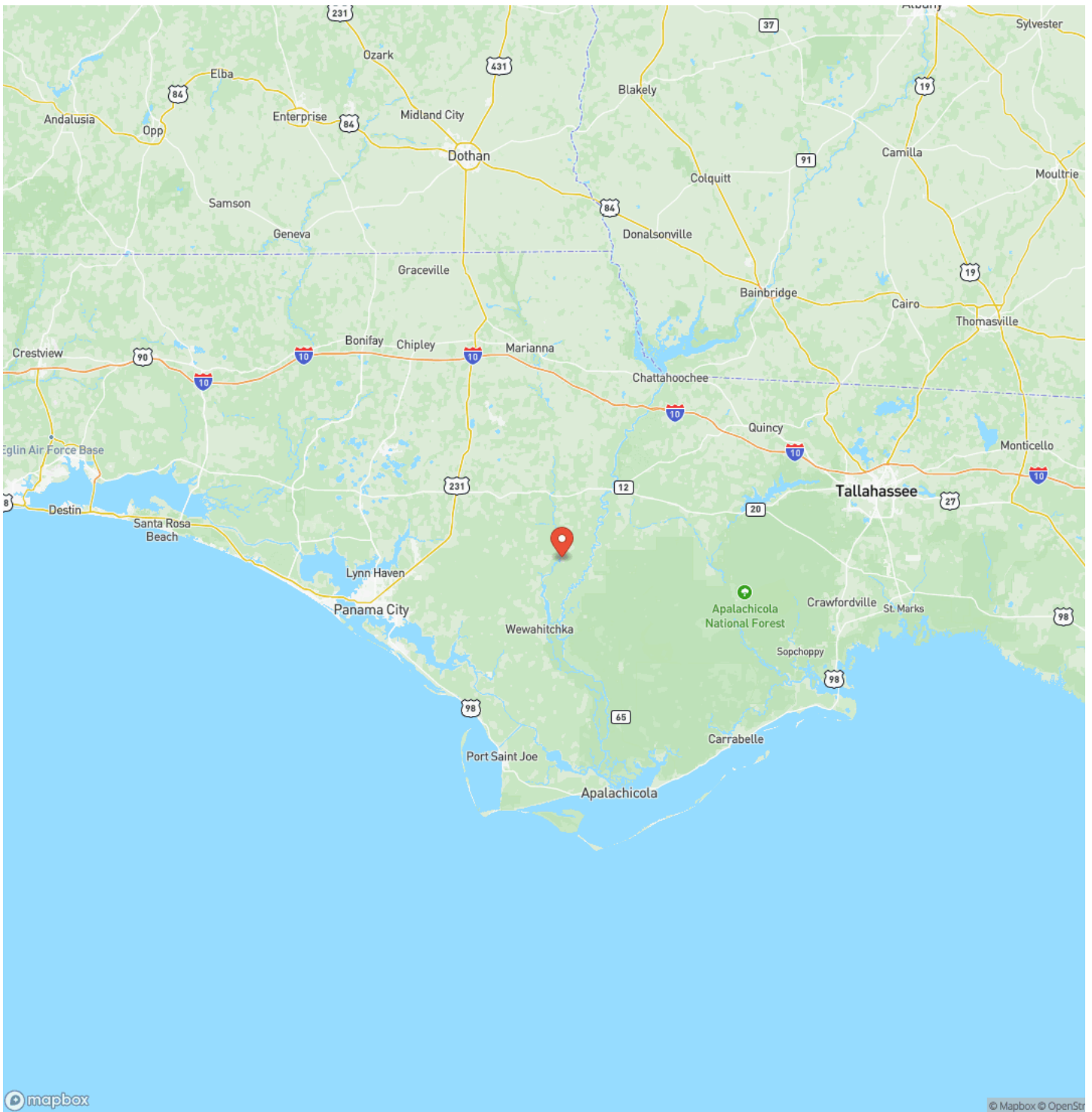


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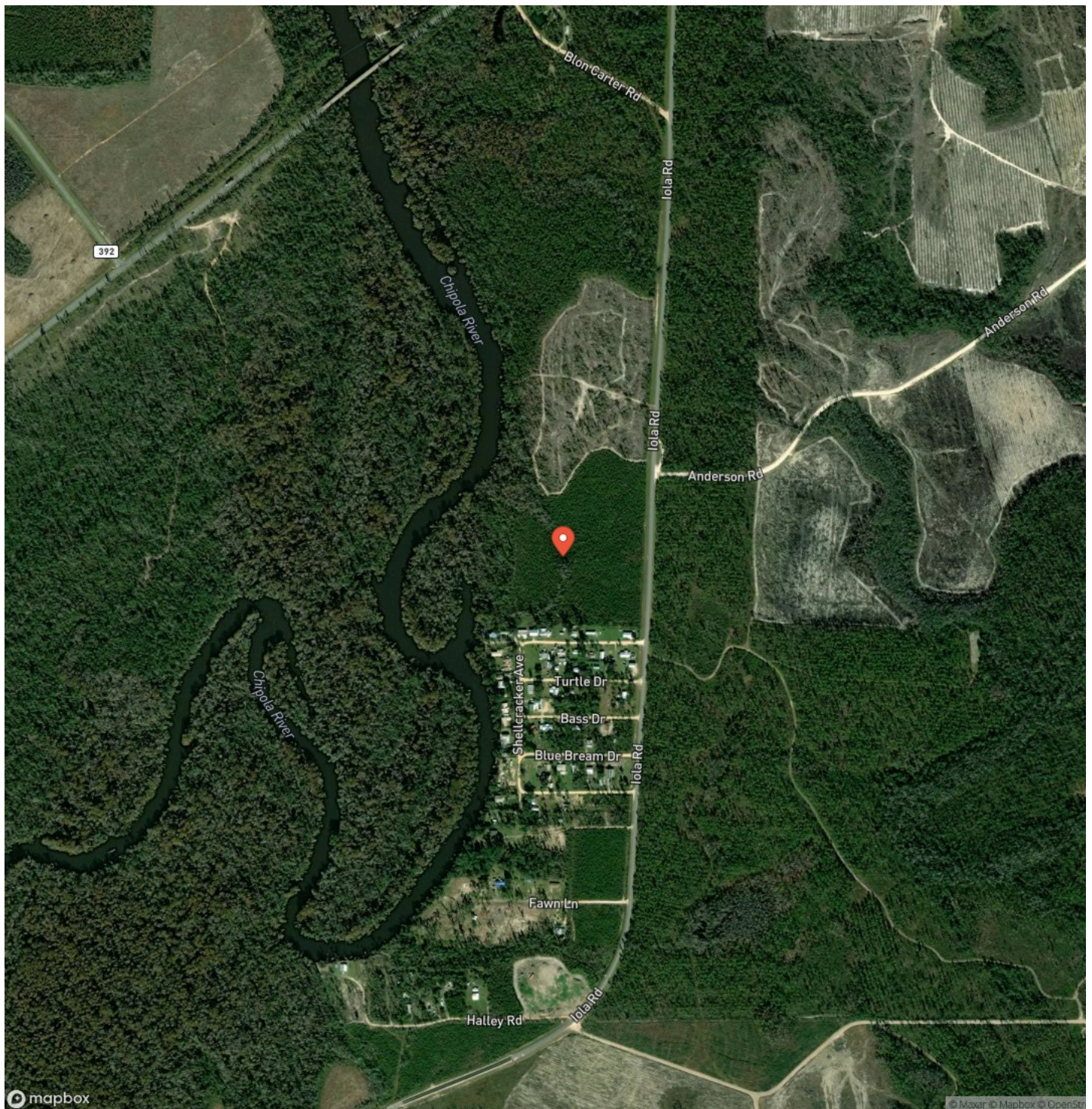
Locator Map



Locator Map



Satellite Map



46 Ac Chipola River Frontage with High Bluffs, Timber and Hunting near Gulf Blountstown, FL / Calhoun County

LISTING REPRESENTATIVE

For more information contact:



Representative

Daniel Hautamaki

Mobile

(850) 688-0814

Email

daniel@farmandforestbrokers.com

Address

City / State / Zip

Centreville, AL 35042

NOTES

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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.



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

