

\$139,000 - 5266 Choctaw Road, Vernon

MLS® #1009212

\$139,000

Bedroom, Bathroom,
Unimproved Land on 4.50 Acres

NA, Vernon, FL

If you are looking for something ready to build on, or to use as your rv retreat for part of the year... if you want to be not too far out but still dream of owning chickens and small farm animals this is for you! Rare opportunity to own improved acreage near the Choctawhatchee River with much of the hard work already completed. This fenced property offers high, usable ground, established utilities and multiple improvements, making it an excellent option for a future homesite, recreational property or anyone looking for extra room for equipment and outdoor living.

The property previously had a residence in place for approximately 25 years before it was demolished and removed. An established county address remains, along with a working well, existing concrete septic tank, new power pole and utility box. A freshly cleared house pad provides a ready starting point for the next owner's plans.

Recent improvements include a permitted 36' x 24' pole barn with 12' height and concrete flooring, plus a 20' x 10' workshop on skids that has been cleaned up and rewired. The property also offers three separate entrances, a deeded easement and established landscaping. Approximately 3.5 acres have been cleared, and a small natural spring adds another unique feature to the land.

Outdoor recreation is practically around the



corner. The property is approximately 1/3 mile from the Choctawhatchee River and Jenkins Landing, which offers a pavilion, picnic tables, portable restrooms, trash service and space for gatherings.

Enjoy the privacy and freedom of country living while remaining approximately 30 miles from the beach, with convenient four-lane access toward the coast.

With well, septic, power and substantial improvements already in place, this is much more than a piece of vacant land. Bring your building plans, boat, RV, equipment and ideas and take advantage of a property that's already been prepared for its next chapter.

Essential Information

MLS® #	1009212
Price	\$139,000
Acres	4.50
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	5266 Choctaw Road
Area	30 - Other Counties
Subdivision	NA
City	Vernon
County	Washington
State	FL
Zip Code	32462

Amenities

Utilities	Electric, Private Well, Septic Tank
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Exterior

Lot Description	See Remarks
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School Information

Elementary	Ponce De Leon (HC)
Middle	Bonifay (HC)
High	Ponce de Leon (HC)

Additional Information

Zoning	Mobile Home, Resid Single F
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Listing Details

Listing Office	Venture South Real Estate Com
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