Otter Pond

Property Features

For an investor, small scale farmer, hunter, or person seeking a nice rural home site, the 80+/- acre Otter Pond Road property located in north Walton County, Florida will hold considerable appeal. Reduced to only **$1,595 per acre**, this represents an excellent value. It is important to note that just a short distance up the road, the same owner sold 70 acres in 2005 for $7,323 per acre!

Otter Pond Road is situated in a pretty area of low rolling hills, pastures, row crops, and tree farms. A very high 85% of the tract is plantable, most of which is in longleaf pines that were established in 2011. The trees are growing off nicely in large part due to the fact that nearly all of the soils are classified by the USDA as "Farmland of Local Importance". In addition to the aesthetics and future timber value, with proper understory control, a potentially lucrative pinestraw operation could be established. Recreationally, Otter Pond Road has been leased to the same hunt club for the past decade and members are required to adhere to quality deer management practices.

At a Glance:

Acreage:
80 acres

Asking Price:
$1,995 per acre $1595 per acre

Location:

Walton County, Florida

Special Attributes:

• Multiple Uses

• High Plantable Area

• Longleaf Pines

• Good Hunting

• Paved Road Frontage

Arnie Rogers, *Licensed Real Estate Broker*
Verdura Realty, LLC • 254 East 6th Avenue • Tallahassee, FL 32303
Cell: 850.491.3288 • *Email:* **arogers@verduraproperties.com**
www.VerduraProperties.com

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Property Features *continued*

Located one mile south of the Darlington community, the Otter Pond Road tract features ½ mile of paved road frontage and is only a 25 minute drive from Interstate 10. From there, the white sand beaches of Destin and the Emerald Coast are a short 30 minutes away.

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Location:

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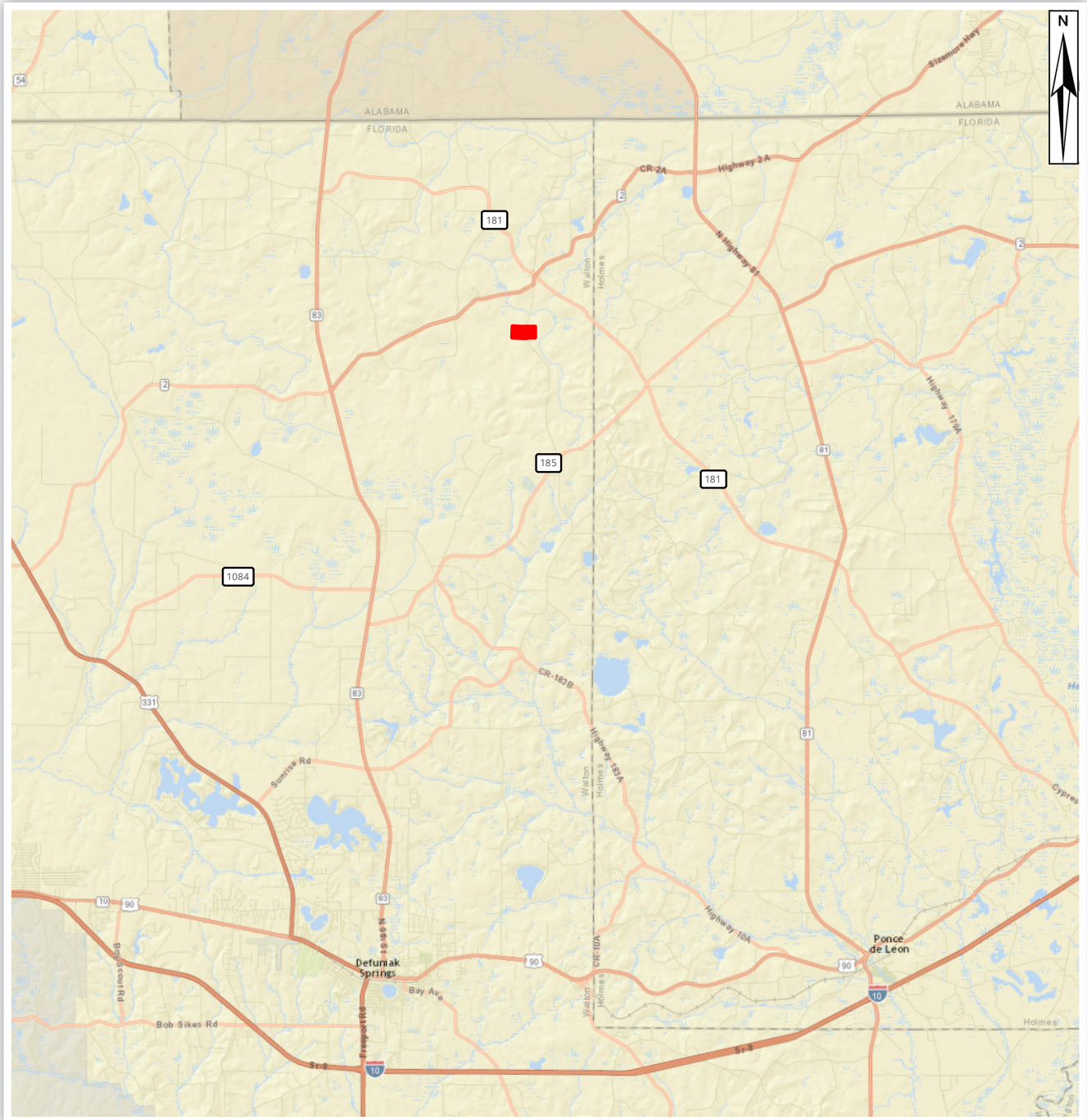
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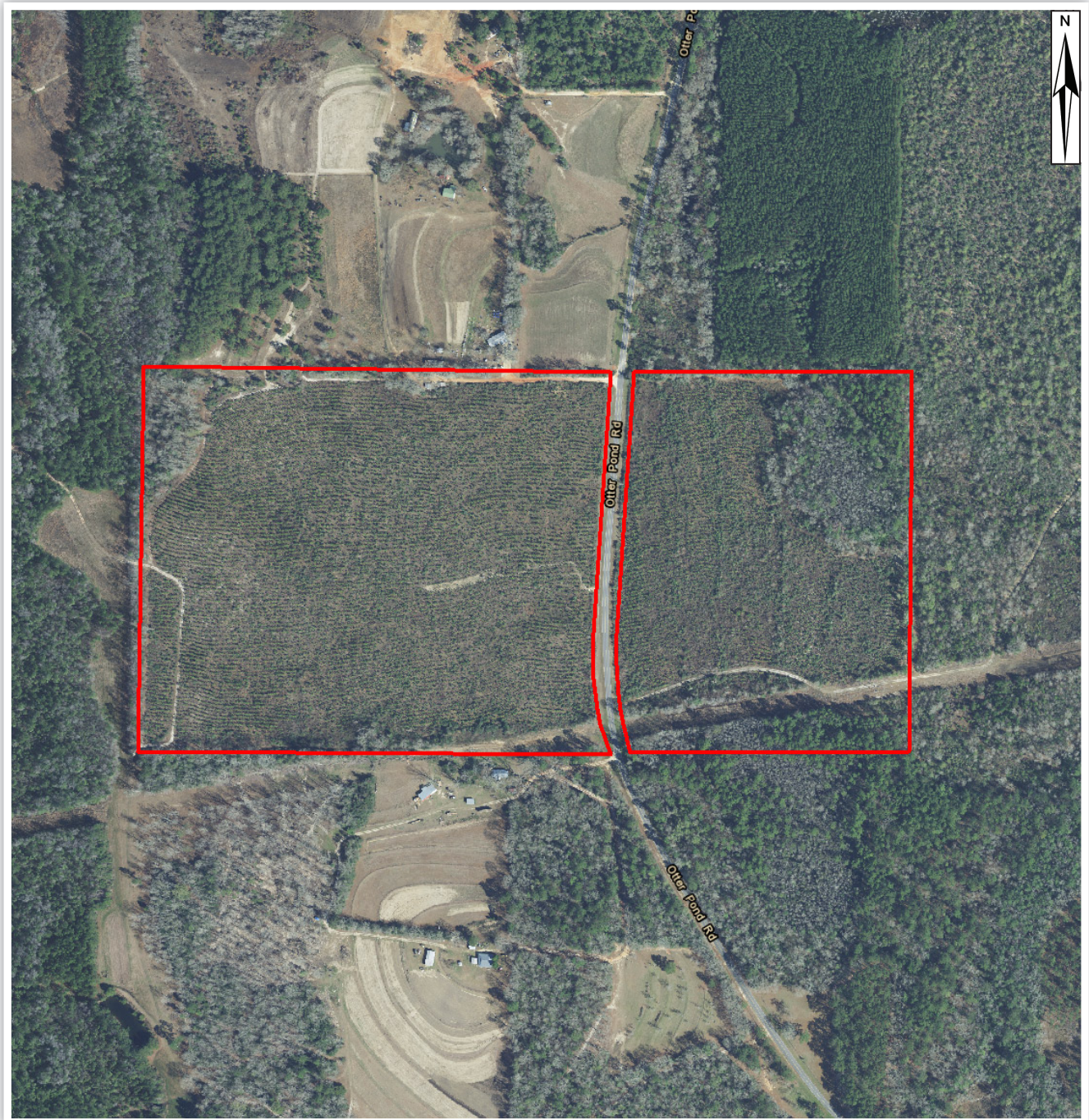
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Location Map

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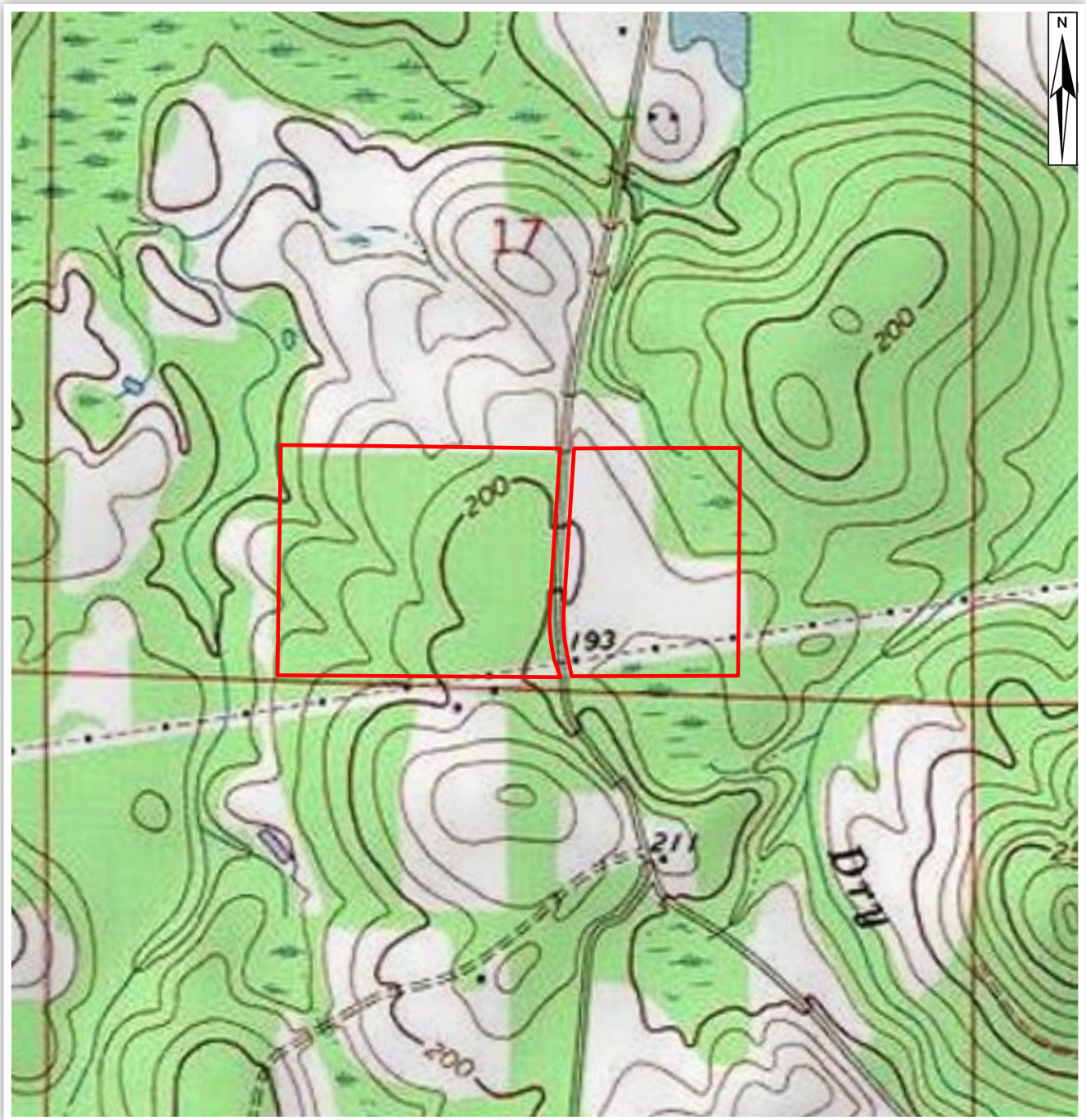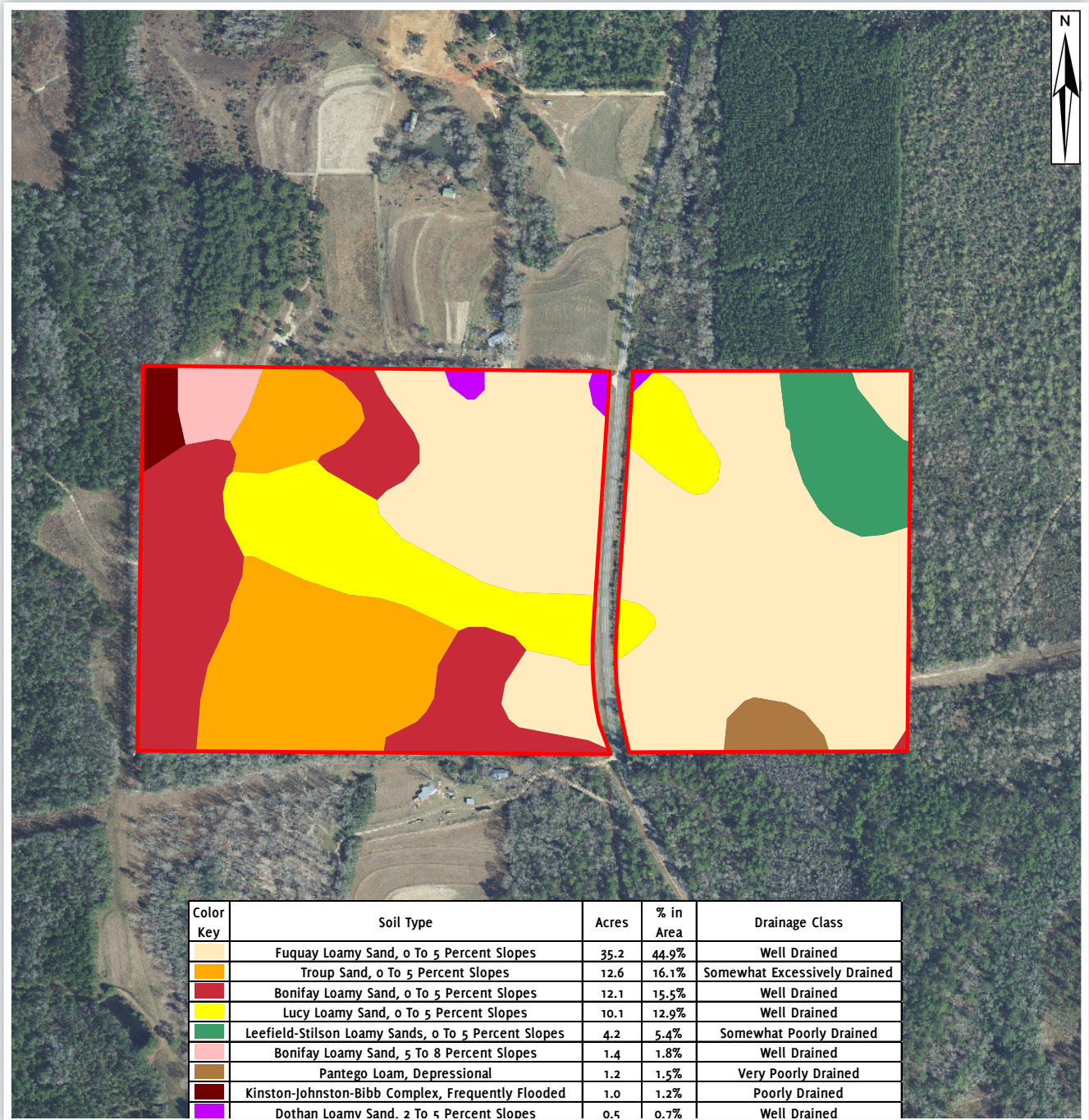REALTY, LLC

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Aerial Map

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Topo Map

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Soils Map

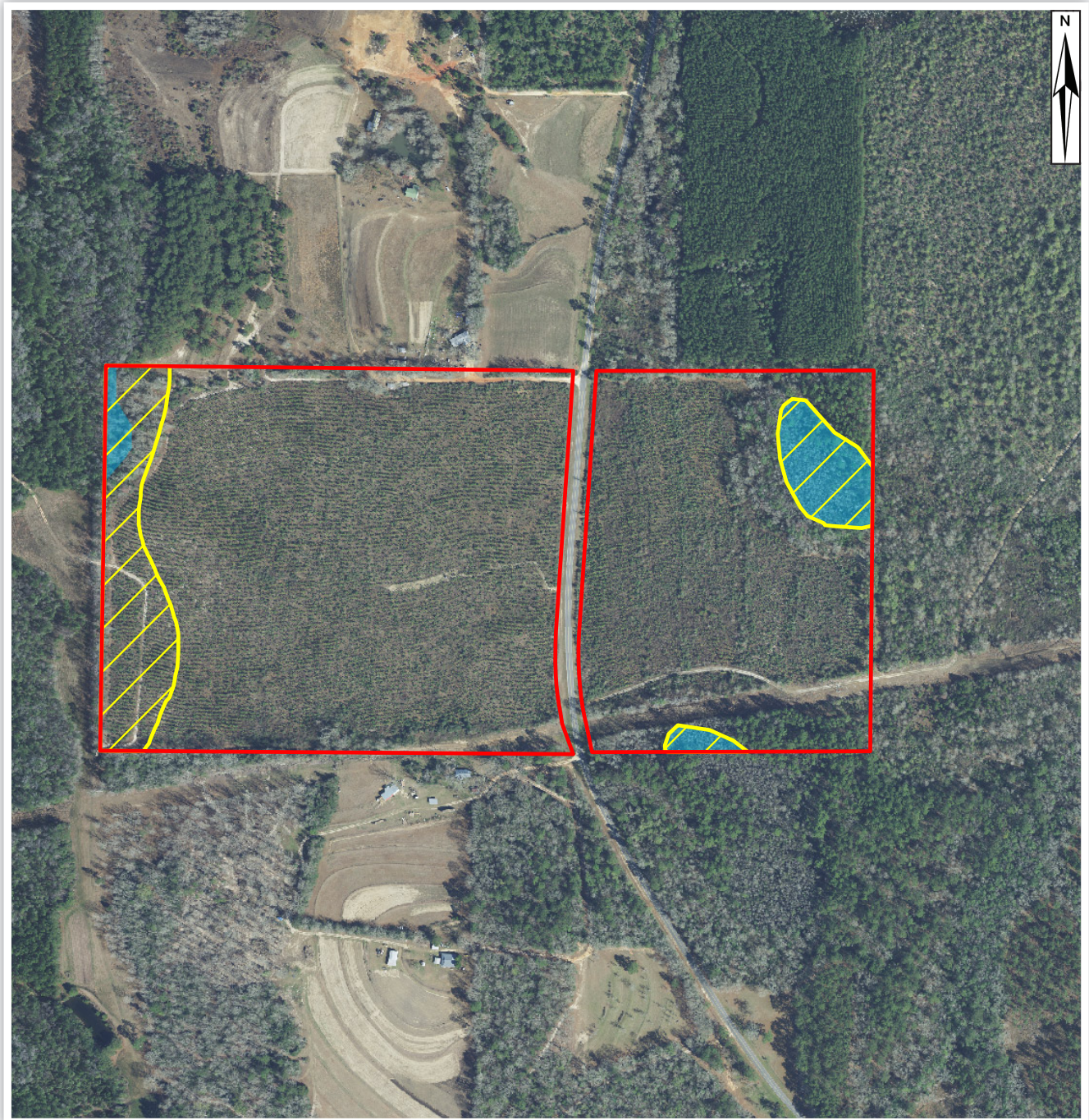| Color Key	Soil Type	Acres	% in Area	Drainage Class
	Fuquay Loamy Sand, 0 To 5 Percent Slopes	35.2	44.9%	Well Drained
	Troup Sand, 0 To 5 Percent Slopes	12.6	16.1%	Somewhat Excessively Drained
	Bonifay Loamy Sand, 0 To 5 Percent Slopes	12.1	15.5%	Well Drained
	Lucy Loamy Sand, 0 To 5 Percent Slopes	10.1	12.9%	Well Drained
	Leefield-Stilson Loamy Sands, 0 To 5 Percent Slopes	4.2	5.4%	Somewhat Poorly Drained
	Bonifay Loamy Sand, 5 To 8 Percent Slopes	1.4	1.8%	Well Drained
	Pantego Loam, Depressional	1.2	1.5%	Very Poorly Drained
	Kinston-Johnston-Bibb Complex, Frequently Flooded	1.0	1.2%	Poorly Drained
	Dothan Loamy Sand, 2 To 5 Percent Slopes	0.5	0.7%	Well Drained

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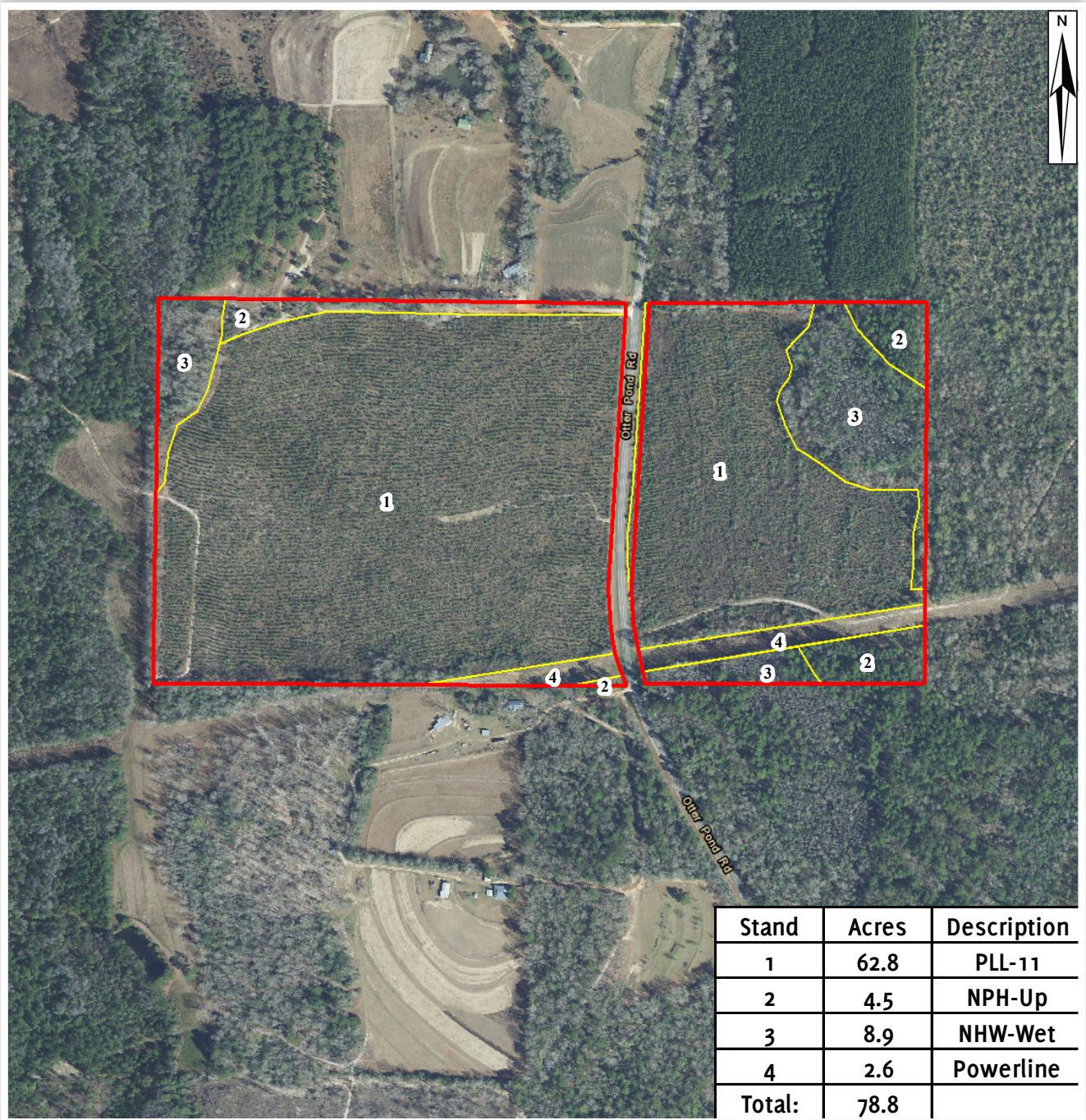
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Wetland Map

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Stand Map

Stand	Acres	Description
1	62.8	PLL-11
2	4.5	NPH-Up
3	8.9	NHW-Wet
4	2.6	Powerline
Total:	78.8	

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