

LAND FOR SALE

HOLMES COUNTY RECREATIONAL TRACT

3269 BONIFAY CHIPLEY RD

Bonifay, FL 32425

LISTED BY:

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**SALE PRICE****\$372,000****OFFERING SUMMARY**

ACREAGE:	120 Acres
PRICE / ACRE:	\$3,100
CITY:	Bonifay
COUNTY:	Holmes
PROPERTY TYPE:	Hunting & Recreational Land

PROPERTY OVERVIEW

This Holmes County Hunting and Recreation tract consists of 120 +/- acres of planted pines, mixed hardwoods, and pastureland. The property has two ponds and a small creek which provides fantastic habitat for wildlife. Only two miles from Bonifay City limits, this tract is easy to access without sacrificing privacy and seclusion. Whether hunting, UTV/ATV trail riding, or just enjoying the outdoors, this property offers endless recreational opportunities.



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
ZONING / FLU:	Rural Residential
LAKE FRONTAGE / WATER FEATURES:	Two Ponds and a Small Creek
NEAREST POINT OF INTEREST:	Bonifay, FL - 1.5 miles Chipley, FL - 8.5 miles Defuniak Springs, FL - 30 miles Marianna, FL - 31.5 miles
CURRENT USE:	Recreation and Hunting
POTENTIAL RECREATIONAL / ALT USES:	Hunting and UTV/ATV Riding
LAND COVER:	Mix of planted pines, hardwood bottoms, and pastureland
GAME POPULATION INFORMATION:	Great Deer and Turkey Habitat
SPECIES:	Planted Loblolly Pines and Mixed Hardwoods



LOCATION & DRIVING DIRECTIONS

PARCEL:

0532.00-000-000-014.000 & 0605.00-000-000-013.000

GPS:

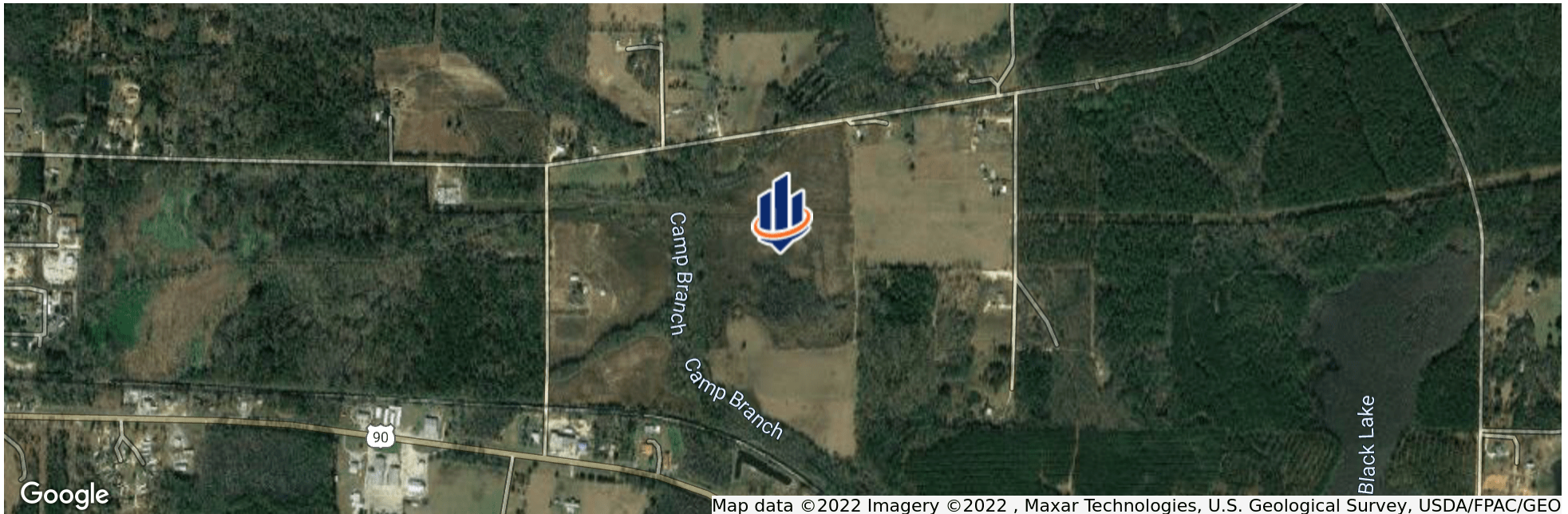
30.7915058, -85.6526011

DRIVING DIRECTIONS:

From Bonifay: Head east on Nebraska Ave / Bonifay Chipley Rd for 1.5 miles; The property will be on both sides of the road

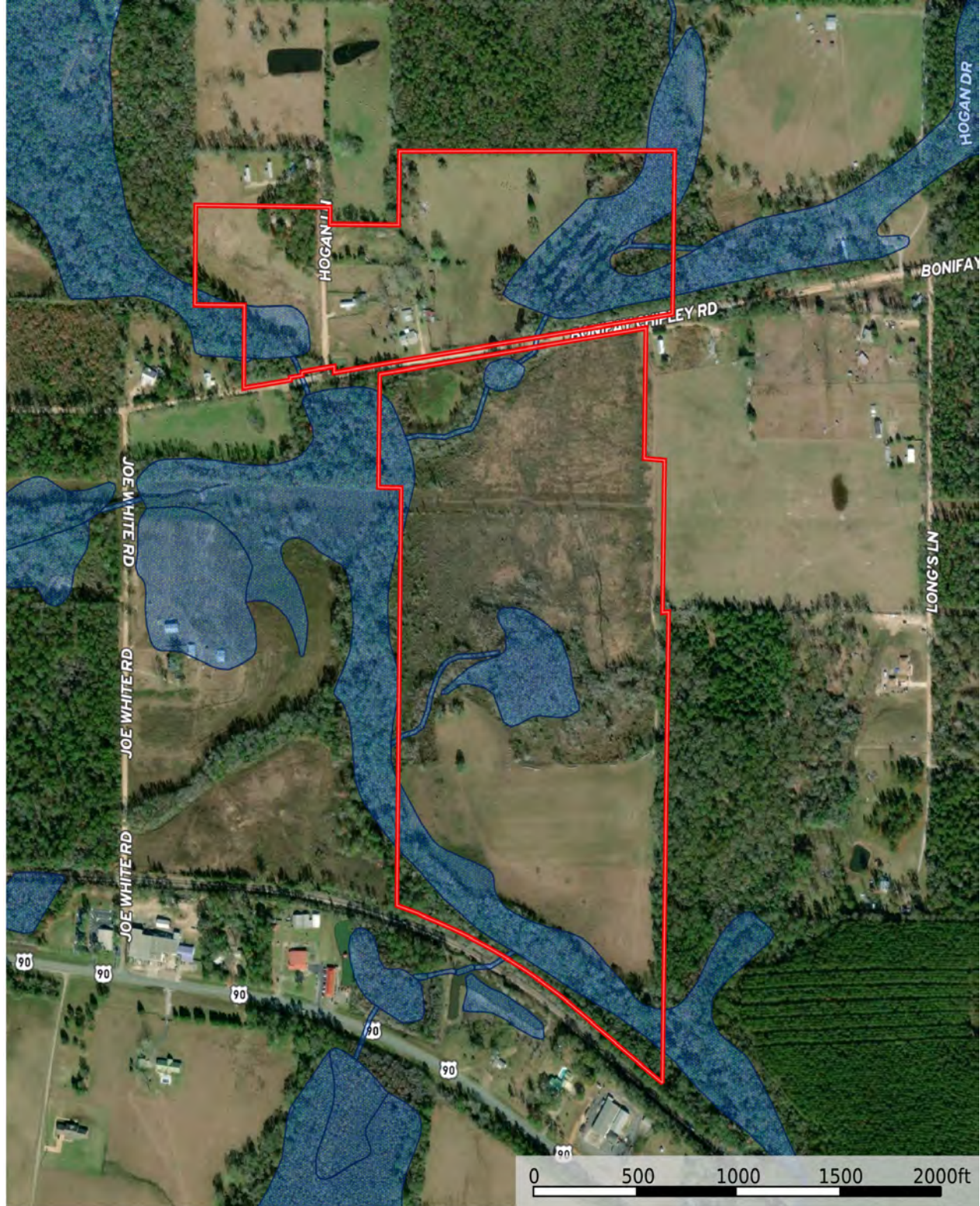
SHOWING INSTRUCTIONS:

Contact Austin Fisher



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