

# Frozen Bluff



## Property Features

It's not often that the word "Frozen" gets attached to a Florida locale, but the curious naming of this 318-acre Calhoun County tract actually refers to one of its physical elements - a steep immovable slope. Moving landward from State Road 71, the first 1,000+/- feet of the property features a distinct elevation drop before leveling off and meeting the Chipola River below. An internal road winds its way down to the water's edge providing an all-important access point that is missing from many riverfront tracts.

Although Hurricane Michael damaged many of Frozen Bluff's trees as it passed through in 2018, it couldn't change the 2+ miles of river frontage it occupies on the Chipola River - designated as one of 41 "Outstanding Florida Waters" in the State. Flowing nearly 100 miles through northwest Florida, the Chipola eventually joins the Apalachicola River and the Gulf of Mexico beyond. Along the way, there are 63 freshwater springs emanating from the aquifer, the largest number of any river in the region. So, whether you're a paddler, fisherman, hunter, conservationist, or someone wanting to

### At a Glance:

*Acreage:*

318± acres

*Asking Price:*

\$1,995 per acre

*Location:*

Calhoun County, Florida

*Special Attributes:*

- 2+ miles of Chipola River Frontage
- Access to River's Edge
- Value-Priced
- Numerous Recreational Options

**Arnie Rogers, Licensed Real Estate Broker**

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## Property Features *continued*

acquire land in a high inflationary environment, Frozen Bluff is a compelling investment. First and foremost, it is a “value-priced” property that will be immediately apparent to a knowledgeable investor. Additionally, acreage waterfront properties on the Chipola are hard to come by due to much of the ownership being dominated by large, established landowners.

Located almost equidistant from Blountstown and Wewahitchka, Frozen Bluff enjoys over two miles of frontage on State Road 71. A non-contiguous 4-acre parcel located 2.7 miles further south on State Road 71 is included in this offering.

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## Photos



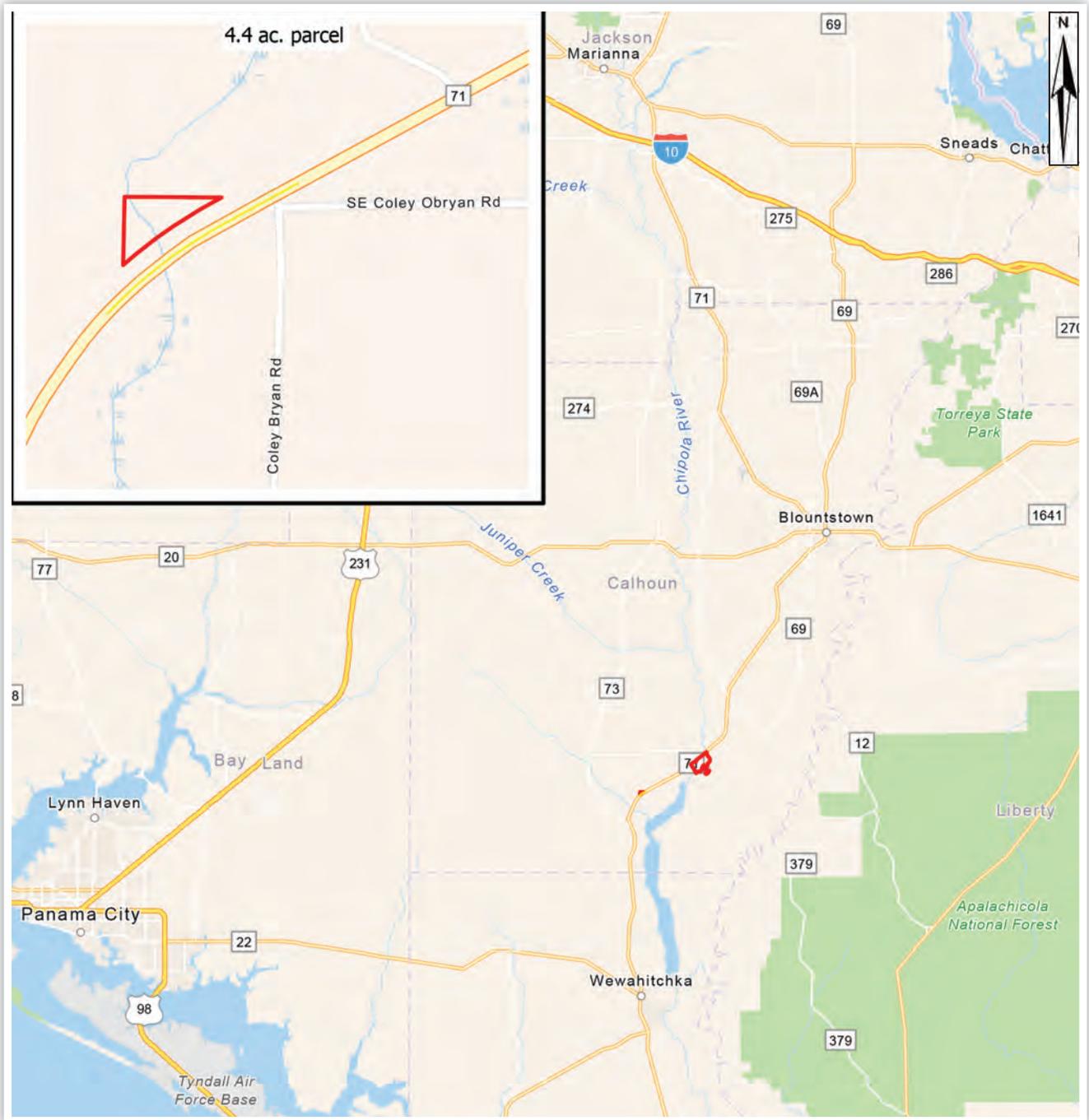
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Please note that while all information is believed to be reliable, none is guaranteed.

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## Location Map



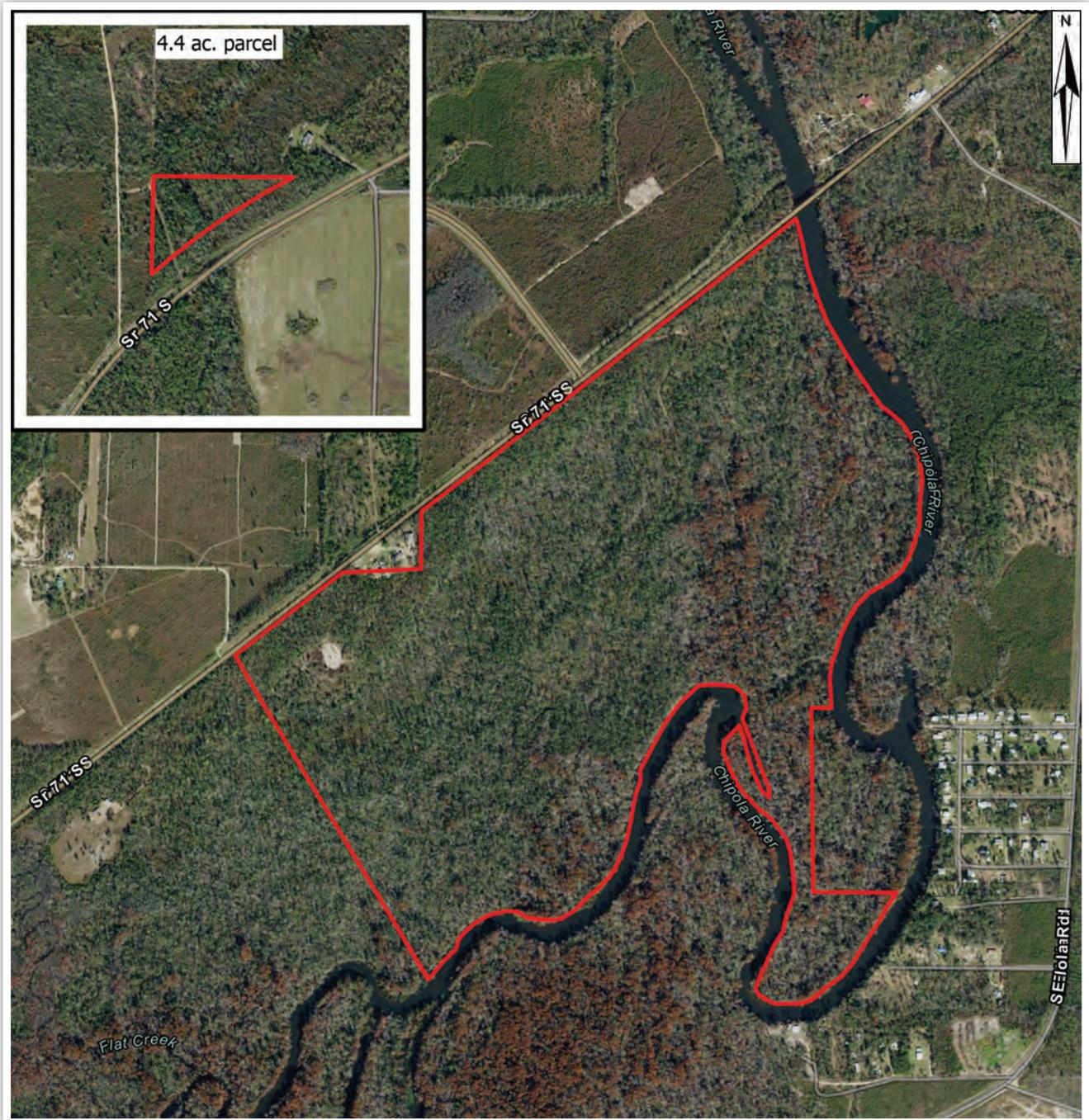
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## Aerial Map



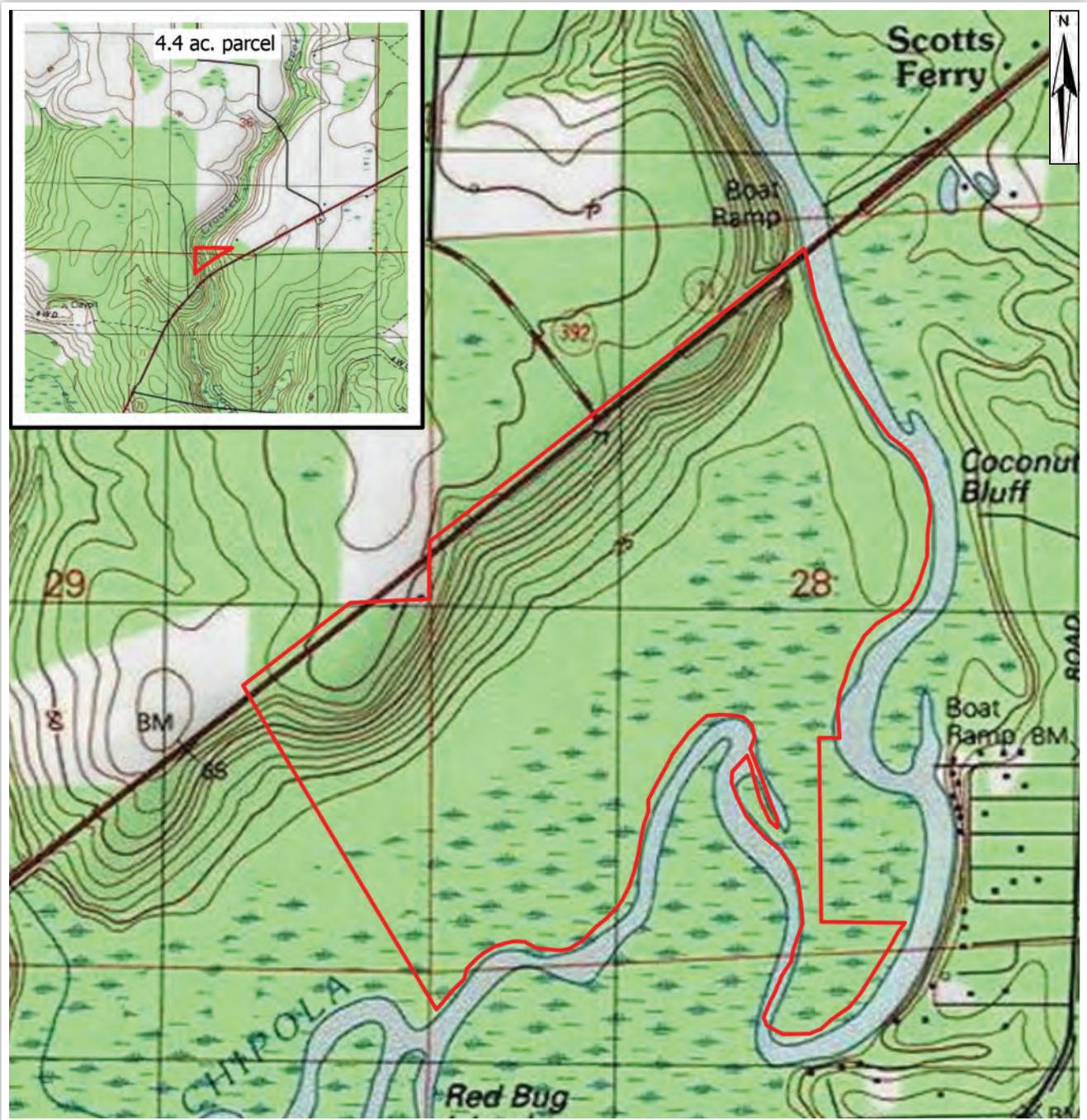
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## Topo Map



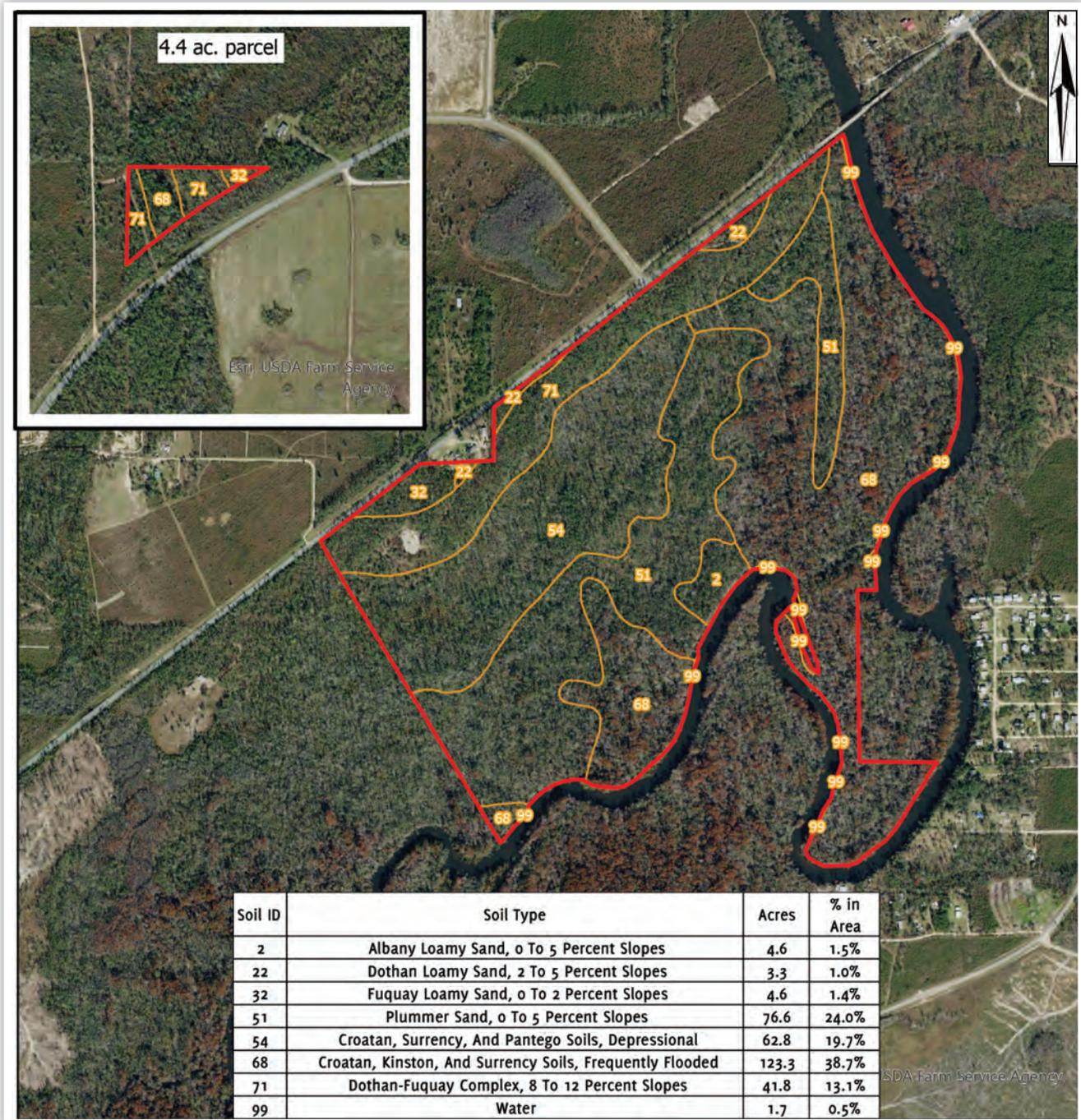
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## Soil Map



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