

LAND FOR SALE

HOLMES TIMBER & HUNTING TRACT

TRUETT CIRCLE

Bonifay, FL 32425

LISTED BY:

BRYANT PEACE

Senior Advisor

O: 863.648.1528 | C: 229.792.8559

bryant.peace@svn.com





SALE PRICE

\$297,950

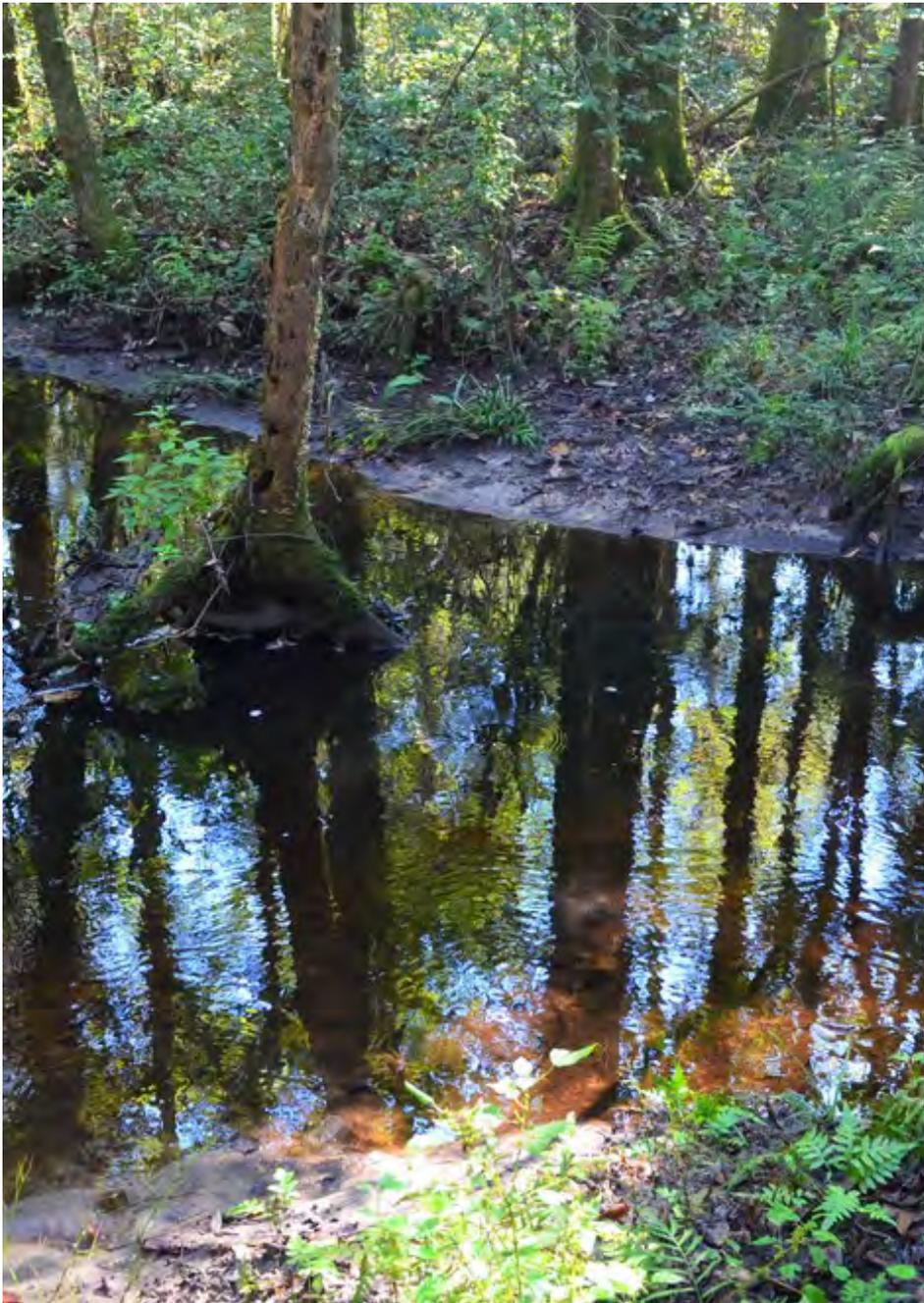
OFFERING SUMMARY

ACREAGE:	101 Acres
PRICE / ACRE:	\$2,950
CITY:	Bonifay
COUNTY:	Holmes
PROPERTY TYPE:	Timber & Recreational

PROPERTY OVERVIEW

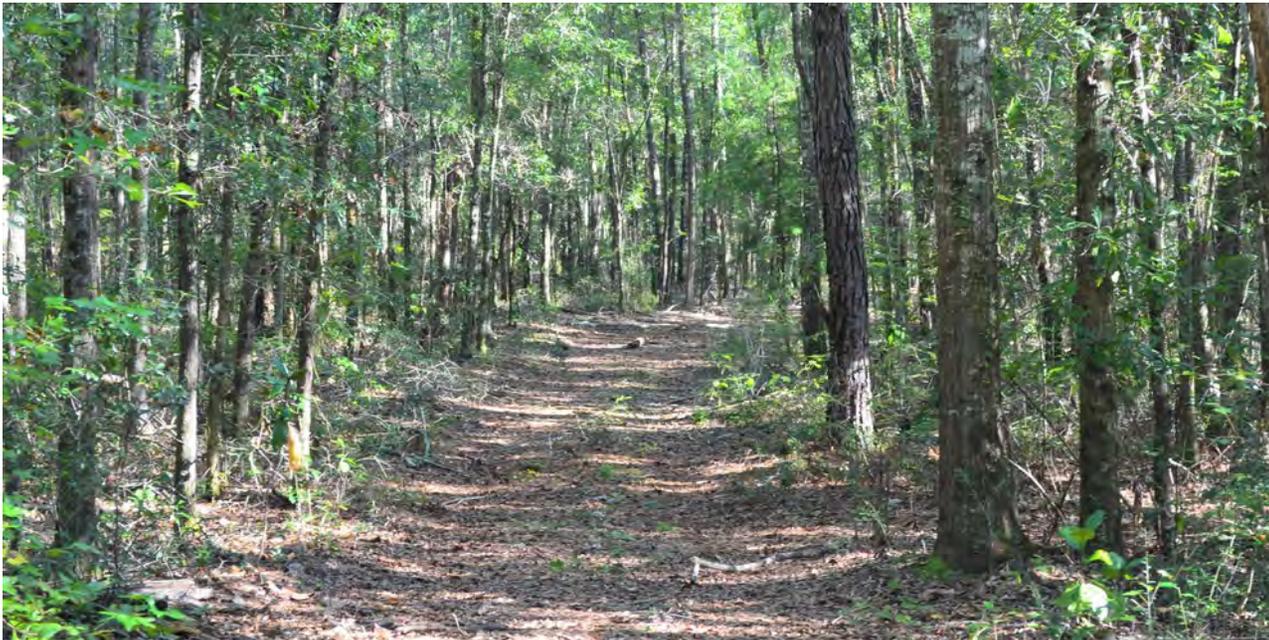
This ideal recreational property is situated in the northeast corner of Holmes County, FL. The parcel has beautiful, rolling topography with a mixture of pine and hardwood forest and also includes a 12 ± acre duck pond with a meandering creek system. A substantial mast crop combined with water and cover makes this parcel an incredible deer hunting property with great access along Truett Circle and Beaver Dam Rd. Dining and grocery amenities are located in nearby Bonifay for convenience and neighboring properties feature excellent habitat and wildlife travel corridors.

There is a main road system that has been cleared and flagged for vehicle access through the interior of the property and there are numerous hiking and ATV trails for additional access and function. This property is turn-key as a recreational investment and there is ample deer sign indicating a quality deer density on the property and in the surrounding area. Power is located next door for the development of a future home or campsite.



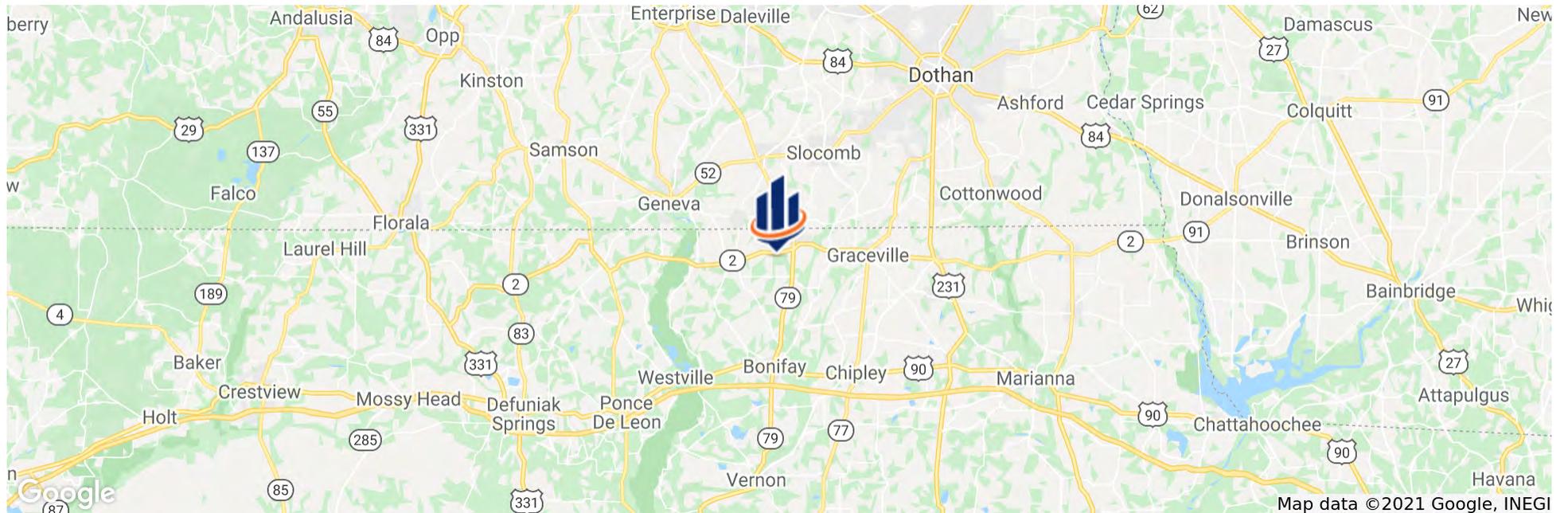
SPECIFICATIONS & FEATURES

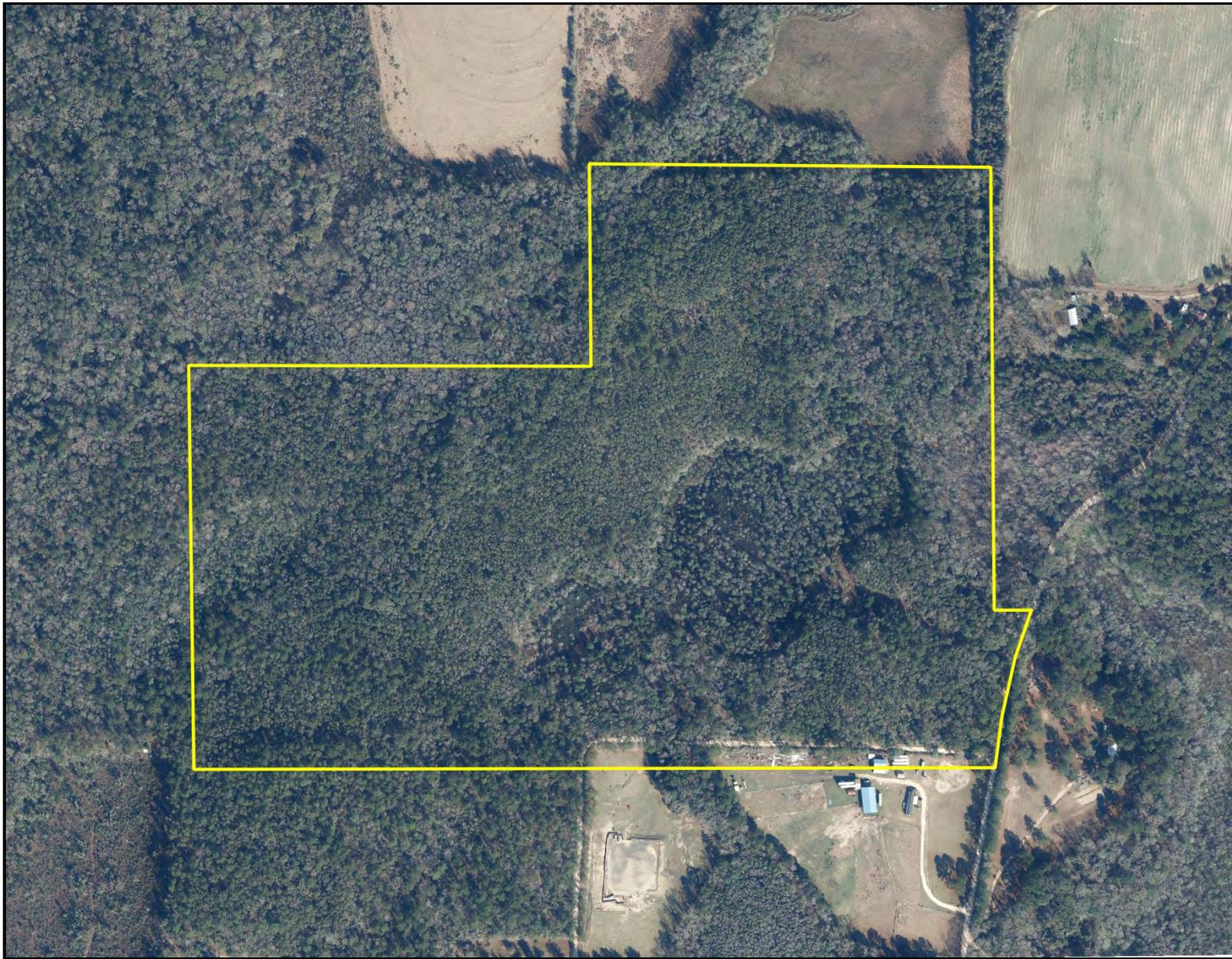
LAND TYPES:	Timberland
UPLANDS / WETLANDS:	Approximately 70% Uplands
SOIL TYPES:	<ul style="list-style-type: none"> • Bibb • Fuquay • Dothan
ZONING / FLU:	Agriculture
LAKE FRONTAGE / WATER FEATURES:	12 ± acre duck pond & creek system
ROAD FRONTAGE:	1900 ± FT
NEAREST POINT OF INTEREST:	Bonifay, FL
CURRENT USE:	Timber & Recreation
LAND COVER:	Rolling hills with mixed pine and hardwood forest.
GAME POPULATION INFORMATION:	Strong deer population



LOCATION & DRIVING DIRECTIONS

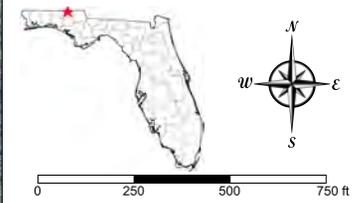
PARCEL:	0406.00-000-000-012.000
GPS:	30.9489511, -85.6707635
DRIVING DIRECTIONS:	<ul style="list-style-type: none"> • From Bonifay head north on FL-79 for 9 miles • Turn left on CR-160 and go 1.6 miles • Turn right on Beaver Dam Rd • Property is 1.6 miles down on your left at the corner of Beaver Dam Rd and Truett Circle



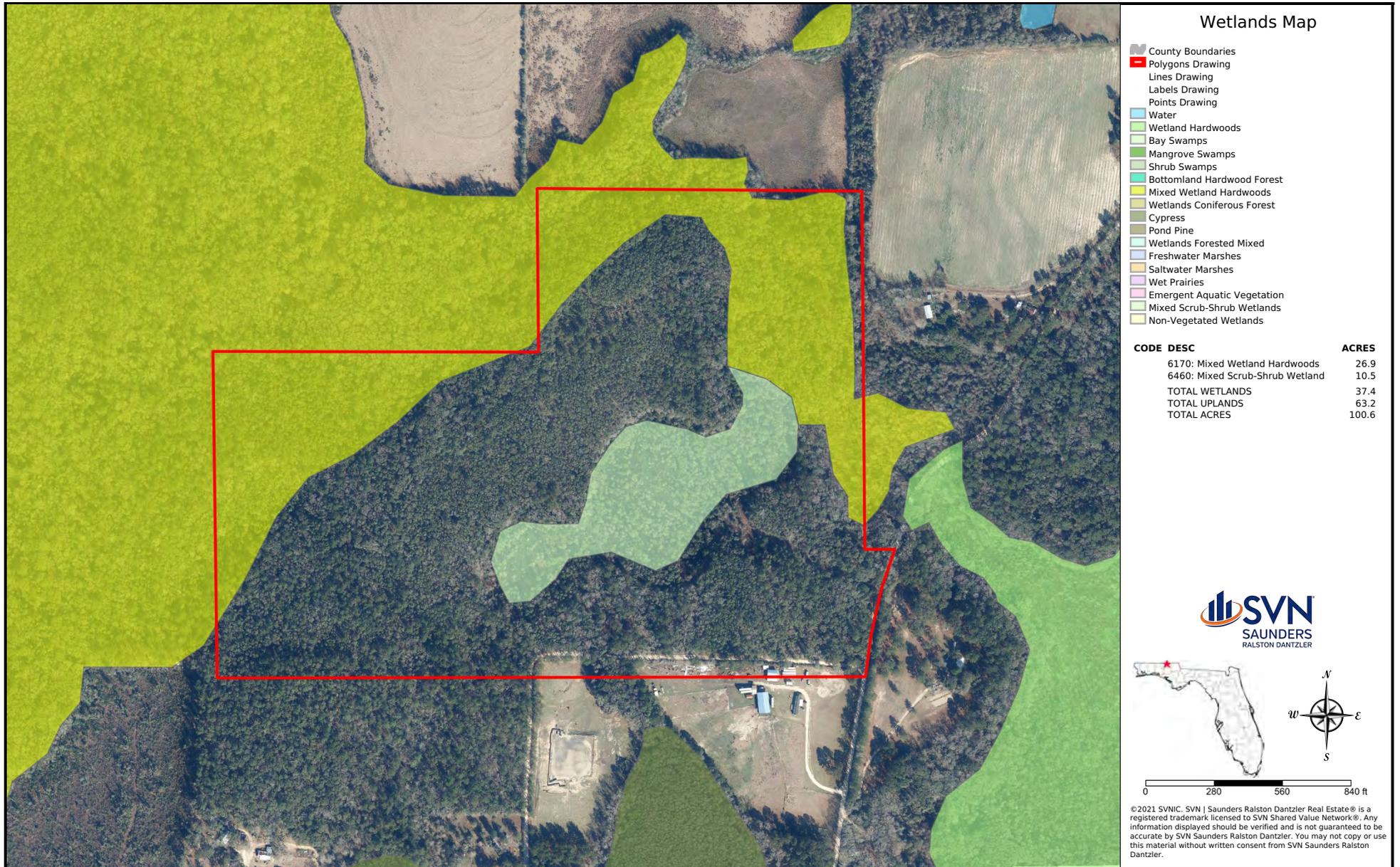


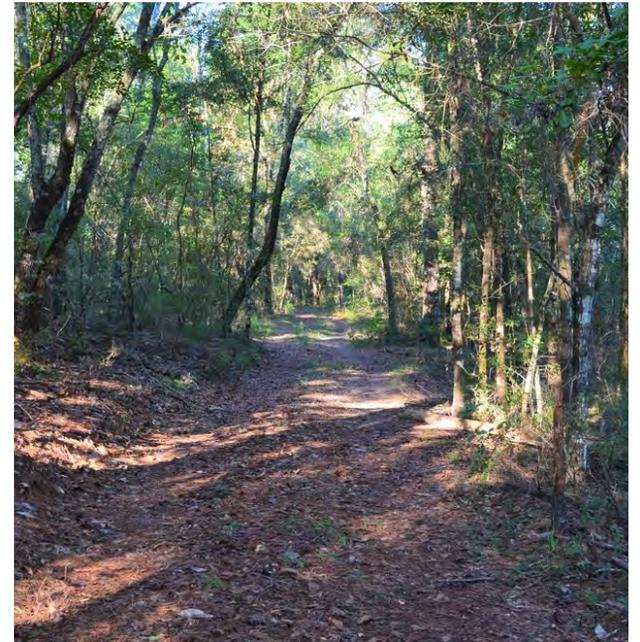
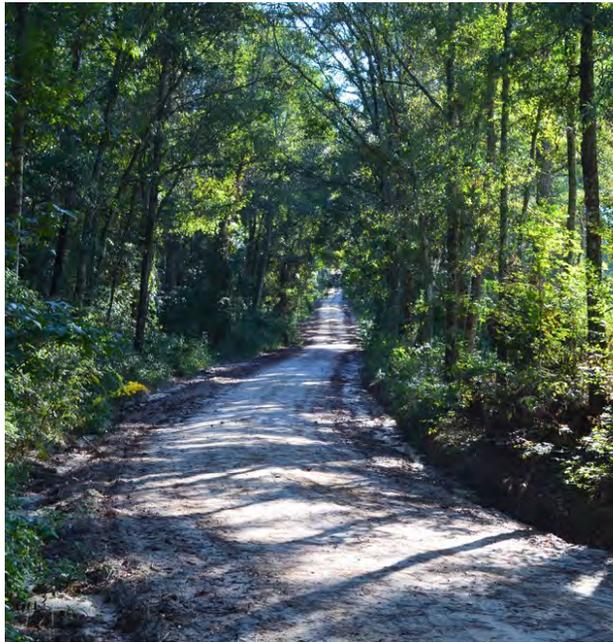
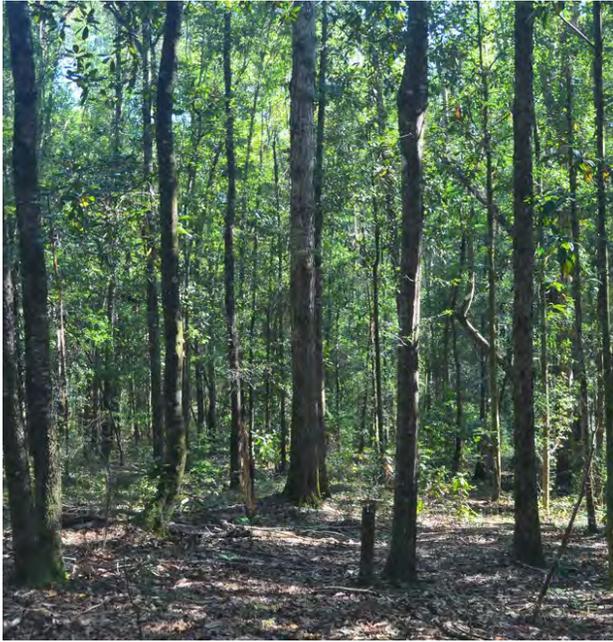
Aerial Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



0 250 500 750 ft
©2021 SVN. SVN | Saunders Ralston Dantzier Real Estate® is a registered trademark, licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzier. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzier.







BRYANT PEACE

Senior Advisor

bryant.peace@svn.com

Direct: 863.648.1528 | **Cell:** 229.792.8559

PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

He operates out of our branch office in Thomasville, GA, and specializes in recreational, timberland, & agricultural properties. Bryant serves as a managing director for our team of advisors in the North Florida and South Georgia markets and is spearheading our expansion into new markets.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing habitats based on client objectives. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary, and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific habitats and land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

EDUCATION

Timberland
Recreational Land
Agricultural Properties

SVN | Saunders Ralston Dantzler

1723 Bartow Rd
Lakeland, FL 33801



1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

www.SVNsaunders.com

All SVN® Offices Independently Owned & Operated | 2021 All Right Reserved

©2021 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$3 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

