

**ESTO RANCH,
HUNTING AND
TIMBER**

127 +/- Acres

Holmes County, FL

\$399,000

**NATIONAL
LAND
REALTY®**



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LAND
REALTY®**

National Land Realty
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The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
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OVERVIEW:

When it comes to buying land, arguably the two most important considerations are location and soil. This tract offers both and many different possibilities for the new owners. The timber on the property is mature and will provide immediate income should the new owner choose to harvest. In addition, this habitat makes for excellent hunting opportunities. The pastures on the properties can be reclaimed for horses, livestock, or build immediately on 2 potential homesites with utilities and septic. Soils on this tract are primarily Dothan, Fuquay, and Bonifay known for productive Loblolly, Slash, and Longleaf timber production as well as agriculture and pasture. The gently rolling to flat topography would lend itself well to pine straw production, which will produce annual income. Conveniently located only 10 miles from Graceville, Florida, 25 miles to Dothan, Alabama, and 65 miles to the white sand beaches and emerald waters of Panama City Beach, Florida. Call Joe Baya at 904-891-9639 for more information.

PARCEL #/ID: 0329.02-000-000-001.000, 0329.03-000-000-005.000

TAXES: \$600/year (2020)

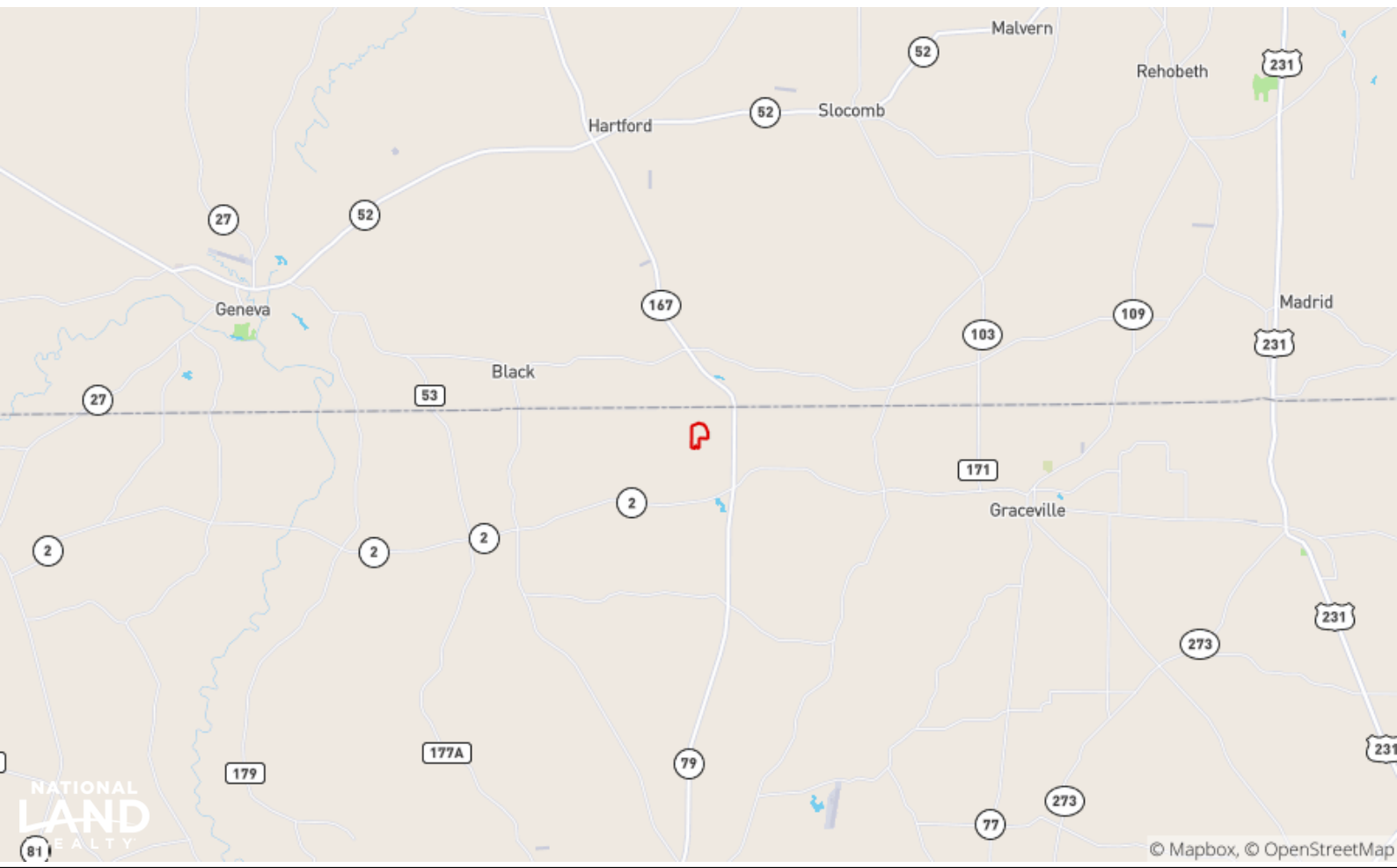


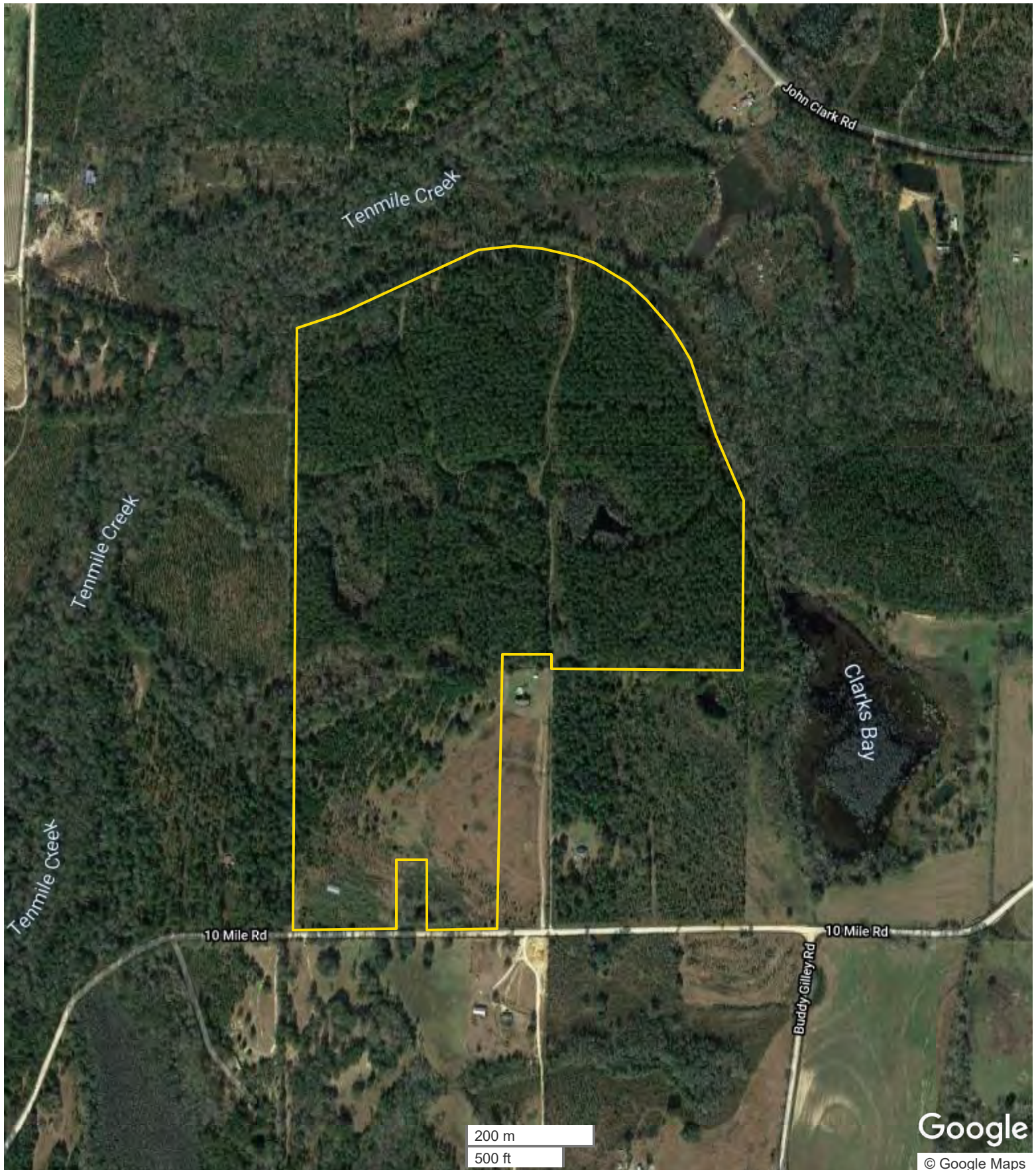
PROPERTY HIGHLIGHTS:

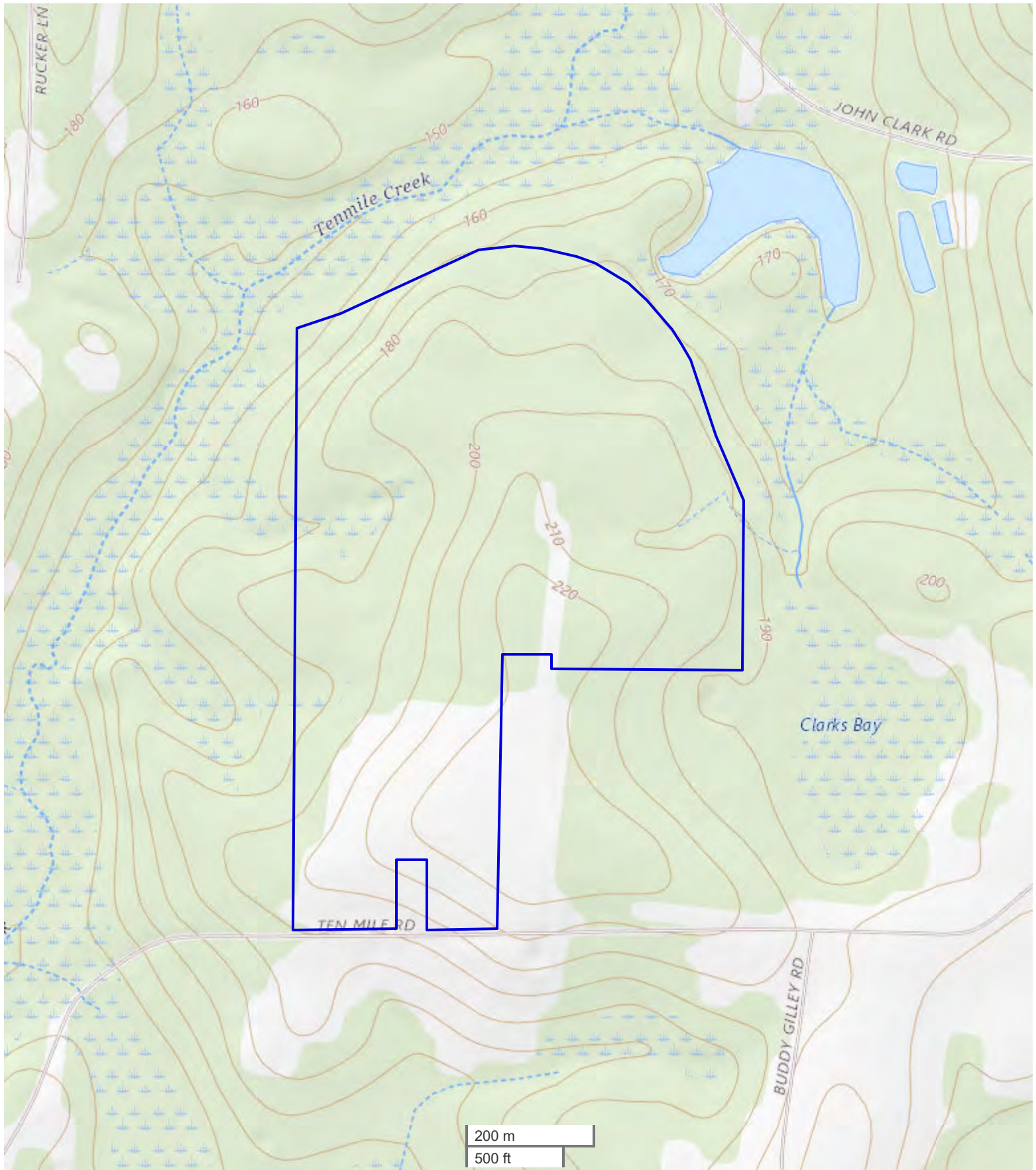
- Natural cypress and gum ponds on the property offer fishing and excellent wildlife habitat.
- Enjoy developing an awesome recreational residential estate or setting up that weekend retreat with the ability to ride, hunt, and grow trees for a long term investment.
- This property has a little something for every type of land buyer.
- Immediate timber income.
- Multitude of opportunities for hunters, horse lovers, and investors alike.
- Land has good soil conditions capable of producing a variety of timber and pasture.
- Well established road system in place giving access to the entire property.
- Utilities and septic in place for two separate homesites.

VIEW FULL LISTING:

www.nationalland.com/viewlisting.php?listingid=2012102

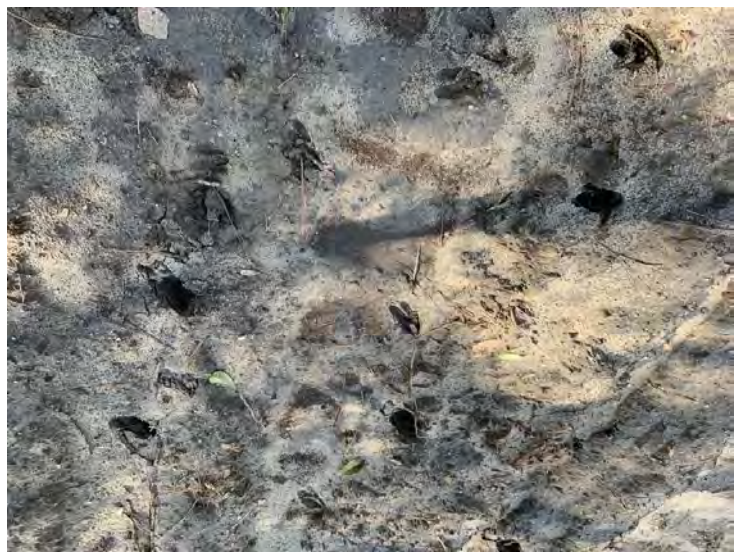






All boundary lines noted in pictures, aerials or maps should be considered estimates and not relied on as legal documents or descriptions.





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