

FOR SALE

404 Twin Pines Road Wewahitchka, FL 32465

NAI TALCOR



LAND | 280 Acres

- 280 Acres of Agricultural and Recreational Property in Gulf County.
- Excellent Dove Shooting, Deer, and Turkey Hunting
- Property is High and Dry, but Surrounded by Wetlands
- Ideal Habitat for Wildlife and Raising Cattle
- Farm Land with Rich Soils
- Close to a 100% Usable and Farmable Land Mass
- for Ideal Habitat for the Wildlife
- Agricultural-rich soil property

Sale Price: \$1,120,000



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✉ **Brian Proctor**
+1 850 599 5963
brian@talcor.com

No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Representations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.




NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

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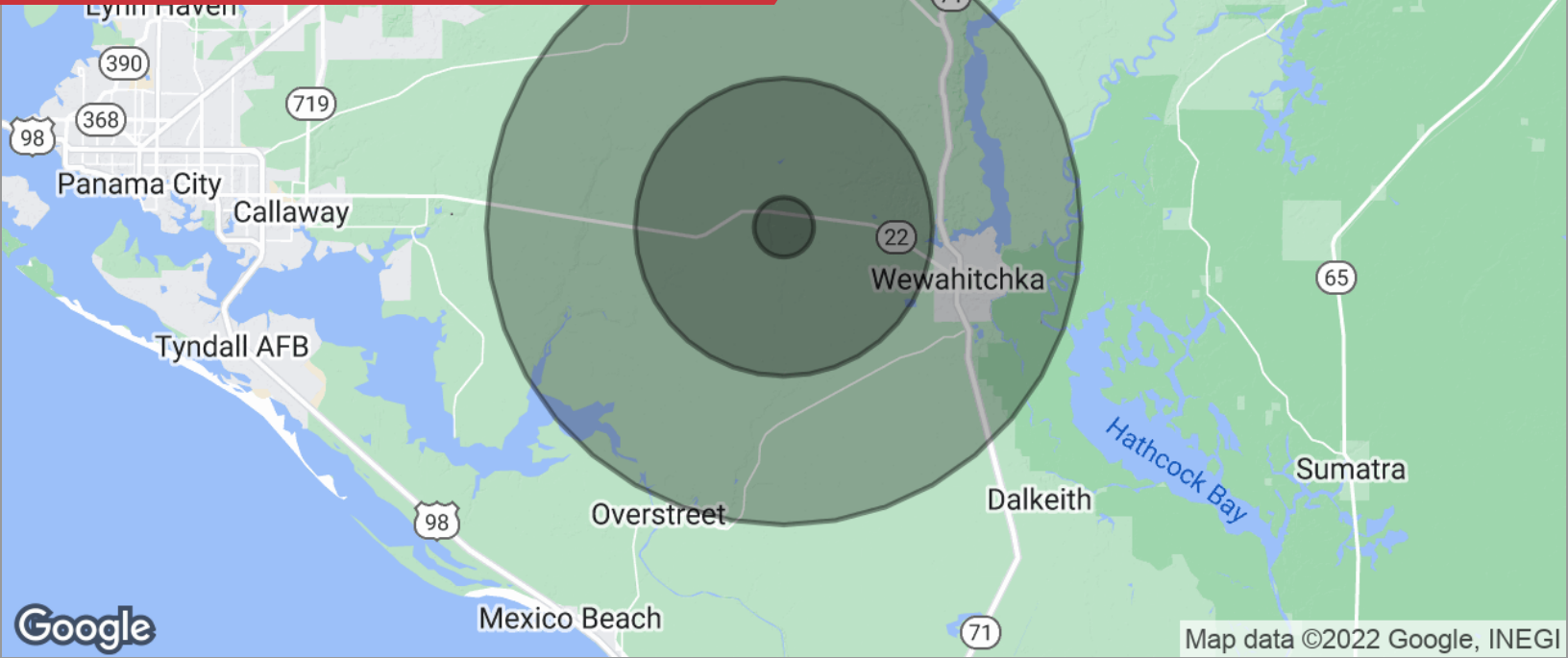
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DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total population	55	2,759	7,299
Median age	42.6	39.3	44.5
Median age (male)	42.9	39.3	43.8
Median age (Female)	34.2	31.2	41.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	13	642	3,263
# of persons per HH	4.2	4.3	2.2
Average HH income	\$41,886	\$45,771	\$40,144
Average house value	\$198,510	\$167,285	\$163,099

* Demographic data derived from 2020 ACS - US Census