Fourmile Creek

Property Features

Taking its name from Fourmile Creek, whose crystal clear waters wind their way for over a mile through the property, recreational enthusiasts and timberland investors alike will benefit from the many natural features within its 561 acres.

Everything begins with a great setting in North Calhoun County, Florida, only 35 miles north of Panama City and equidistant to Beaches International Airport. This convenience allows Fourmile Creek to be enjoyed on a regular and spontaneous basis, unlike remote tracts that require more planning and a considerable time commitment. Together with a reasonable price and the availability of owner financing, Fourmile Creek makes for a compelling investment.

Deer and turkey are plentiful on the property, thanks in large part to the dense hardwood buffer that flanks Fourmile Creek and the 10,000 adjoining acres owned by Deseret Ranch. Part of the Chipola River watershed, this perennial stream offers a permanent water source and excellent cover for game. High fencing the property would create an even better hunting experience, allowing a more controlled environment for creating a sustainable, high quality deer population.

On either side of the Fourmile Creek are large contiguous stands of mature 30 year-old sand pines that provide a clear economic benefit to an owner over and beyond the aesthetics. Approximately 75% of the property is plantable, a high percentage that increases the return on investment. Many investors view timberland as an important diversification strategy, particularly during times when the stock market is volatile or overheated.

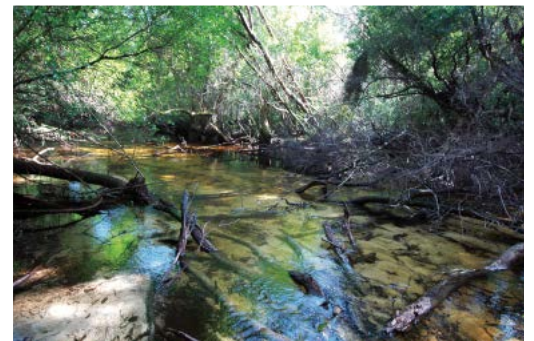### At a Glance:

Acreage:
561+/- Acres

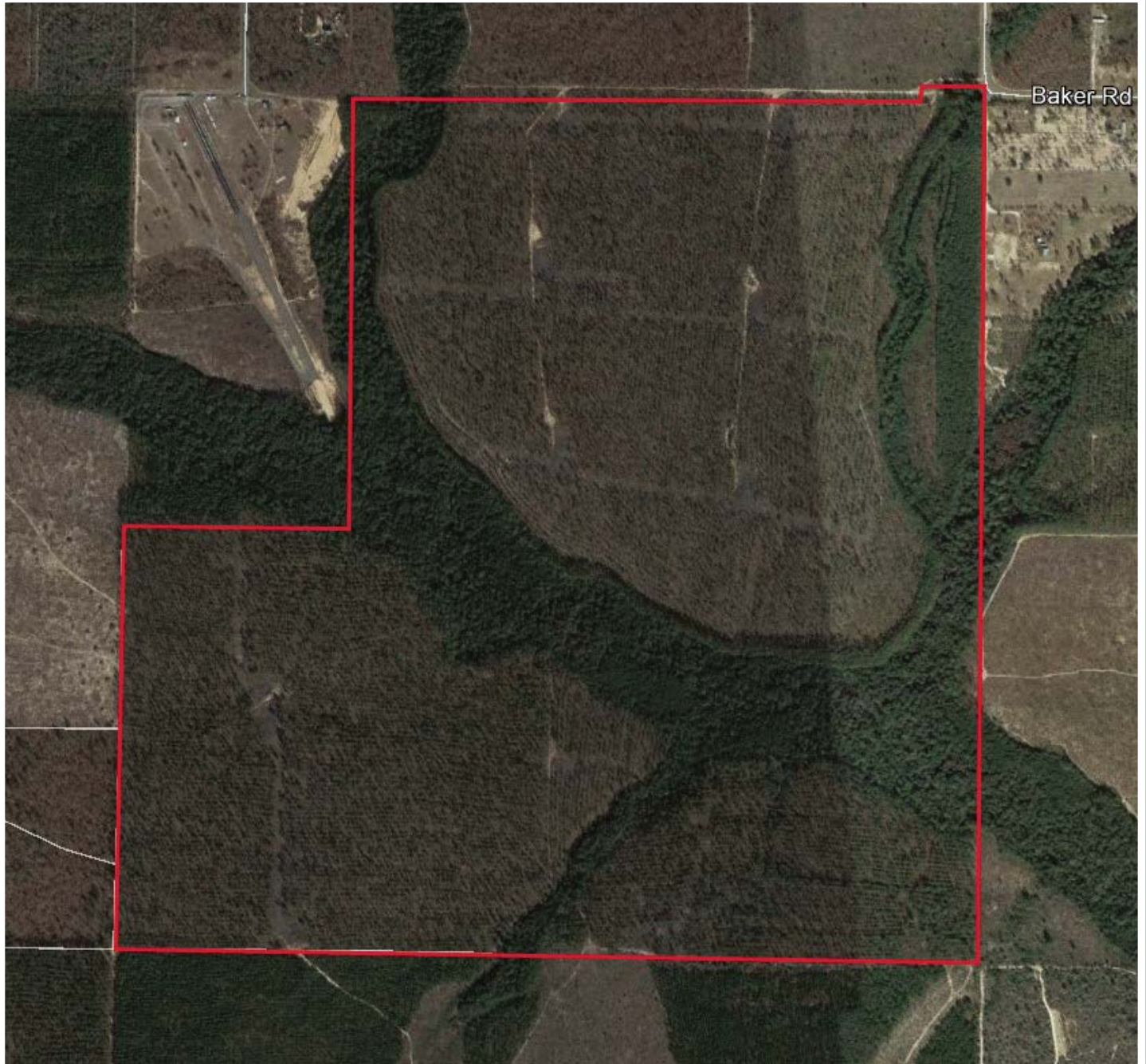*Asking Price:*
$1,595 per acre

Location:
Calhoun County, Florida

Special Attributes:
- 1+ mile of clear creek frontage
- Plentiful game
- Valuable timber
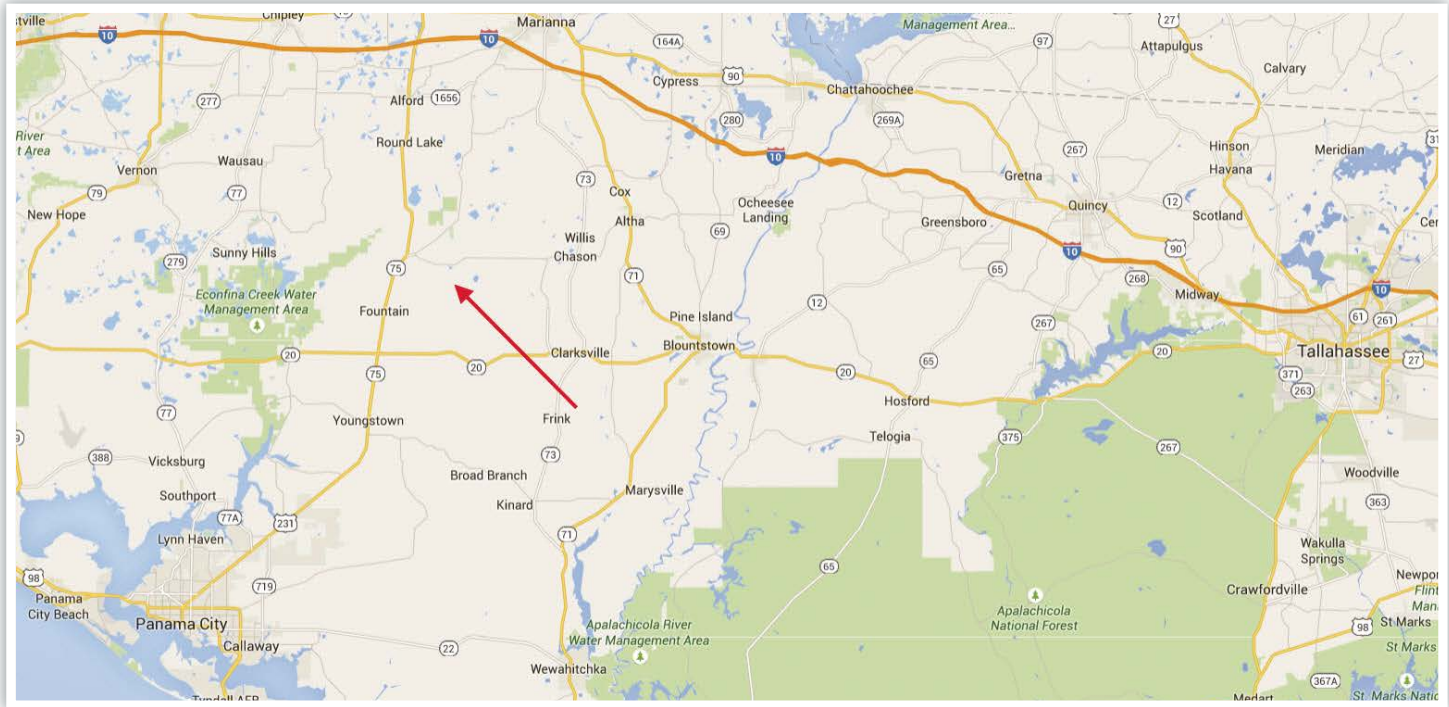- Excellent location near Panama City

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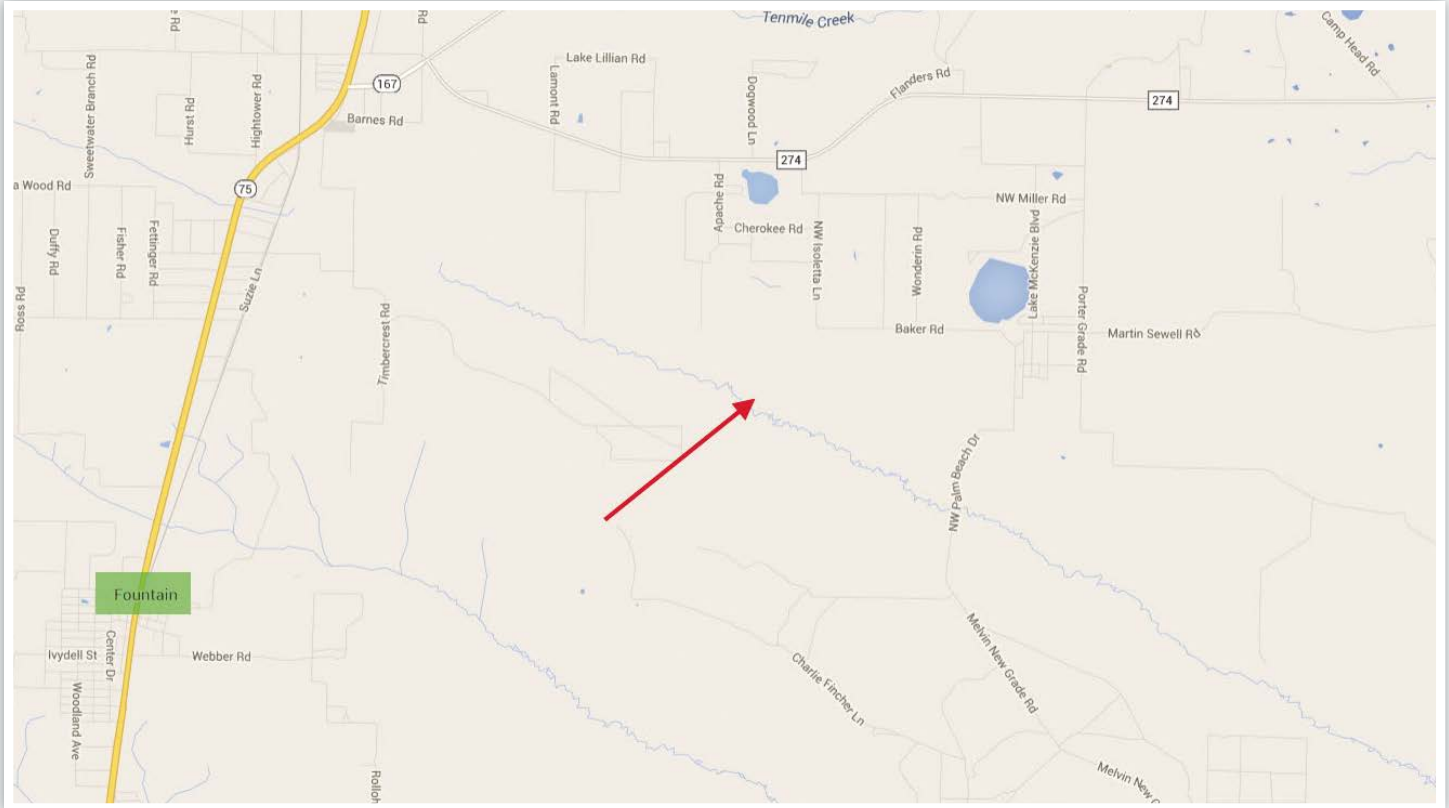
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Aerial Map

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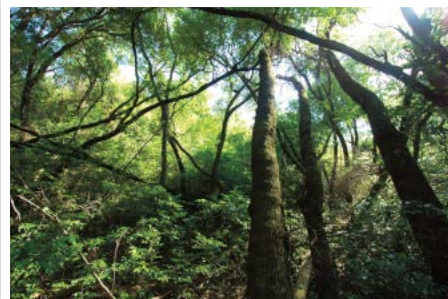
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Location Map - Regional

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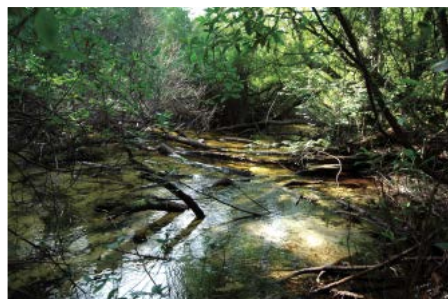
Location Map - Local

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Photos

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