

Highway 179 Tract



Overview

Located just a mile east of the Choctawhatchee River in Holmes County, Florida, the 322-acre Highway 79 Tract is predominately in uplands with valuable planted pines that are interspersed with wet weather ponds and attractive open meadows. While the Highway 179 Tract has a north-south orientation, the internal road system is excellent, reaching virtually all parts of the property. For an investor looking for a good value in a recreational / timberland tract, this is definitely one to consider.

The area surrounding the Highway 179 Tract is largely in forests, creeks, swamps, and sloughs that support an abundant amount of wildlife. Although there are no major farms on the in the immediate area east of the river, approximately 85% of the property is rated by the USDA as either Farmland of Local Importance or Prime Farmland if drained and either protected from flooding or not frequently flooded during the growing season. This is not meant to promote the Highway 179 Tract as a farming property but rather to point out the productivity of its soils.

This property is easily reached off the Interstate 10 – Caryville exit.

At a Glance:

Acreage:

322± acres

Asking Price:

\$2,500 per acre

Location:

Holmes County, Florida

Special Attributes:

- Low Price per Acre
- Good Recreational / Timberland Tract
- Productive Soils
- High Percentage of Uplands

Arnie Rogers, Licensed Real Estate Broker

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Highway 179 Tract

Photos



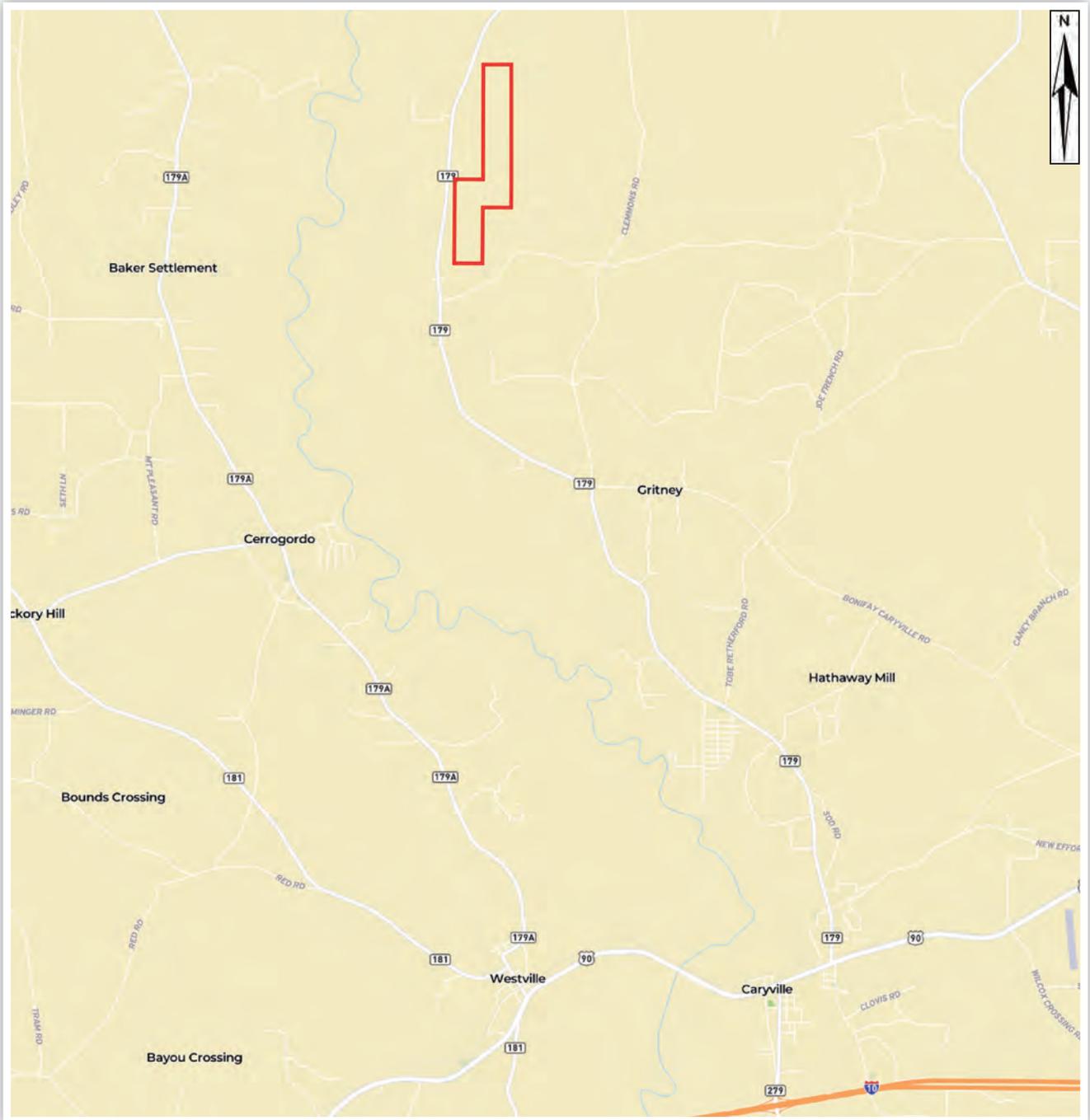
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Please note that while all information is believed to be reliable, none is guaranteed.

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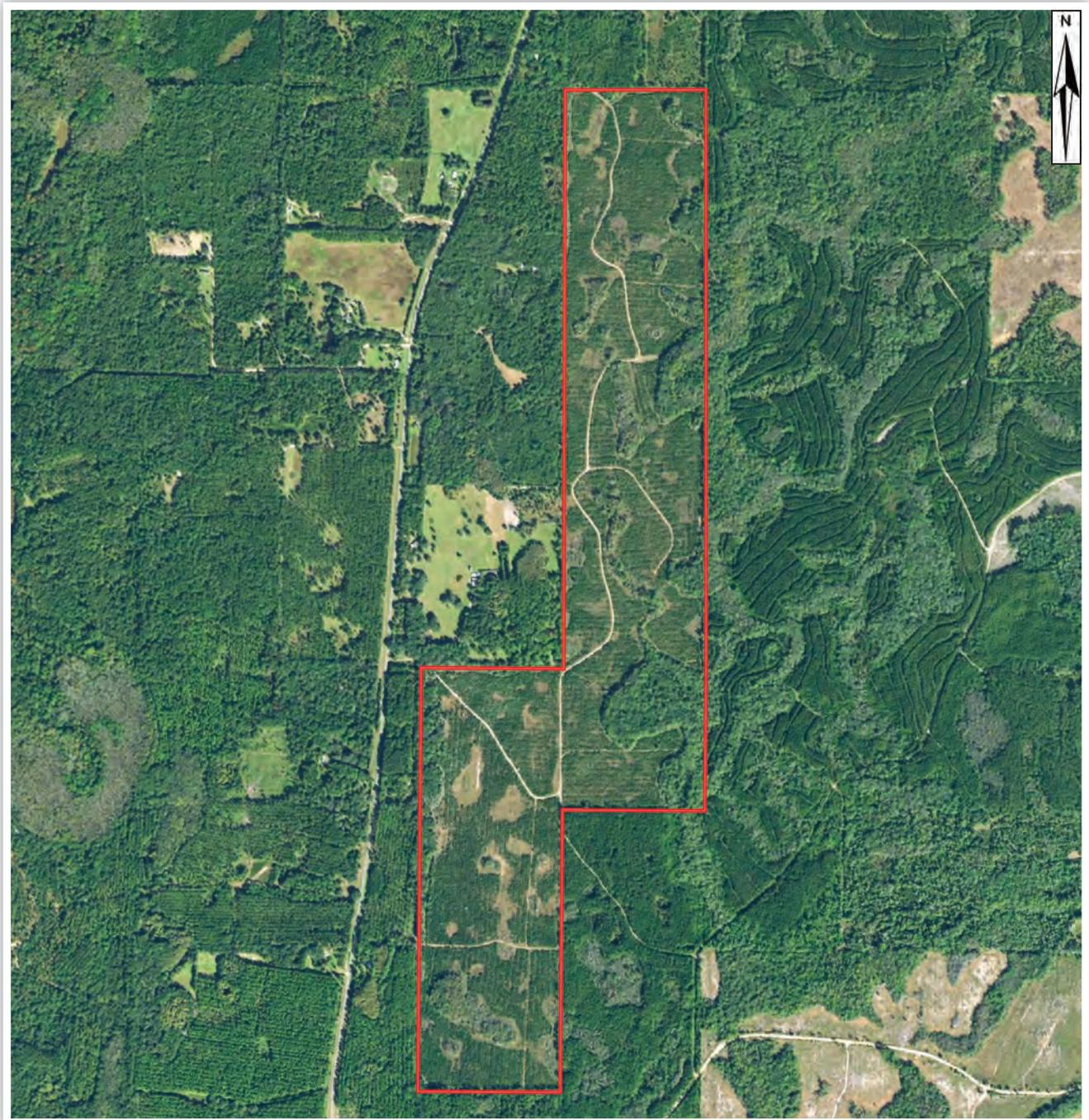
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Aerial



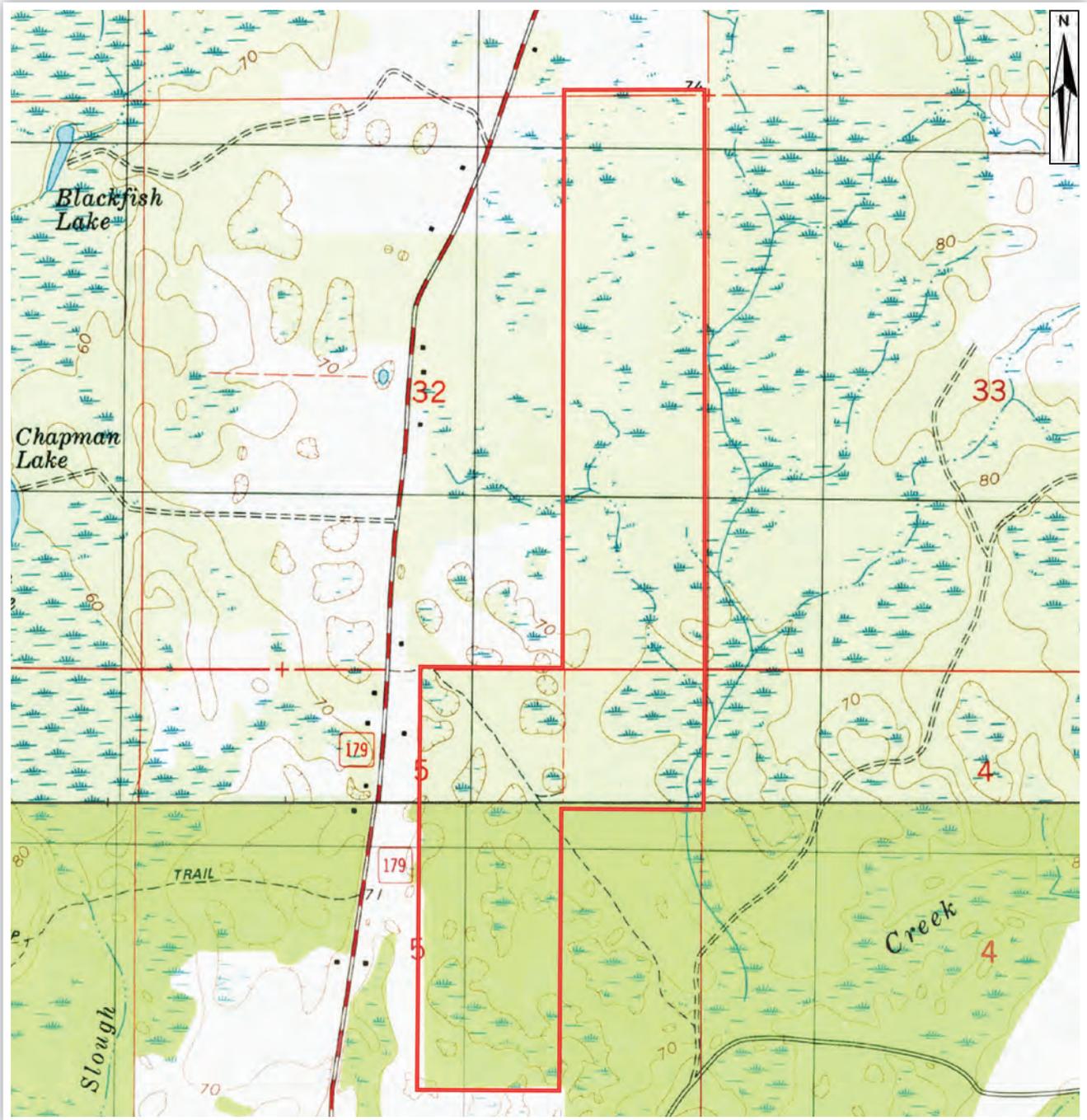
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