

<b>List Price:</b> \$79,000 <b>List Price/Acre:</b> 79,000 <b>List Type:</b> Exclusive Right of Sale <b>Area:</b> 06 - Calhoun County <b>Sub Area:</b> 0601 - Calhoun NE <b>County:</b> Calhoun <b>Community/Resort:</b> None <b>Parcel ID:</b> 05-1S-08-0000-0027-0100 <b>Subdivision:</b> [No Recorded Subdiv] <b>Named Exception:</b> n	<b>Sub-Type:</b> Vacant Land <b>Acreage:</b> 1 <b>Is Subject Leased:</b> No <b>Site Dimensions:</b> 205x210x205x210 <b>HOA Fee:</b> No	
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**Directions:** Property is located on the south side of Hwy 71 at the intersection of 71 and Chipola Road.

**Legal Description:** See Parcel ID 05-1S-08-0000-0027-0100

**Remarks:** Prime commercial lot located at the intersection of State Road 71 and Chipola Road in Blountstown, FL. This 1-acre property is perfectly positioned less than half a mile from the new Calhoun Liberty Hospital and sits within the city limits, offering excellent visibility and accessibility for your business needs.

**Agent to Agent Remarks:** All measurements are approximate. Property is located in the Arterial Business District, C-3. Please contact City of Blountstown for zoning questions 850-674-5488. Land Use Requirements can be provided. File was to large to upload.

<b>Present Zoning:</b> Commercial	<b>Showing:</b> Appointment Only; Contact List Agent; Vacant <b>TransportationAccess:</b> 2 - Lane; Paved; State Road <b>Utilities:</b> Public Water
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<b>Named Exception:</b> n	<b>Is Subject Leased:</b> No	<b>Seller Nm (Lst,Frst):</b> Pickron
<b>List Date:</b> 12/13/2024	<b>Cumulative DOM:</b> 33	<b>List Type:</b> Exclusive Right of Sale
<b>Expiration Date:</b> 07/02/2025	<b>Days On Market:</b> 54	<b>Agency Relationship:</b> Transaction Broker

**Status Change Date:** 01/03/2025  
**Office Exclusive:** No  
**Original List Price:** \$79,000

Name	Office	Primary	Office	E-mail	URL
<b>LM:</b> Hudson Willis Group ( <a href="#">TEHWG</a> ) License#:	LPT Realty LLC ( <a href="#">LPTR</a> )	850-756-1823	877-366-2213	<a href="mailto:HUDSON@HUDSONWILLISGROUP.COM">HUDSON@HUDSONWILLISGROUP.COM</a>	

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