



FOR SALE

Sandy Creek

±404.2 Acres – \$1,309,000
Holmes County, Florida

AFM Real Estate is pleased to announce the exclusive offering of the Sandy Creek tract. Located approximately 8 miles east of DeFuniak Springs, Florida.

The Sandy Creek tract is an investor's dream offering immediate return on investment and memories with family and friends. Over 2700+/- feet of frontage on Old Spanish Trail gives access with an average interior road system. The Sandy Creek tract will not disappoint with a beautiful sandy creek that meanders through the tract with beautiful mature pine plantation and hardwoods. All of this and it is only 8 miles from DeFuniak Springs if you need something from the store. Give me a call today to take a tour.

Property Attributes Include:

- Internal road system
- County maintained road frontage
- 242+/- acres of planted pine plantation
- 6+/- acres of powerline
- 156+/- acres of mixed hardwoods and pines

Directions:

From Cottdale, 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:

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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.