

\$2,499,000 - 261.6 Ac Millside Road +/-, Laurel Hill

MLS® #975619

\$2,499,000

Bedroom, Bathroom,
Unimproved Land on 261.60 Acres

Metes and Bounds, Laurel Hill, FL

Millside Ranch: A Premier Cattle Ranching
Opportunity in Laurel Hill, FL

Discover Millside Ranch, an exceptional 261.6-acre turnkey cattle ranch nestled in the picturesque landscape of Laurel Hill, Florida. Just a short drive north of the renowned Destin area, this property boasts convenient access to I-10 and Highway 85, making it an ideal location for both ranching and recreation.

This fully operational ranch is set against the stunning backdrop of North Florida's rolling hills, characterized by abundant rainfall that supports high-quality grass and impressive hay yields. The property is meticulously fenced and cross-fenced, featuring a well-maintained cattle pond and state-of-the-art high fencing surrounding 90% of the ranch. Millside Ranch is adorned with magnificent oak trees, providing serene spots for potential home sites and shaded areas for cattle to rest during the hot summer months. A solar-powered well ensures a reliable water source year-round, while the scenic Horsehead Creek, with its beautiful white sand bottom and rock crossing, adds to the ranch's charm. The fertile bottomland is perfect for excellent deer hunting and is further enhanced by Mack Branch, which feeds into Horsehead Creek. Ranked highly on the USDA conservation list, this ranch has participated in various conservation programs, including fencing off the creeks from cattle, promoting sustainable



farming practices. The property has also been fertilized and planted, offering the potential for high crop yields.

Millside Road is a dirt road poised for future paving according to county development plans, with the Laurel Hill water system and Chelco power accessible along the route.

Located in proximity to the "Luckiest Fishing Village in the World," this ranch is surrounded by North Florida's world-class fishing, seafood, and top-quality beef produced on-site.

Embrace the tranquility of sunrise and sunset while watching the fog rise over Horsehead Creek. Experience the soothing sounds of nature as the cattle graze and deer venture into the fields at dusk. The seller would like to lease back the farming rights for three years, with opportunities to discuss a home site release from farming activities.

Don't miss this chance to own a piece of North Florida's agricultural charm Millside Ranch awaits your vision!

Shown by Appointment only. Caution: Working Ranch.

Essential Information

MLS® #	975619
Price	\$2,499,000
Acres	261.60
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	261.6 Ac Millside Road +/-
Area	25 - Crestview Area
Subdivision	Metes and Bounds
City	Laurel Hill
County	Okaloosa
State	FL

Zip Code	32567
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Amenities

Utilities	Electric
View	Creek/Stream
Is Waterfront	Yes
Waterfront	Creek, Pond, Stream
Water View	Creek/Stream

Exterior

Lot Description	See Remarks
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School Information

Elementary	Laurel Hill
Middle	Laurel Hill
High	Laurel Hill

Additional Information

Zoning	Agriculture, County, Horses Allowed, Resid Single Family, Unrestricted, See Remarks
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Listing Details

Listing Office	RE/MAX Agency One
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