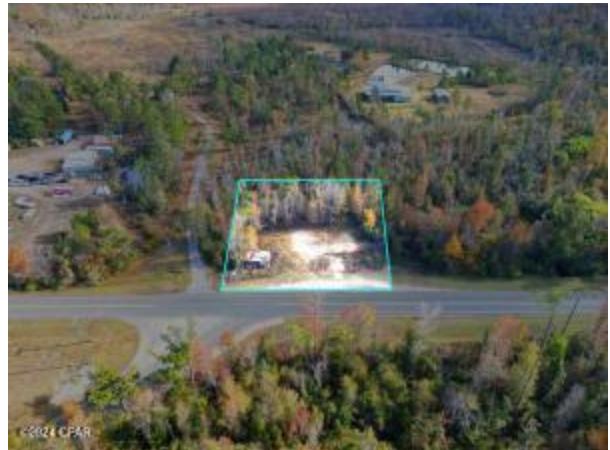


**List Price:** \$79,000      **Sub-Type:** Vacant Land  
**List Price/Acre:** 79,000      **Acreage:** 1  
**List Type:** Exclusive Right of Sale      **Is Subject Leased:** No  
**Area:** 06 - Calhoun County      **Site Dimensions:** 205x210x205x210  
**Sub Area:** 0601 - Calhoun NE      **HOA Fee:** No  
**County:** Calhoun  
**Community/Resort:** None  
**Parcel ID:** 05-1S-08-0000-0027-0100  
**Subdivision:** [No Recorded Subdiv]  
**Named Exception:** n



**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.

**Present Zoning:** Commercial

**Showing:** Appointment Only; **Contact List Agent;** Vacant  
**TransportationAccess:** 2 - Lane; Paved; State Road  
**Utilities:** Public Water

**Named Exception:** n

**Is Subject Leased:** No

**Seller Nm (Lst,Frst):** Pickron

**List Date:** 12/13/2024

**Cumulative DOM:** 33

**List Type:** Exclusive Right of Sale

**Expiration Date:** 07/02/2025

**Days On Market:** 54

**Agency Relationship:** Transaction Broker

**Status Change Date:** 01/03/2025

**Office Exclusive:** No

**Original List Price:** \$79,000

Name	Office	Primary	Office	E-mail	URL
LM: Hudson Willis Group (TEHWG ) License#:	LPT Realty LLC (LPTR)	850-756-1823	877-366-2213	hudson@hudsonwillisgroup.com	

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