



429.85 Acres | Jackson County, Florida

Scalable Agricultural Operation
No Conservation Easement | Ranch & Recreational Appeal



Investment Highlights

- ±429.85 total acres with strong agricultural fundamentals
- Currently leased to local grower through 2026
- Established row crop: ~355 acres under irrigation
- Crop history including peanuts, cotton, corn
- Recreational upside (deer, ducks, turkey)
- Apalachee WMA borders on N, E, S sides
- Chattahoochee River on just across the WMA land



Agricultural Profile

- Warm microclimate suited for winter vegetable production
- Proven yields across multiple crop types
- Supports rotation and market-driven planting strategies
- Comparable to key Florida growing region



Location & Connectivity

- Located in Jackson County
- ~3 miles that border the Apalachee WMA
- Access on CR 271
- Positioned within Northwest Florida agricultural region



Regional Access

- Donalsonville, GA: 20–25 min
- Marianna: 25–35 min
- I-10: 15–20 min
- Dothan, AL: 40–60 min
- Tallahassee: 45–60 min

Aerial Overview





Recreation & Land Features

Apalachee WMA,
Chattahoochee River, abundant
wildlife opportunities



Contact Information

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Disclaimer

- Information deemed reliable but not guaranteed
- Buyer to verify all information independently
- Offering subject to change without notice
- Showings by appointment only