

# Holmes Creek Retreat



## Property Features

For the first time ever, a unique opportunity exists to acquire Holmes Creek Retreat in Washington County, Florida. Having functioned as an integral piece of Holmes Creek Plantation, an investor will reap the many benefits of being part of a larger highly-managed recreational showplace. Within Holmes Creek Retreat's 283+/- acres, a tremendous variety of land cover and topography exists that enhances its natural beauty. Ranging from a hillside of towering pines to bottomland hardwoods, there's something for every outdoor enthusiast to enjoy. A modern 3-bedroom, 1-bath home is included as an amenity for the owner and their guests.

Over many years, the current owners have conducted regular prescribed burns, created multiple food plots, and maintained a regular feeding program. By adhering to a Quality Deer Management program that prohibits taking bucks less than 4 1/2

## At a Glance:

*Acreage:*

283± acres

*Asking Price:*

\$2,500 per acre

*Location:*

Washington County, Florida

*Special Attributes:*

- Excellent Recreation
- Part of a Plantation
- Valuable Timber
- ½ Mile to Holmes Creek
- Varied Topo & Landscape
- 30 Minutes to the Beaches
- 3-Bedroom Home



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## Property Features *continued*

years old, 160-class deer are produced, including many 10-points. Wild turkeys are very plentiful and pen-raised quail are put out for hunts in areas of plantation pines. The experience for the hunter is heightened due to the property's proximity to the Choctawhatchee River Wildlife Management Area.

If freshwater fishing is your passion, bass, shellcracker, redbreasts, and bream can all be caught in Holmes Creek. Access is easy with the Live Oak Landing boat launch area located only one-half mile away. For those seeking adventure in their canoe or kayak, it should be noted that Holmes Creek is a state-designated paddling trail that features several natural karst springs. Some of the wildlife that can be viewed along the creek including ibis', cranes, pileated woodpeckers, egrets, otters, beavers, turtles and gators.

While Holmes Creek Retreat has primarily been managed as a recreational property, there is also valuable merchantable timber that provides an important income stream. Upland soils including Dothan, Goldsboro, and Orangeburg loamy sands are productive and approximately 50% of the property is plantable. An additional 882 acres with direct access to Holmes Creek can also be purchased – information is available upon request.

Situated near Highway 79 southwest of the town of Vernon, Holmes Creek Retreat enjoys a private setting. Yet, despite its relative seclusion, Interstate 10, Panama City's Beaches International Airport, and the St. Joe Company's 75,000-acre West Bay development are all located less than 30 minutes away. With the widening of Highway 79 to four lanes that is underway, travel times will be even quicker and the property will only become more valuable.

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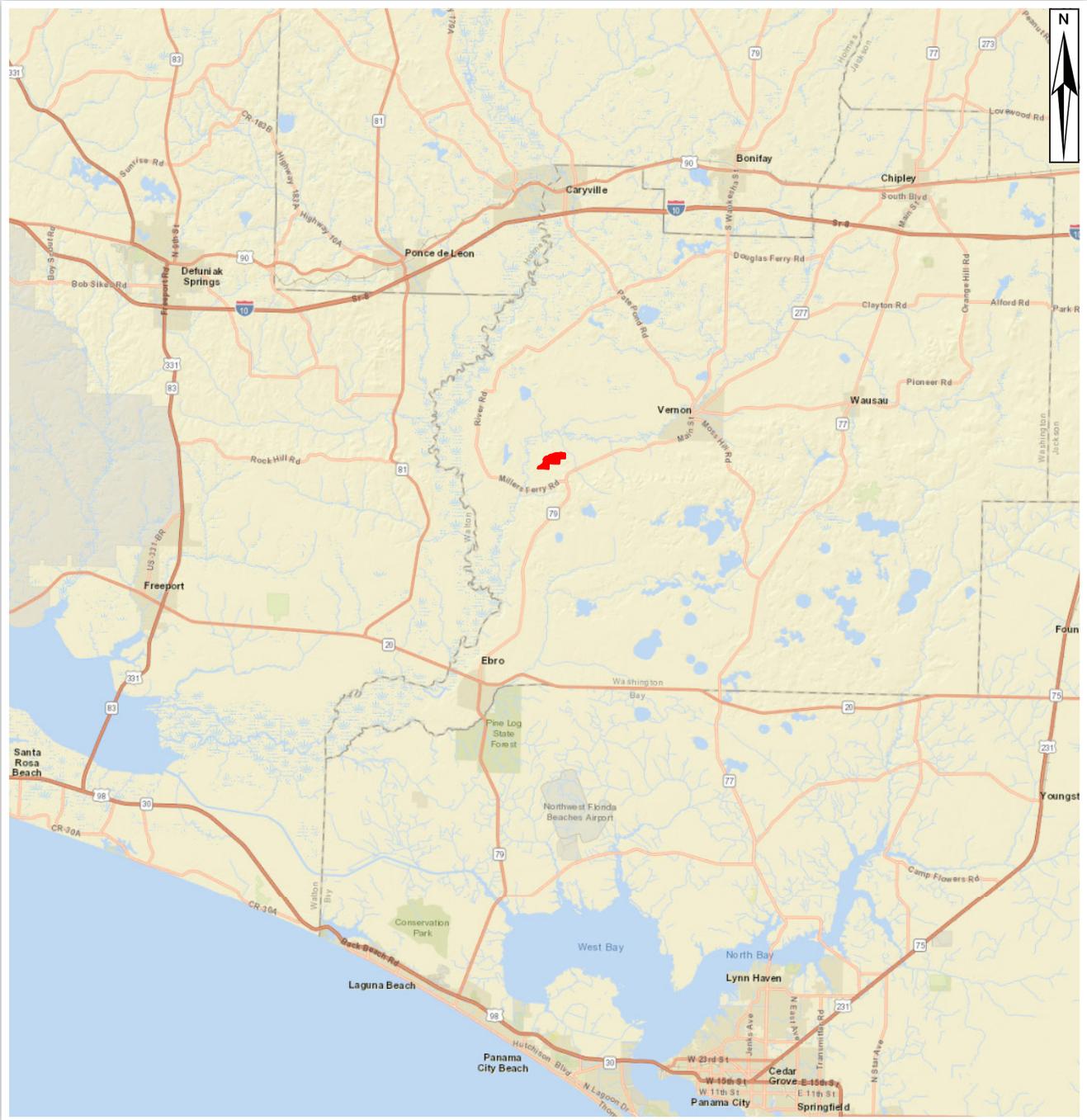
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## Location Map



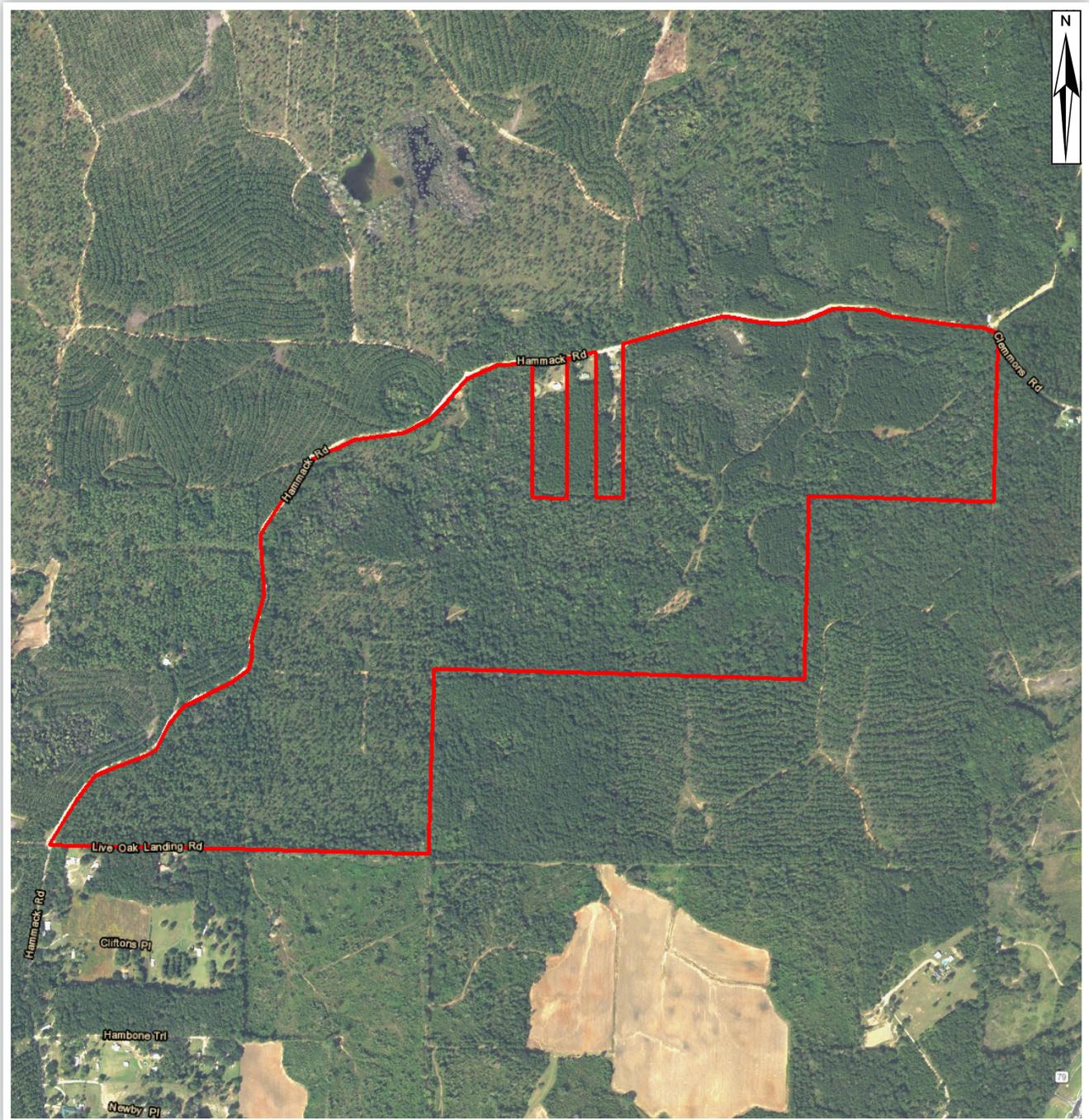
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Please note that while all information is believed to be reliable, none is guaranteed.

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## Aerial Map



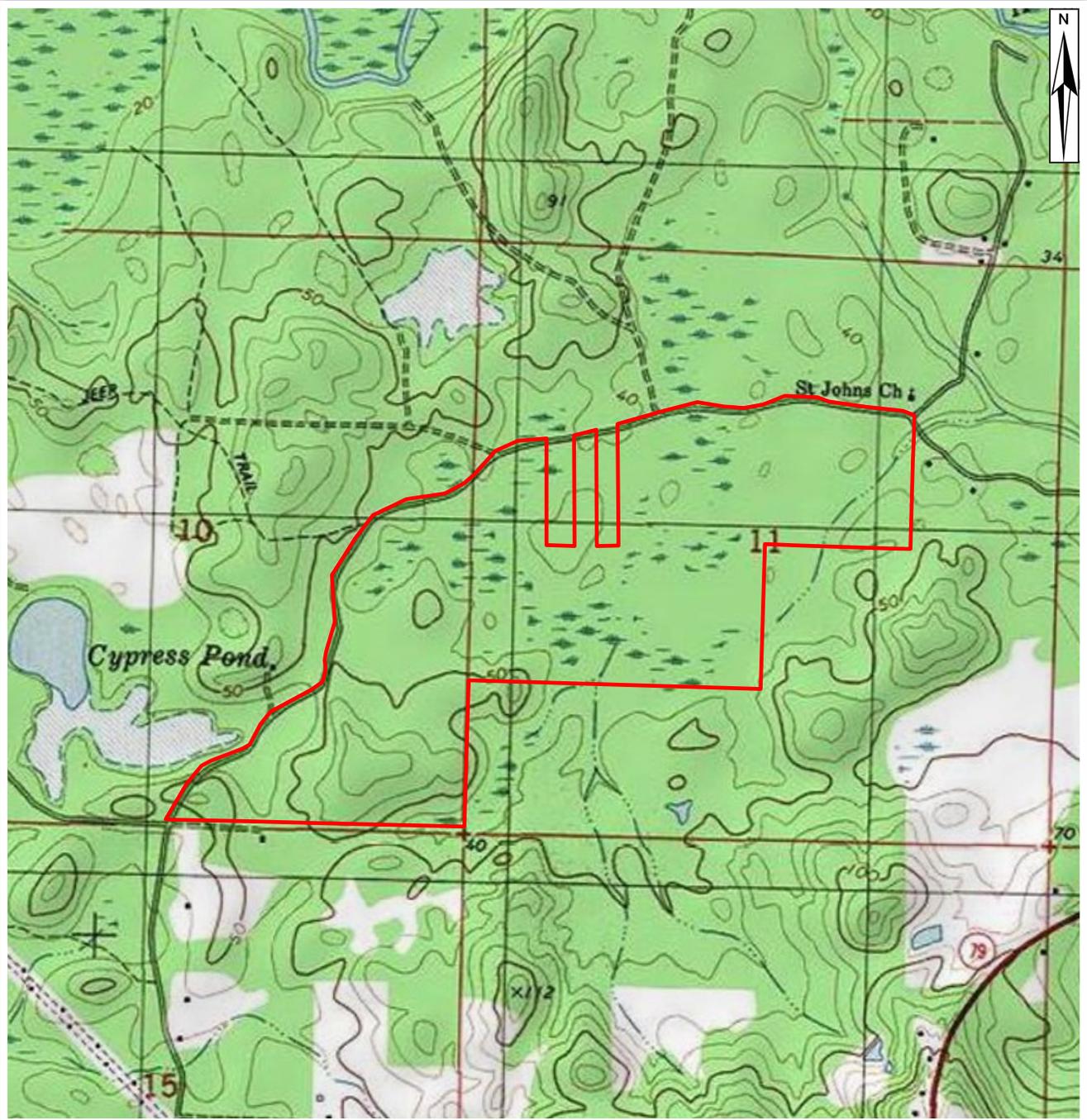
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## Topo Map



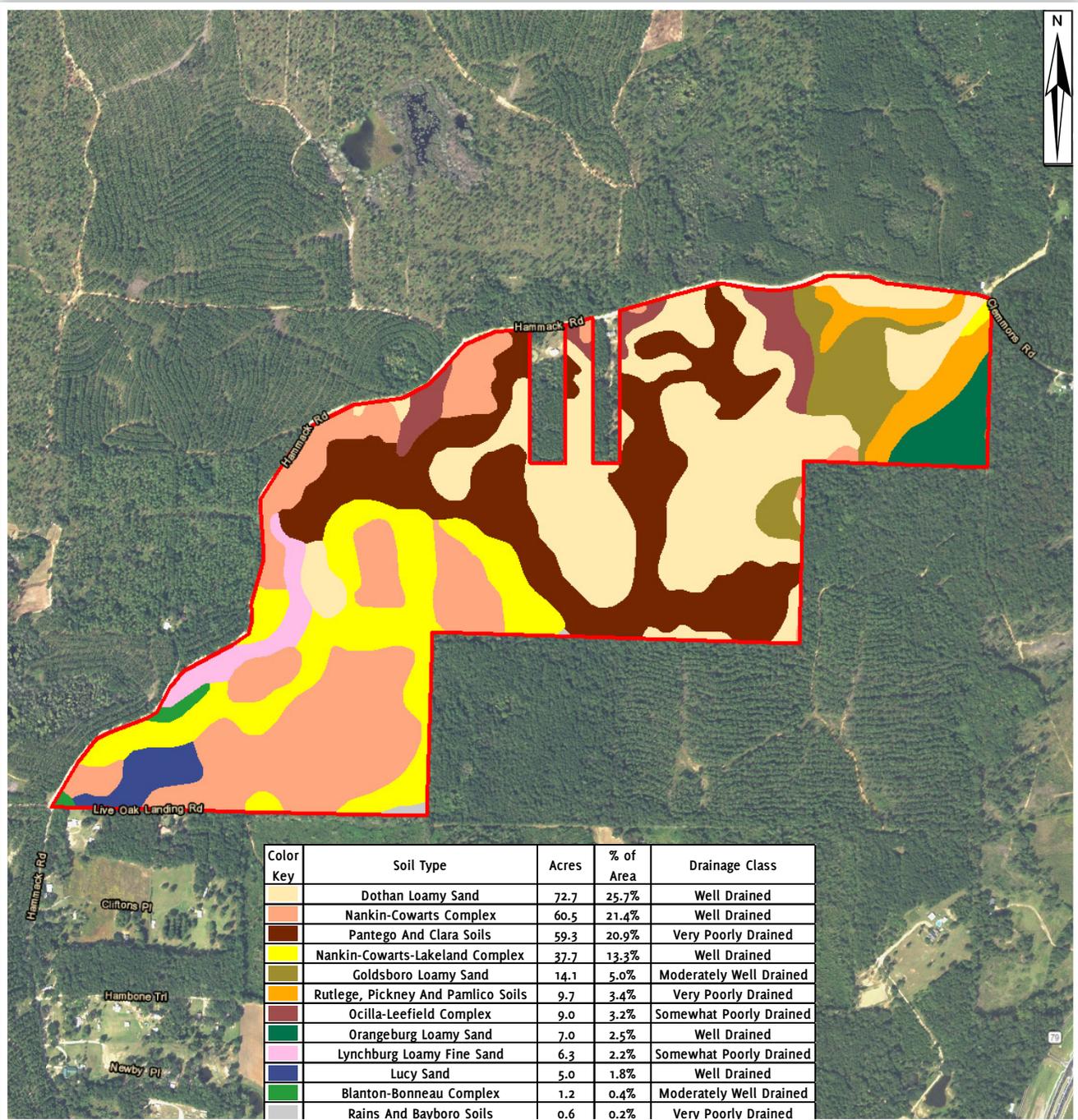
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## Soil Map



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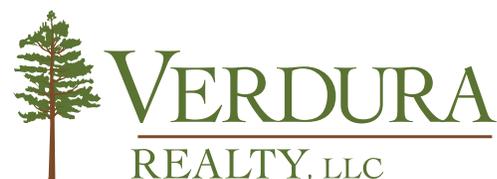


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## Photos



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