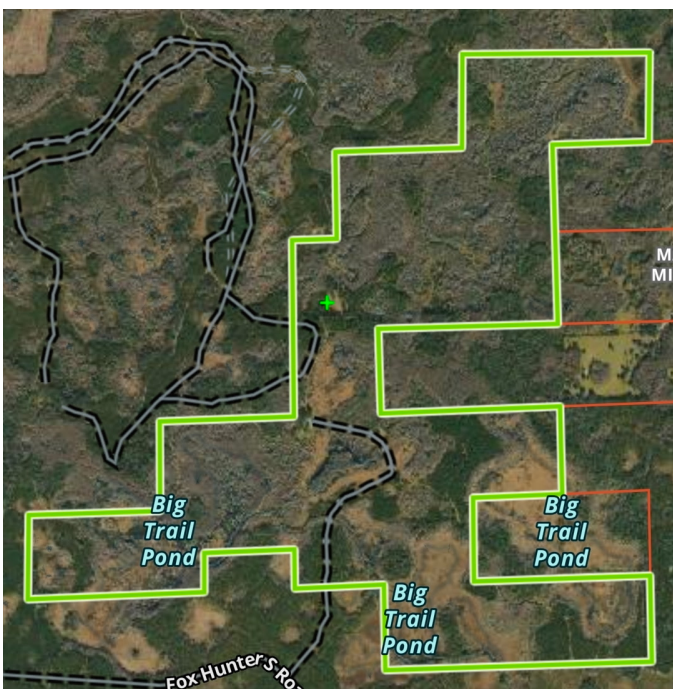


# 820± Acre Turnkey Hunting Property

1106 Fox Hunter Rd, Perry, FL 32348

\$2,650,000



820± acre turn-key hunting and recreational property in Perry, Florida with abundant populations of whitetail deer, hogs, and turkey managed under quality deer management practices. Property features established food plots, box stands, stock ponds, and an extensive internal road system that is properly ditched and drained for dependable access throughout the property. The landscape offers excellent wildlife habitat with mature hardwoods including oak and cypress along with mature pine timber. The property is fenced with multiple gated entrances. The ranch includes a 3 bedroom, 2 bathroom home with approximately 1,648 sq ft under roof featuring front and rear porches, Mexican tile floors, tongue and groove walls, and an open floor plan. Home is being sold furnished. Cleared yard areas are seeded with grass and shaded by mature trimmed oaks and can easily be maintained with a batwing mower.

Improvements include an oversized metal storage building, workshop, tractor shed, freshly rocked parking area, fire pit, and smart thermostat. Power has been extended miles into the property and is already paid for. Utilities include a newer septic system and water treatment with softener, peroxide treatment, and kitchen filtration. Rare opportunity to own a well-improved North Florida hunting property with excellent infrastructure already in place.

## PRESENTED BY



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