



# FOR SALE

## Chuites

±189.6 Acres – \$346,500  
Jackson County, Florida

AFM Real Estate is pleased to announce the exclusive offering of the Chuites tract. Located approximately 6.5 mile NW of Cottondale, Florida on Woodrest Road.

Chuites is a sportsman's / investor's paradise offering future return on investment and immediate memories with family and friends. Over 1900+/- feet of frontage on Woodrest Road gives you great access with an average interior road system. The Chuites tract has it all and is a short drive to Cottondale if you need something from the store. Give me a call today for a tour.

### Property Attributes Include:

- Internal road system
- County maintained road frontage
- 122.9+/- acres of 2023 planted pine plantation
- 3.4+/- acres of powerline
- 63.2+/- acres of mixed hardwoods and pines

### Directions:

From Cottondale, FL. travel west on Main Street to Peanut Road, turn left onto Peanut Road and go approximately 5.1 miles, turn right onto Woodrest Road and go approximately 1.1 miles look for the sign on the right (east) side of the road.



### CONTACT:

David Williamson

Real Estate Sales & Acquisitions – Licensed in FL, GA, AL

4962 Old Spanish Trail Road

Marianna, Florida, 32448

C 850.545.8635 | email: david.williamson@afmforest.com

Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.