

# Cosson Road



## Property Features

Set in a rural enclave south of Defuniak Springs, Florida, just minutes from Interstate 10 and U.S. Highway 331, the 131-acre Cosson Road tract's location and physical attributes provide an opportunity for a variety of uses. This is a real plus for investors and users alike, made even more persuasive by the property's intrinsic value. At \$2,495 per acre, the asking price per acre is less than half than the 2005 sale of an adjacent 41 acres!

For someone wishing to have privacy without giving up the conveniences of modernity, Cosson Road would make an outstanding home site. It's really the best of both worlds – the ability to experience solitude while having ready access to nearby shops, restaurants, medical facilities, schools, and local events. Reaching the beautiful beaches and amenities of South Walton County is also an easy proposition as they are located a short 30 miles away.

Cosson Road's "lay-of-the-land" is characterized by rolling topography, a trait desired by many land owners. Within the bottomlands, Sconiers Mill Creek runs year round. Throughout the property, there's a nice mix of forestland cover consisting of mature upland pines and hardwoods, younger longleaf pines planted in 2011, and hardwoods. Recreationally, Cosson Road is used for deer and turkey hunting with its desirability enhanced further by adjoining large land owners who manage their properties for wildlife.

## At a Glance:

### *Acreage:*

131 +/- acres

### *Asking Price:*

\$2,495 per acre

### *Location:*

Walton County, Florida

### *Special Attributes:*

- Multiple Uses
- Rolling Topography
- Convenient Location
- Paved Road Frontage
- Longleaf Pines

**Arnie Rogers, Licensed Real Estate Broker**

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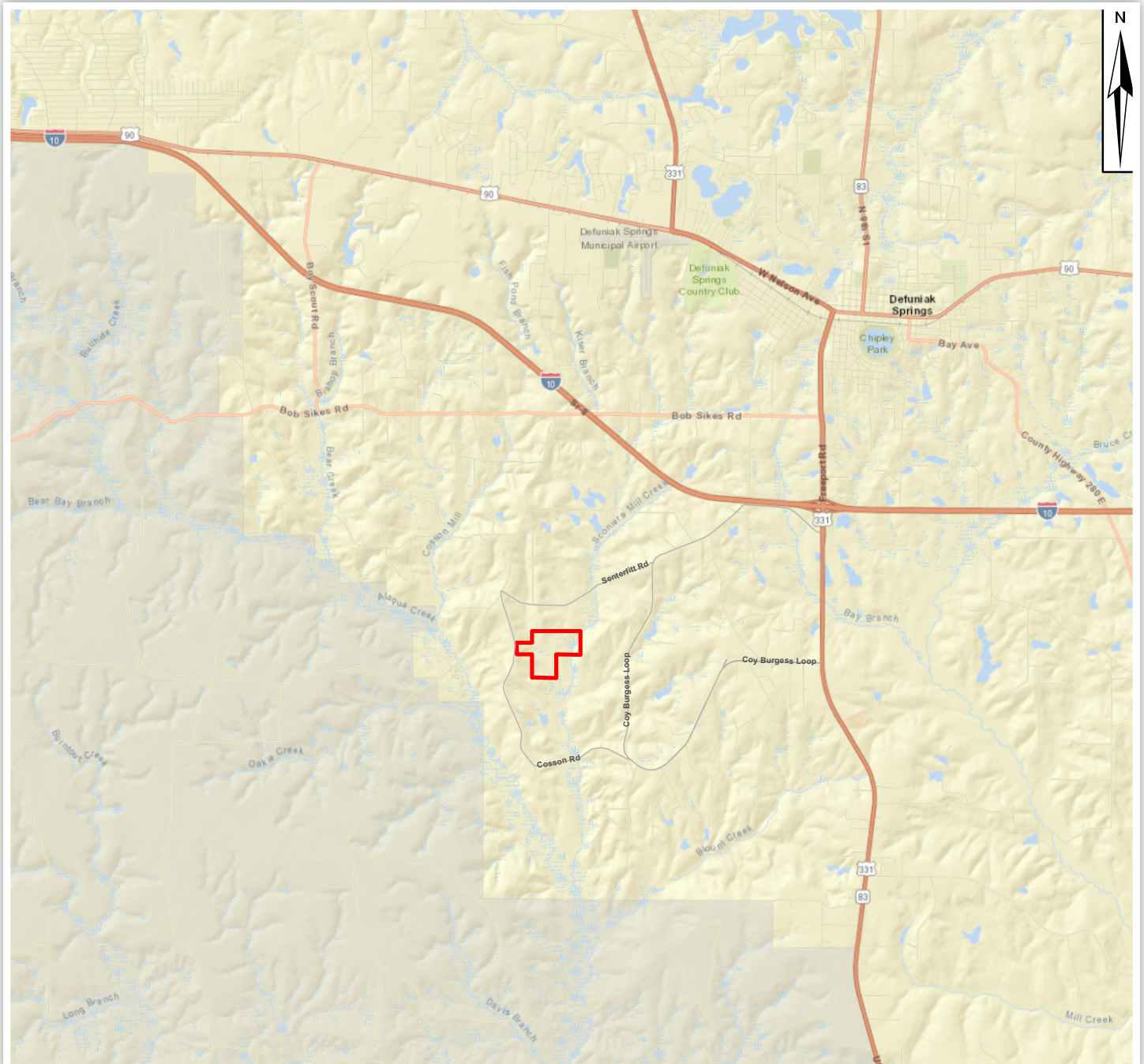
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## Location Map



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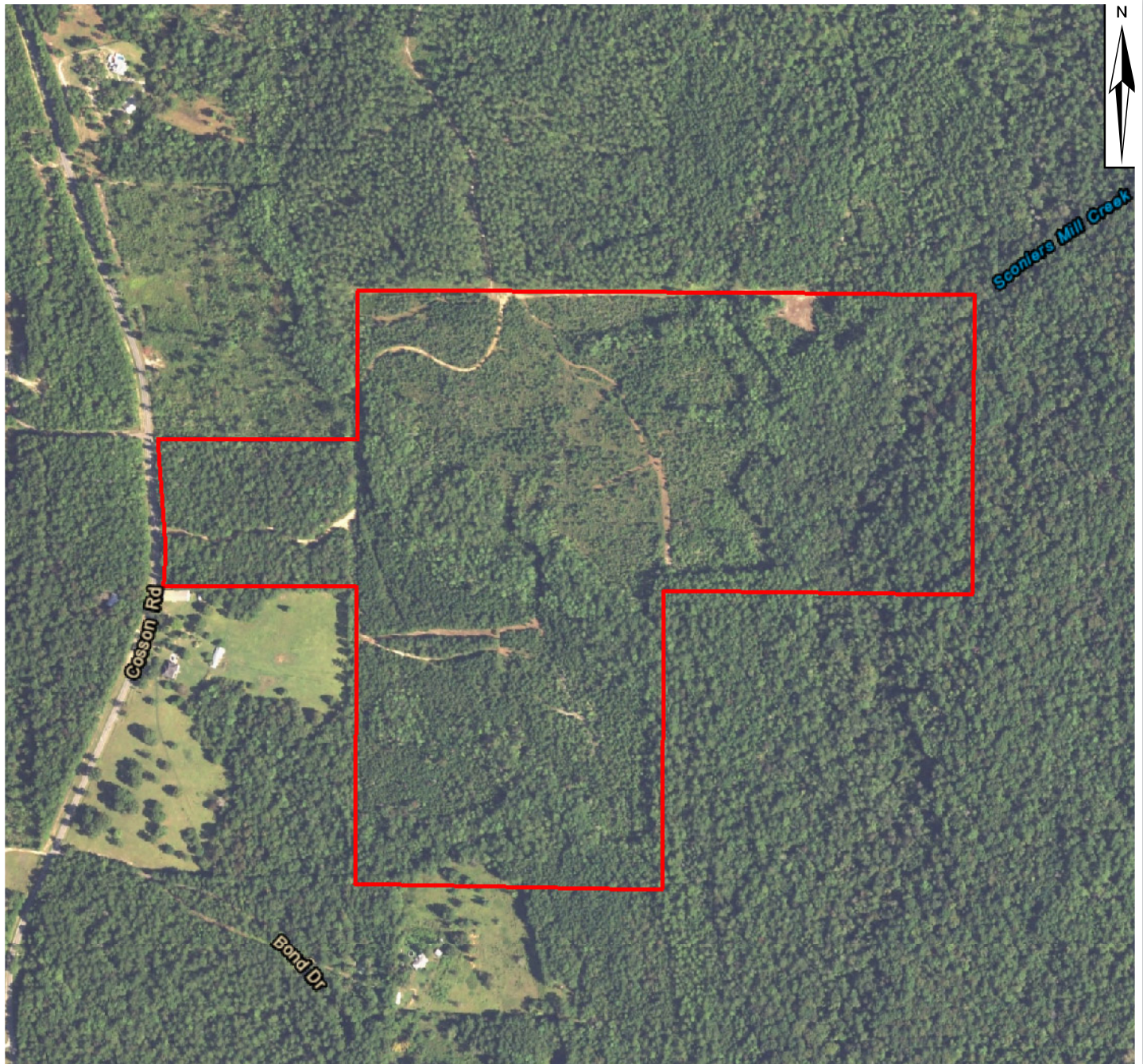


Please note that while all information is believed to be reliable, none is guaranteed.



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## Aerial Map



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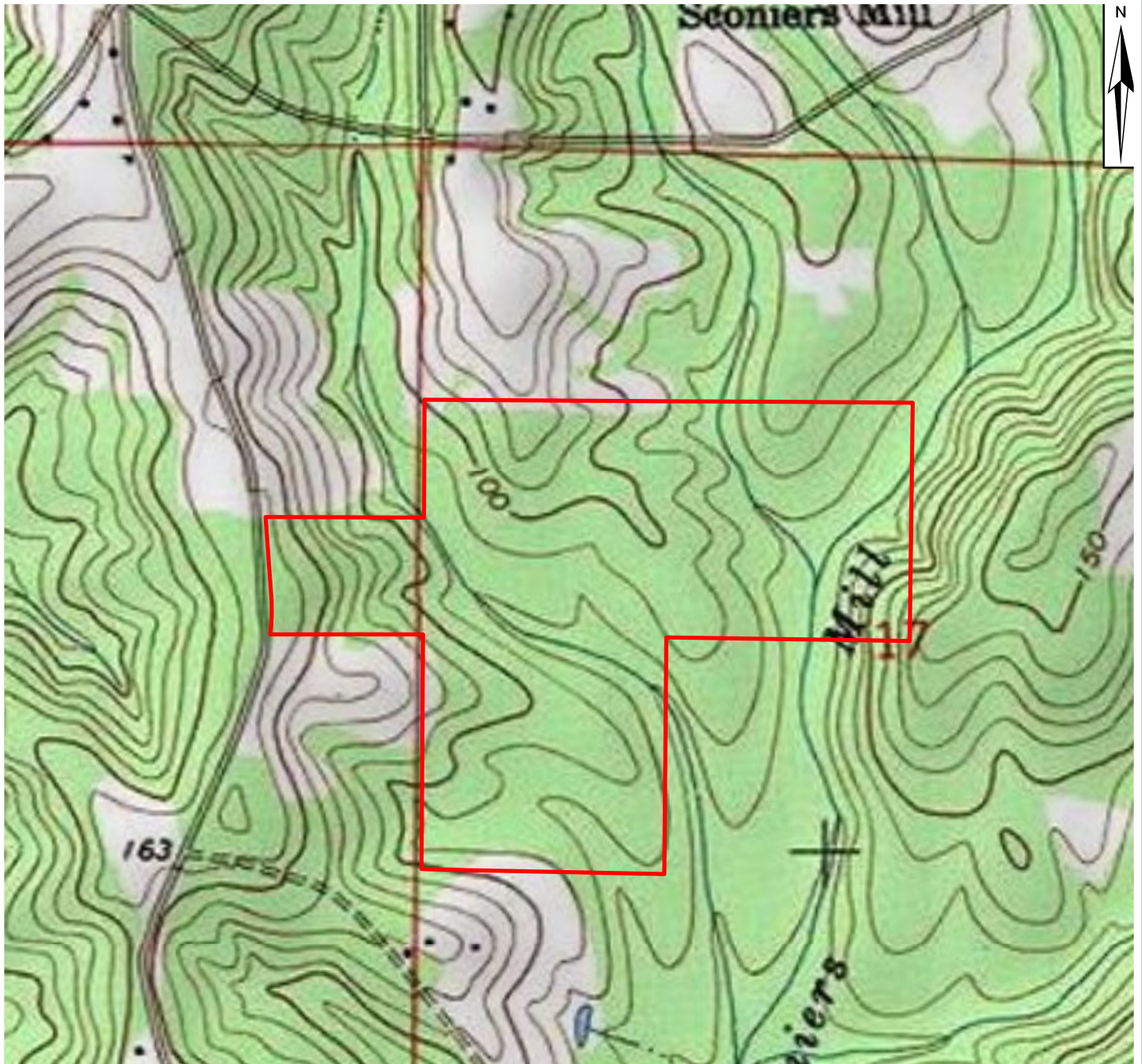


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## Top Map



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## Photos



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