

\$349,000 - 767 & 783 Hwy 90, Chipley

MLS® #1000612

\$349,000

Bedroom, Bathroom,
Unimproved Land on 38.60 Acres

NO RECORDED SUBDIVISION, Chipley, FL

Description: 1 4 13 1.4 ORB 1168 P 451

PRCL DESC IN ORB 1168 P 451

Remarks: Stretching across 38± acres just minutes from downtown Chipley, this property tells the story of a dream that's ready for its next chapter. Two parcels, two access points directly off Hwy 90, and a landscape loaded with infrastructure and natural character waiting to be brought back to life. The front half of the property is believed to have been served by overhead power, while the back half was designed with underground utilities -- a detail that speaks to the intentional planning that went into this land. All power line infrastructure is present, though current condition and service status are unknown. Three wells

are believed to be on-site, positioned at the front, middle, and home site, offering potential water access across the full depth of the acreage -- however, the condition and functionality of all wells are unknown and will require evaluation by the buyer. Winding trails thread throughout the property, making it easy to explore and envision what this land could become. Multiple ponds dot the landscape -- once teeming with koi and a variety of fish, they were well-stocked and well-loved. Their current state is unknown, but with some attention, they could easily return to their former glory and then some. Several outbuildings and sheds are scattered across the property in varying and unknown condition, offering storage or the



start of something new. A previous home site on the rear parcel anchors the back of the property, complete with its own well and septic system -- both of unknown condition and functionality. The canvas is set for a new primary residence, guest home, or retreat, pending buyer due diligence. With Residential Low (RL) zoning allowing one dwelling per acre, the development possibilities here are substantial -- whether your vision is a private family compound, an agritourism destination, or a thoughtfully developed residential community. The previous owner saw something special in this land. Now it's your turn.

Essential Information

MLS® #	1000612
Price	\$349,000
Acres	38.60
Type	Unimproved Land
Sub-Type	Unimproved Land
Status	Active

Community Information

Address	767 & 783 Hwy 90
Area	30 - Other Counties
Subdivision	NO RECORDED SUBDIVISION
City	Chipley
County	Washington
State	FL
Zip Code	32428

Amenities

Utilities	Other
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Exterior

Lot Description	Level, Wooded
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School Information

Elementary	Kate M. Smith
Middle	Roulhac
High	Chiple

Additional Information

Zoning	Resid Single Family
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Listing Details

Listing Office	Legacy Premier Agency LLC
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