

FOR SALE



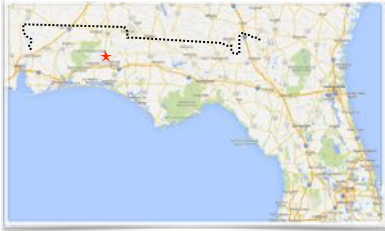
CROSBY &
ASSOCIATES, INC.

257± TIMBER LAND INVESTMENT

in Okaloosa County, Florida Price: \$450,000

NEW
LISTING

Excellent Hunting & Recreational Land



This property is located in the Florida Panhandle, situated just north of Laurel Hill with the northern property border along the Alabama/Florida state line.

The majority of the property consists of planted pine and was professionally cruised in April 2015. A well maintained road network allows for navigating the property with ease, and a flowing creek meanders through the property.

- Predominately 10-30 Year Old Pulpwood & Saw Timber/Pine Logs
- Well Maintained Under Brush Control through Prescribed Burning
- Thriving Wildlife Population
- Historically Minimal Hunting Permitted
- Adjacent to Peanut Farming Operations
- 1/4 Mile Thomas Road Frontage
- Rolling Terrain Terraced with Steeper Grade Areas that are result of Past Farming Operations
- Accessible Dirt Road within Property
- 2014 Taxes: \$1,182



Property Location

Driving Directions: From I-10

and SR 85N (Crestview exit) proceed north appx. 19 miles to Thomas Road. Proceed north on Thomas Road 1.5 miles to the property on the west side of Thomas Road.

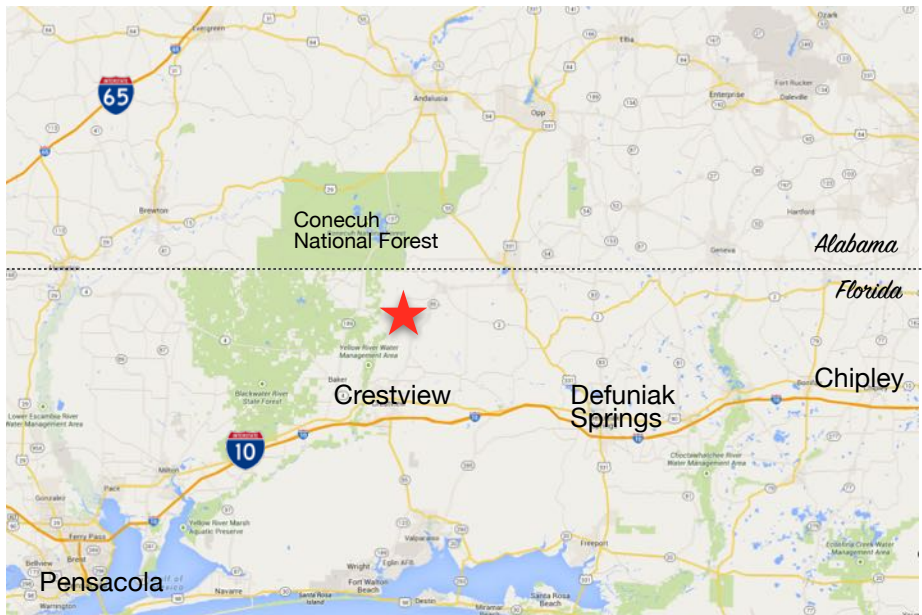
Approximately:

1 Hour Northeast of Pensacola, FL

1 Hour Northwest of Chipley, FL
45 Mins South of Andalusia, AL

Coordinates:

30.985783, -86.455809



Offered By

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