



## Escambia Bay Waterfront Homesite

20 +/- Acres | Santa Rosa County, FL | \$398,050



**National Land Realty**  
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**Chandler Guy**  
Office: 855-657-5263  
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The above information is from sources deemed reliable, however the accuracy is not guaranteed.  
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## PROPERTY SUMMARY

This rare, waterfront lot is located on Escambia Bay in Milton, Florida, and offers an estimated five acres to build upon while the remaining beachfront and marsh acreage serves as a scenic and private perimeter sure to host wildlife.

Though situated approximately 25 minutes from Pensacola Beach and Navarre Beach via driving, dock construction would offer a short boat ride to Pensacola Beach and great fishing across Escambia Bay, Pensacola Bay, East Bay and Blackwater Bay. Downtown Milton is only 13 miles away, I-10 is 6 miles away, and Garcon Point Toll Plaza is 2.5 miles away.

Seller financing is available and all offers will be considered.

Contact Chandler Guy at 850-503-1307 or [cguy@nationalland.com](mailto:cguy@nationalland.com) for a private showing or more details.

## ADDRESS

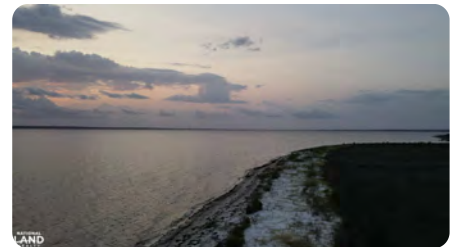
0 Pearson Road  
Milton, FL 32583

## ACREAGE BREAKDOWN

20 +/- acres (5 +/- acres wooded and estimated drier terrain, 0.5 +/- acres water features, .5 +/- acres beach, 14 +/- acres marsh)

## TAXES

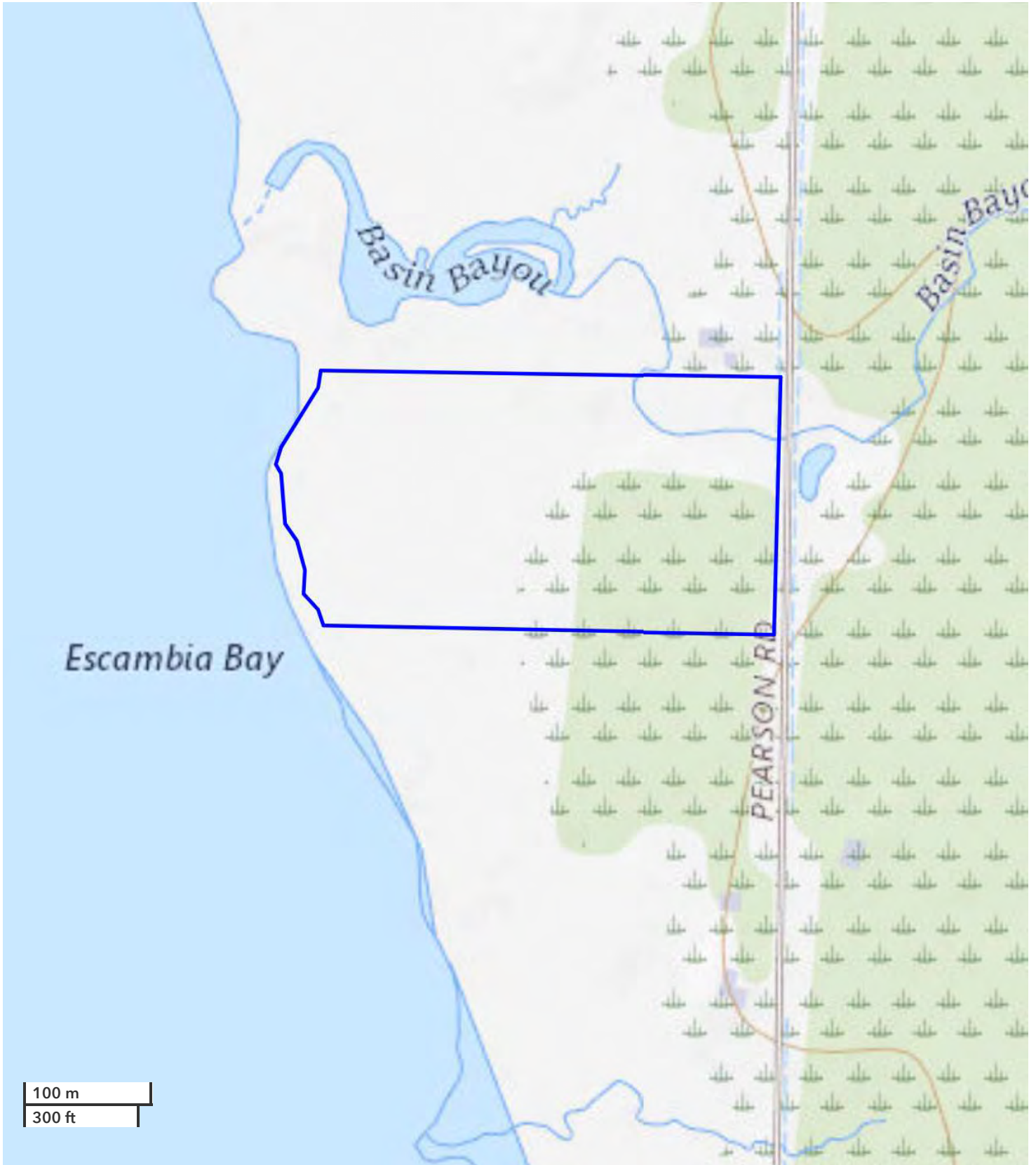
\$3,555/year (2022)







*All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.*

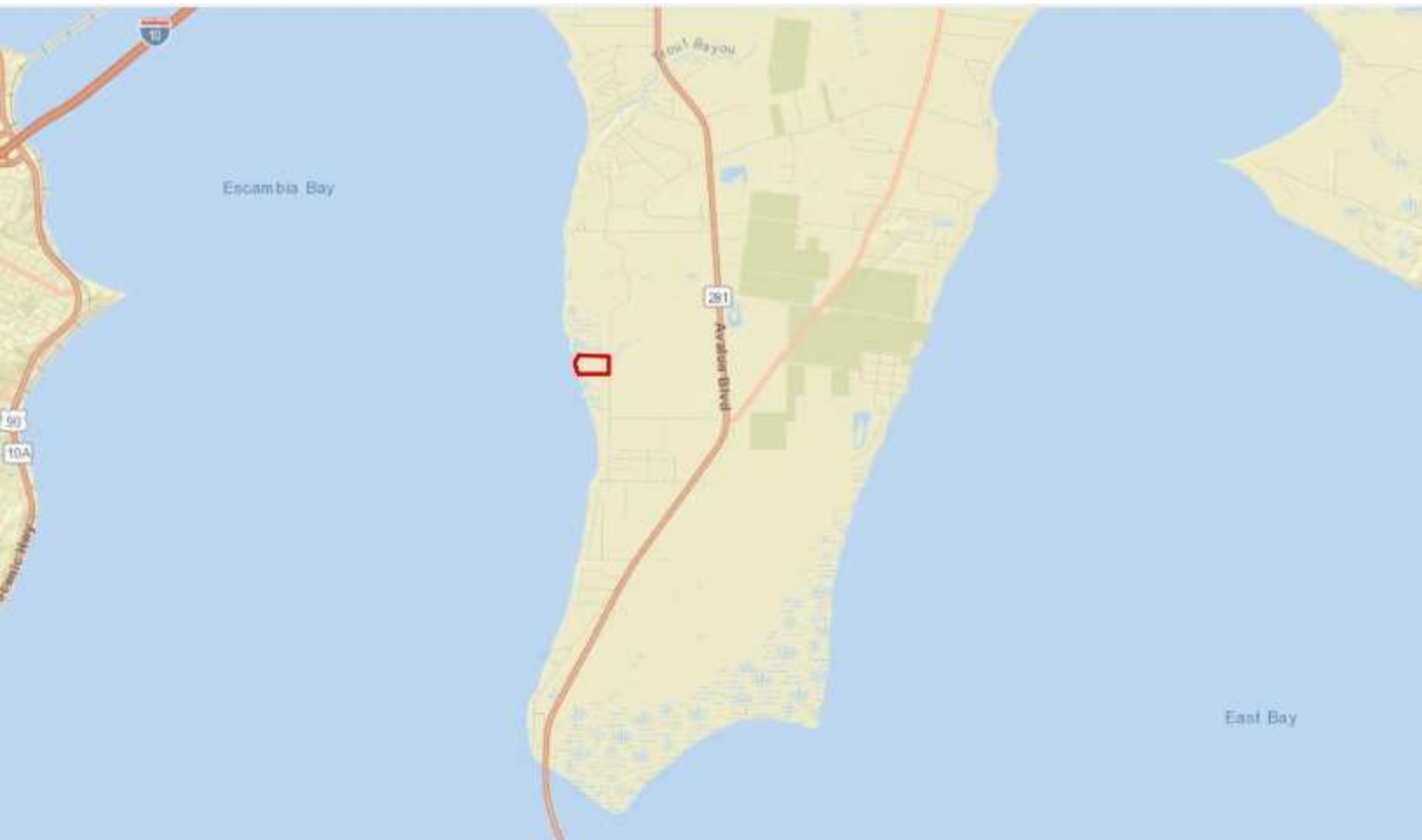
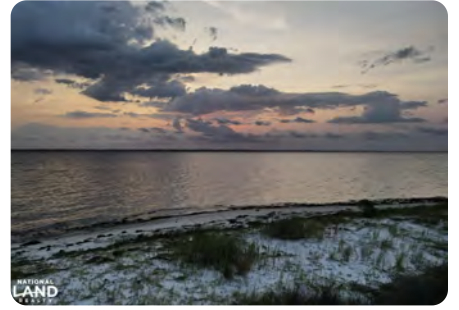
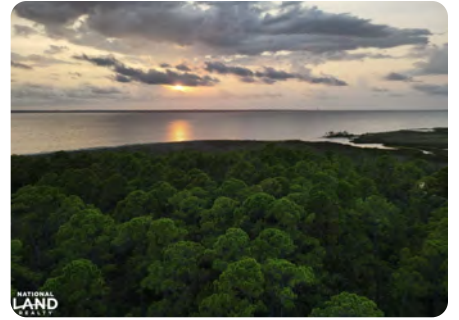


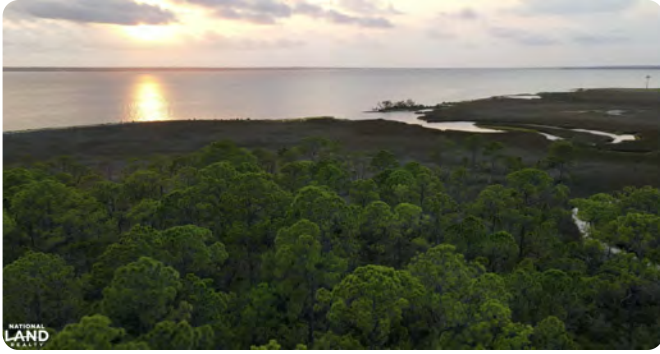
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## PROPERTY HIGHLIGHTS

- Beautiful, waterfront setting that is a must see.
- Located between I-10 and Garcon Point Toll Plaza allows for easy driving anywhere.
- Dock construction means easy boating and fishing.





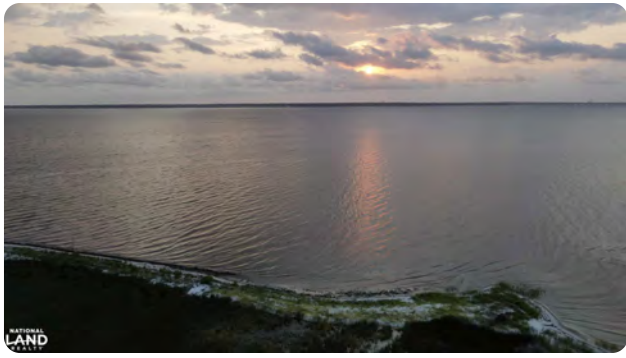
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