



# TURN KEY PANHANDLE RANCH

1125 RUM RD  
WESTVILLE, FL 32464

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# Property Overview



Sale Price **\$1,399,000**

**OFFERING SUMMARY**

Acreage: 278 Acres  
Price / Acre: \$5,032  
City: Westville  
County: Holmes  
Property Type: Ranch & Recreation

**PROPERTY OVERVIEW**

This all inclusive sale consists of a stunning 278 ± acre ranch with a furnished 3 bed 3 bath lodge, manager home, cattle, and equipment. The land component features 149 ± acres of fenced pasture for grazing cattle. There are roughly 129 ± acres of timberland with a mixture of pine and hardwood that provide excellent hunting opportunities. Also, there are multiple ponds for fishing and several meandering hardwood creek systems on the property to enjoy.

This turn key sale offers the investor an incredible opportunity to purchase a working cattle operation with all of the necessary components required to continue operations immediately. The farm also serves as a recreational haven with an abundance of wildlife and ATV trails to enjoy. The 3,400 SF lodge is new construction and features modern appliances and quality furnishings for turn key enjoyment. The property is located less than 4 miles from a public boat launch on the Choctawhatchee River.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Ranch

Uplands / Wetlands:

91% Uplands

Soil Types:

- Albany Sand
- Troup Sand
- Stilson Loamy Sand
- Fuquay Loamy Sand

Zoning / FLU:

Agriculture

Lake Frontage / Water Features:

Multiple ponds and creeks

Water Source & Utilities:

[4] 4" wells

Road Frontage:

Paved frontage

Fencing:

Fenced pastures

Current Use:

Cattle & Hunting

Land Cover:

129 ± acres of timberland  
149 ± acres of pasture

Structures & Year Built:

3400 SF Lodge [2010]



# Location

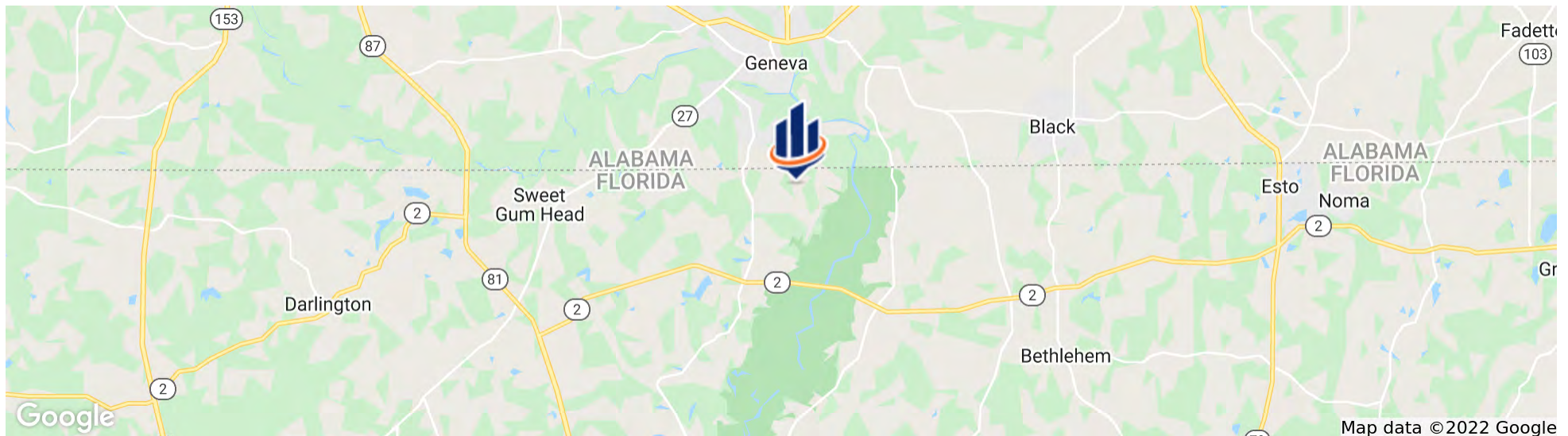


## LOCATION & DRIVING DIRECTIONS

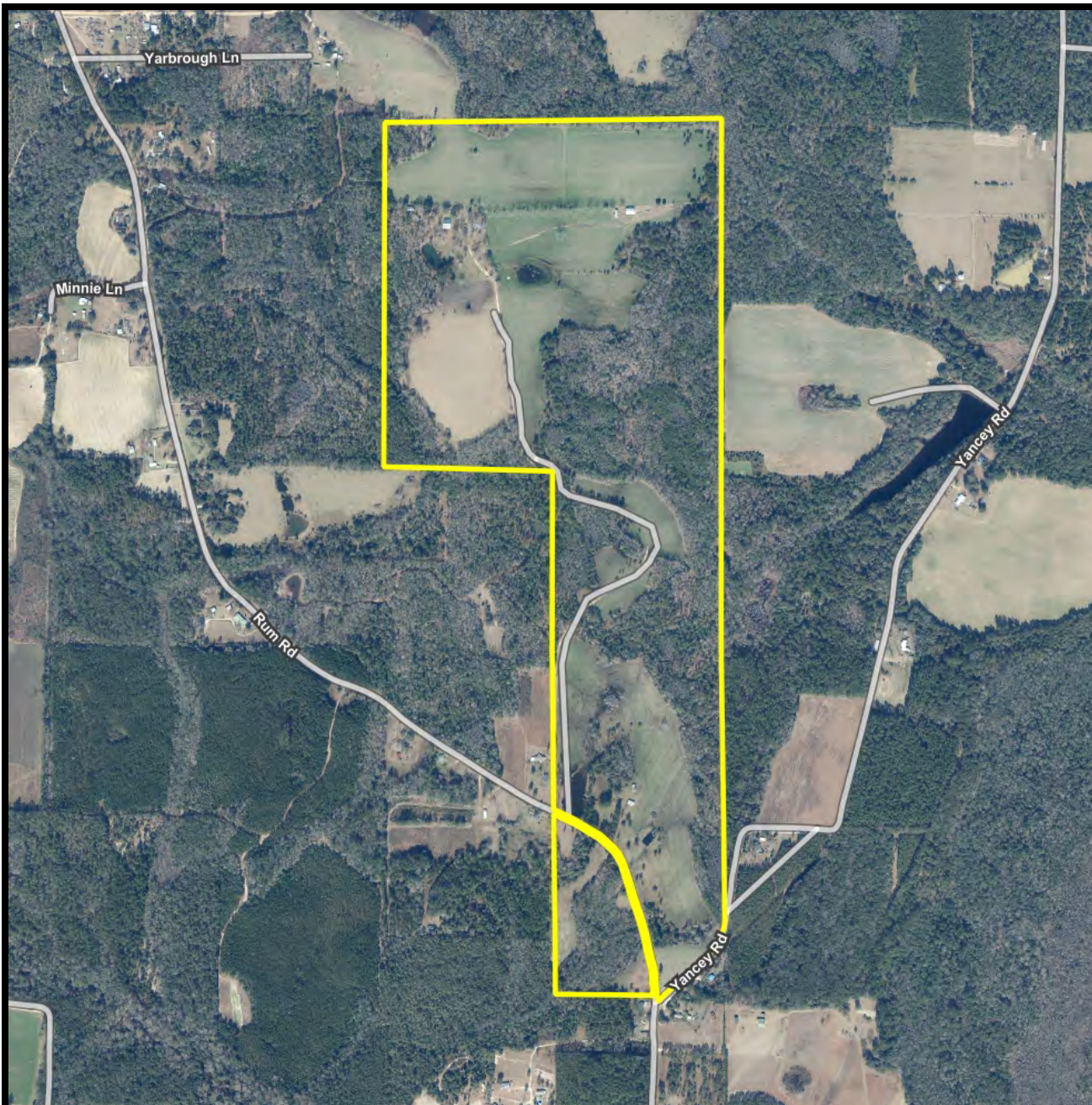
Parcel: 1129.00-000-000-001.000 1132.00-000-000-005.000 1132.00-000-000-005.200

GPS: 30.9868213, -85.8539225

Driving Directions: Take FL-2 West until you cross the Choctawhatchee River; Once you cross the river turn north on Rum Rd; Property is 2.5 miles down Rum Rd on the right

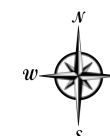






## Aerial Map

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Florida Forever BOT FNAI
- Managed Lands FNAI



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# Additional Photos





# Additional Photos





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Lakeland, Florida 33801  
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125 N Broad Street, Suite 210  
Thomasville, Georgia 31792  
229.299.8600

356 NW Lake City Ave  
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