

FOR SALE

UNIQUE INVESTMENT OPPORTUNITY

±630 ACRES

WASHINGTON COUNTY, FL



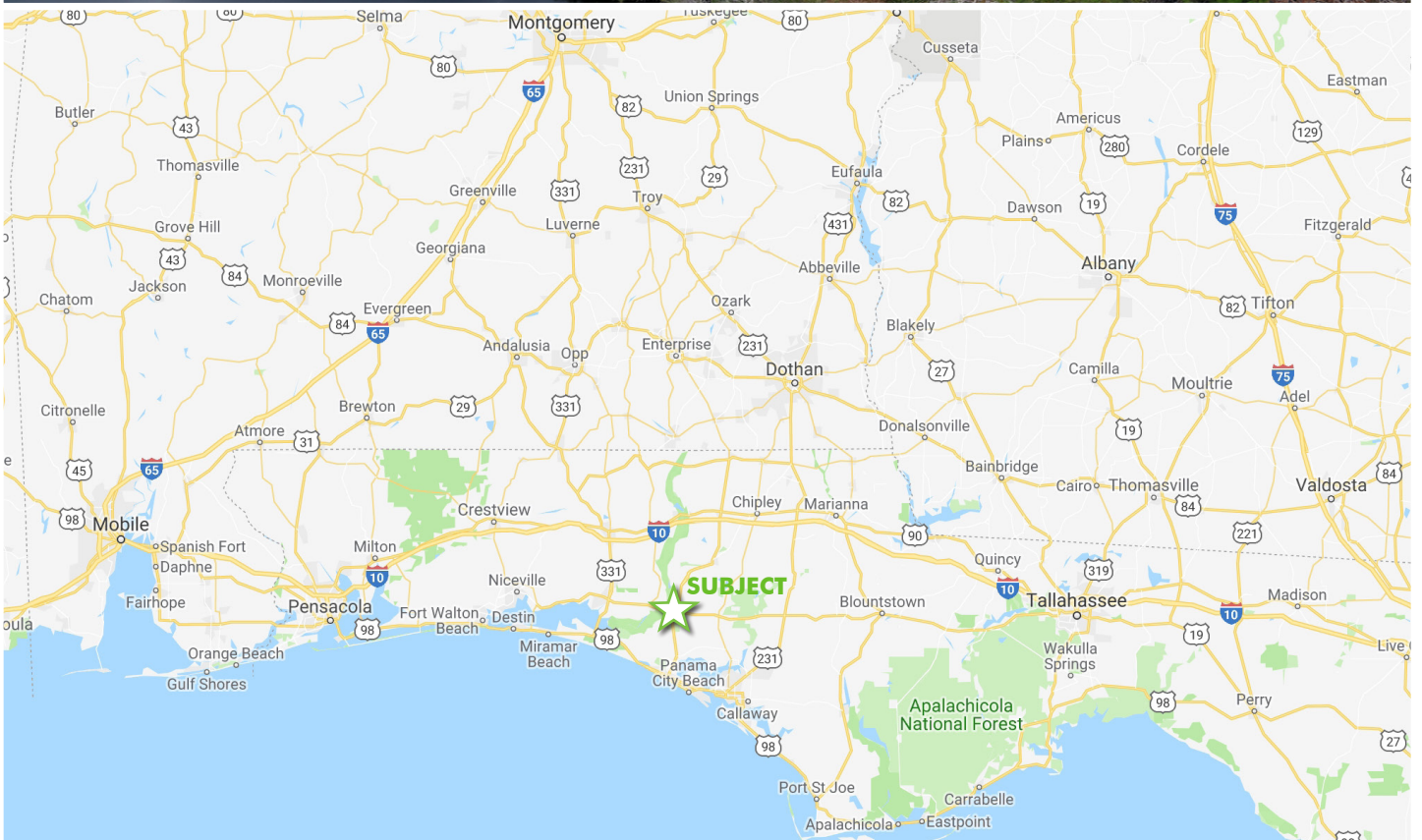
PROPERTY FEATURES

- + Located 5-miles from the Northwest Florida Beaches International Airport, and just a short drive to the famed beaches of Panama City and South Walton County
- + Rolling topography with approximately 505 acres of contiguous uplands and 125 acres of contained wetlands area. Deer, wild boar, turkey, wood duck, migratory birds, and small game are plentiful
- + Outstanding water features, including almost 1-mile on Pine Log Creek, an 8-acre deepwater cypress pond and a 2.4-acre fishing pond
- + Stands of old-growth long leaf pine, planted slash and sand pine, and natural hardwood tree species are found throughout the property
- + Well-maintained interior dirt roads allow easy access throughout the property and to various feed plots, which have been meticulously maintained to provide outstanding game habitat
- + Two large capacity flowing artesian wells are located on the property, providing fresh water to stocked ponds and the former owner's hunting estate residence.
- + **Land Use/Zoning:** Agriculture/Silviculture, Washington County, allowing residential density of 1-unit per 10-acres
- + **Priced to sell at: \$2,995,000.00**

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FOR SALE WASHINGTON CROSSING

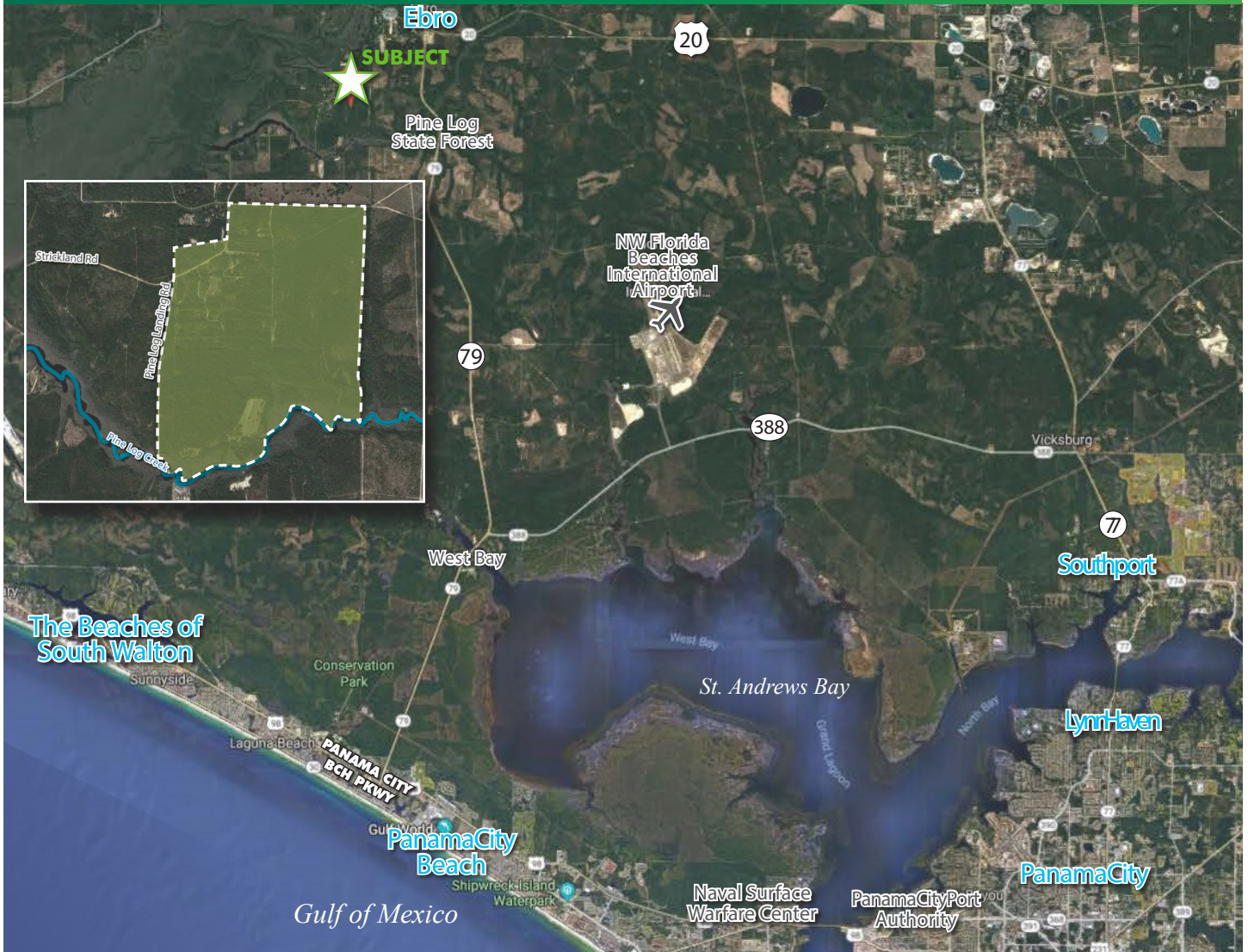


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