

Clemmons Road



Overview

If privacy and seclusion are what you seek in a property, then make it a point to see the 248-acre Clemmons Road property. While the tract is named after nearby Clemmons Road, it's actually accessed by way of a 1/3-mile-long deeded easement. Surrounded by timberland owners, this is a pure timberland / recreational play – at a very affordable price.

Located three miles east of the Choctawhatchee River in Holmes County, Florida, the Clemmons Road property has a level topography that possesses a mix of planted pines and wet weather ponds. The predominate upland soil is Ardilla loamy sand (approximately 195 acres) which the USDA classifies as Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season. While the immediate area does not have cultivated crops, the upland soils are nonetheless productive for timber purposes.

Reaching the Clemmons Road property is easy via the Interstate 10 – Caryville exit.

At a Glance:

Acreage:

248± acres

Asking Price:

\$2,400 per acre

Location:

Holmes County, Florida

Special Attributes:

- Affordable Price per Acre
- Privacy and Seclusion
- Recreational / Timberland Tract
- Productive Soils

Arnie Rogers, Licensed Real Estate Broker

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Clemmons Road

Photos

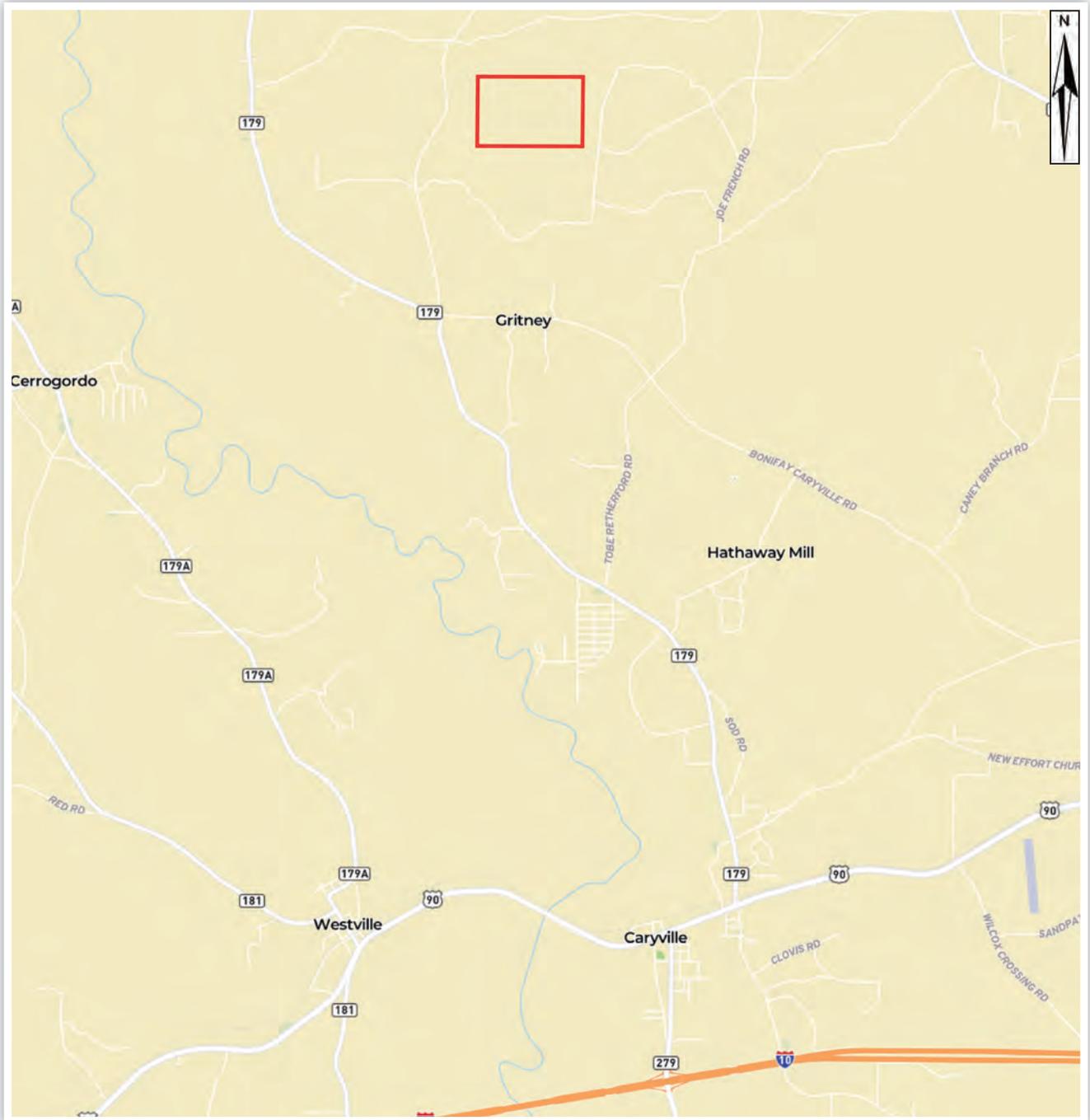


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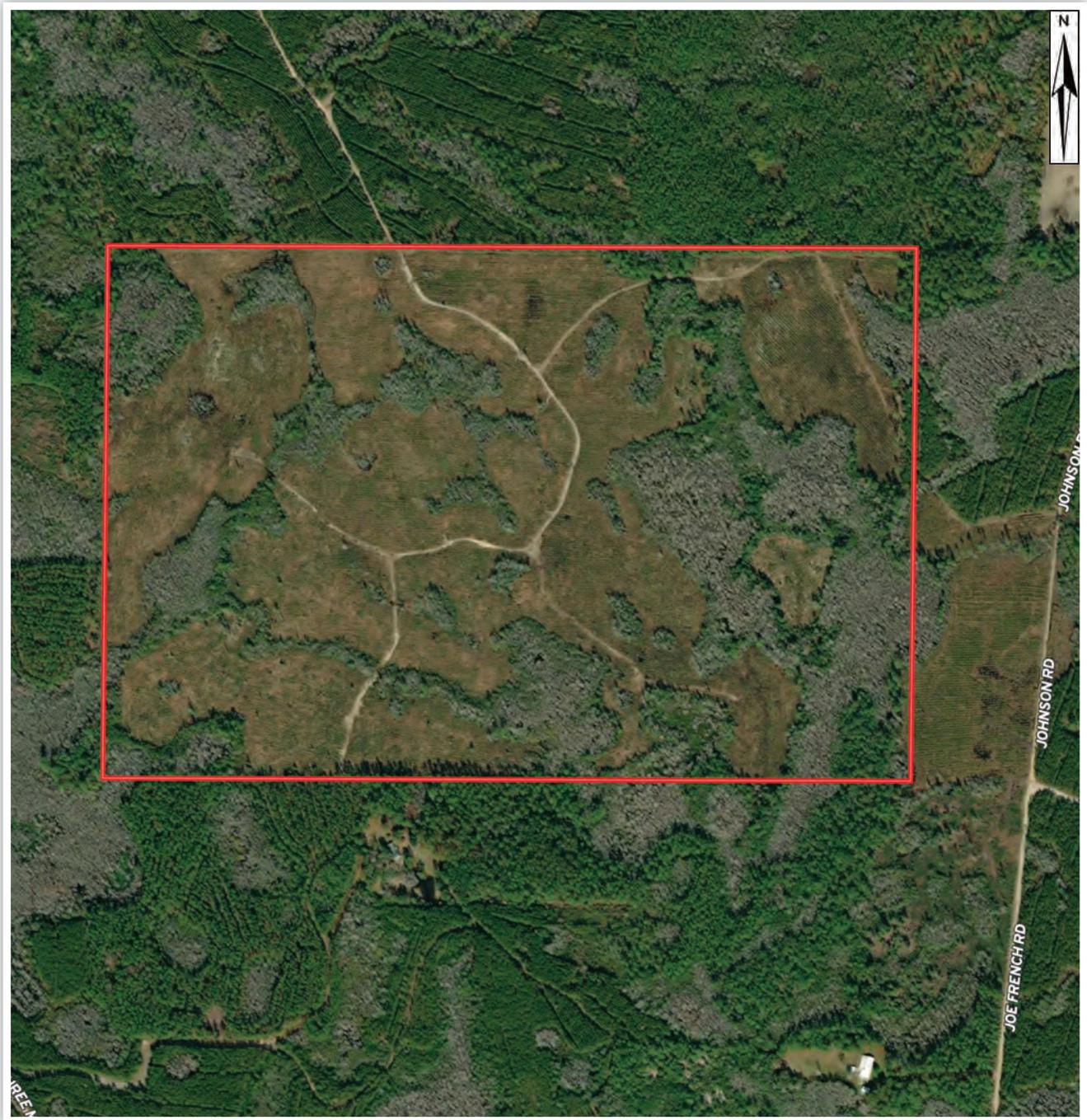
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Aerial



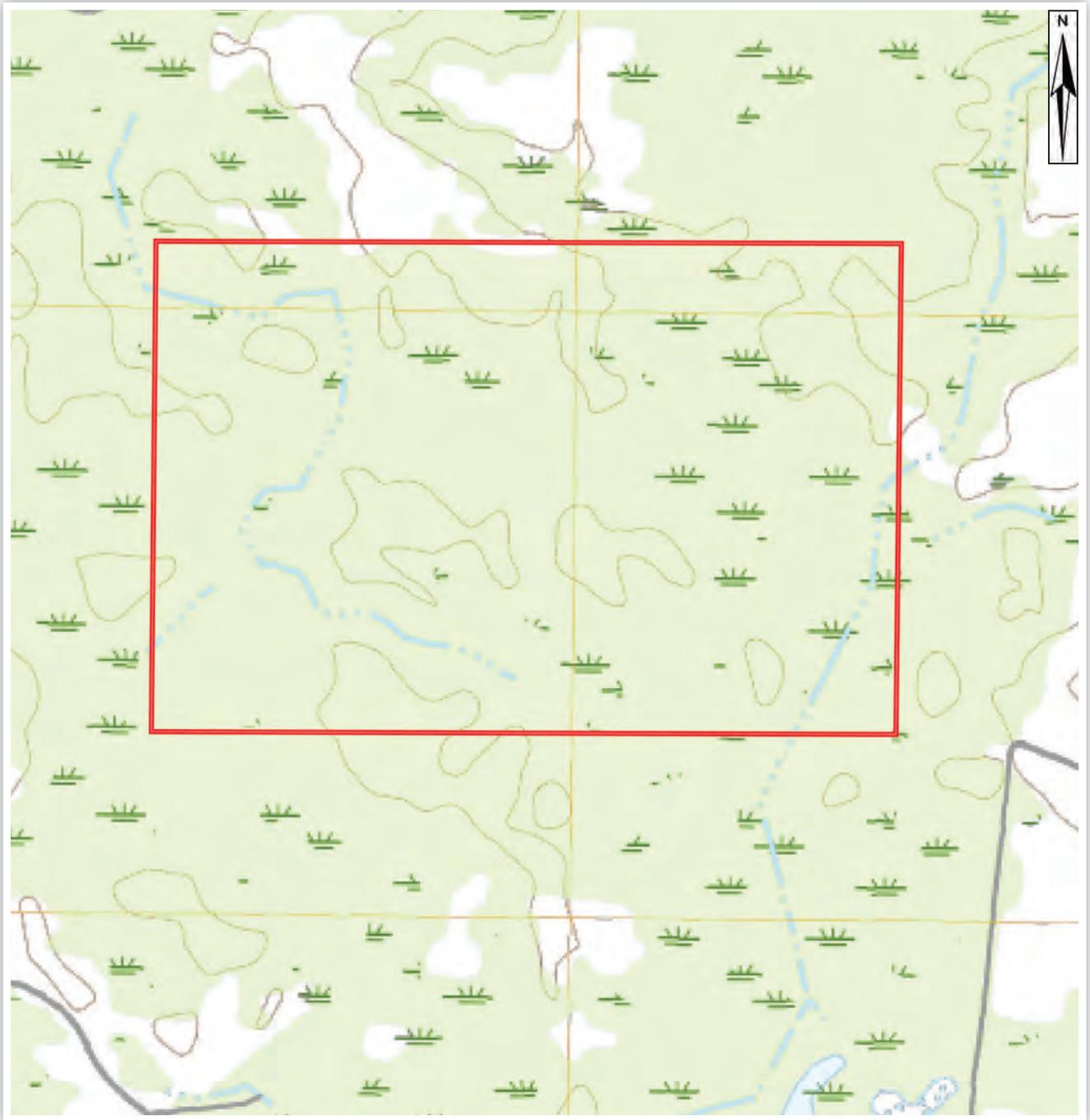
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Topo



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