

\$2,300,000 - 66 Sawmill Road, Bruce

MLS® #998282

\$2,300,000

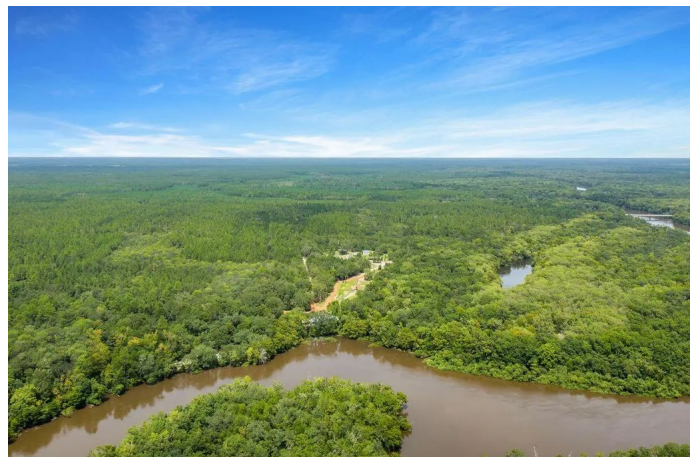
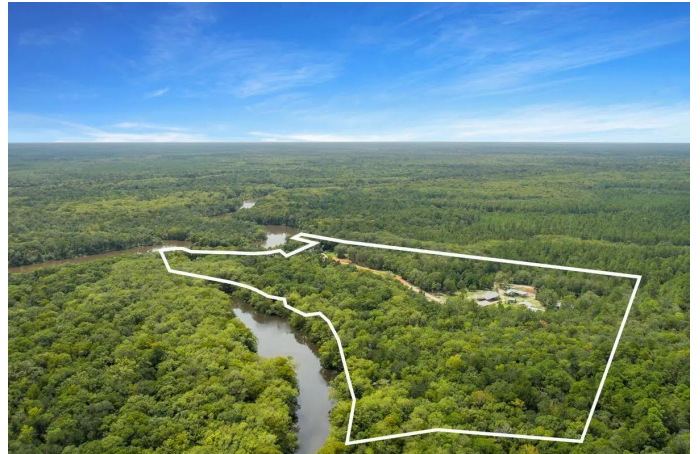
Bedroom, Bathroom,
Unimproved Land on 49.30 Acres

N/A, Bruce, FL

Welcome to a rare opportunity on the Choctawhatchee River, where approximately 49 acres of breathtaking natural beauty are already positioned for future development. A planned and platted 44-lot subdivision is in place, along with nearly eight acres designated for commercial use--offering exceptional potential for investors, builders, or those looking to create a thoughtfully designed riverfront community. Additional land is also available, further expanding the possibilities. Beyond its development appeal, the property offers an incredible setting for personal enjoyment. Towering cypress and oak trees, some more than a century old, frame the landscape, while the gentle flow of the river creates a peaceful, private backdrop. Imagine casting a line from the riverbank or envisioning a Tom Sawyer-style campground or riverside retreat where families gather, make memories, and reconnect with nature.

Located in Bruce, the property offers convenient access to County Park, State Highway 20, and is just a 30-minute drive to Northwest Florida Beaches International Airport. The white-sand beaches of Destin and 30A are also within reach, offering a seamless balance of riverfront tranquility and coastal access.

Whether you're envisioning a large-scale development or a private waterfront escape, this property delivers both scale and



opportunity in one remarkable setting.

Essential Information

MLS® #	998282
Price	\$2,300,000
Acres	49.30
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	66 Sawmill Road
Area	23 - North Walton County
Subdivision	N/A
City	Bruce
County	Walton
State	FL
Zip Code	32455

Amenities

Utilities	Private Well, Septic Tank
View	Lake, River
Is Waterfront	Yes
Waterfront	Lake Front, River Front
Water View	Lake, River

Exterior

Lot Description	Addl Land Available, Irregular Lot, Within 1/2 Mile to Water
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School Information

Elementary	Freeport
Middle	Freeport
High	Freeport

Additional Information

Zoning	Commercial, Resid Single Family
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Listing Details

Listing Office

Scenic Sotheby's International Realty

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