

# Sealy Tract

## Property Features

Strategically located in Walton County, Florida, a short distance from the Defuniak Springs Interstate 10 / U.S. Highway 331 interchange, the Sealy Tract offers the best of both worlds. That is, it excels as both a timberland and recreational property.

Across much of the rolling topography of the property, 20 to 25 year-old pine plantations provide an investor immediate cash flow opportunities. Alternatively, they can be left on the stump to await more favorable timber prices, all the while increasing in value due to biological growth. It is also worth noting that, unlike many timberland tracts where the bottomlands may offer aesthetic appeal but little else, the hardwoods that buffer Alaqua and Sconiers Mill Creek hold monetary value.

From a recreational standpoint, the Sealy Tract not only possesses a nice blend of uplands and beautiful lush hardwoods that crisscross the bottomlands, but it benefits from bordering Eglin Air Force Base on two sides. With Eglin's closest runway over 10 miles away, its large land holdings effectively extend the property's recreational boundaries as there is no adjacent development or hunting pressure.

The Sealy Tract is owned by a bank that is intent on removing this asset from their books. This is an excellent opportunity for an astute investor to purchase a valuable and well located property – potentially significantly below market.

### At a Glance

*Acreage:*  
1,019 Acres

*Asking Price:*  
\$2,400 per acre

*Location:*  
Choctawhatchee River watershed in central Walton County, Florida. Accessed via US. Highway 331, Coy Burgess Loop, and Cosson Road.

*Special Attributes:*

- Bank-Owned
- Immediate income from merchantable pines
- Rolling topography with creeks and beautiful hardwoods



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## Photos



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