

LAND AUCTION



82 AC± | 2 TRACTS | WASHINGTON CO, FL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/19/26 AUCTION TIME: 1 PM CT

AUCTION HELD AT: WAUSAU CITY HALL, 1607 2ND AVENUE, WAUSAU, FL 32463

SELLING ABSOLUTE TO THE HIGHEST BIDDER! DO NOT MISS OUT ON THIS OPPORTUNITY!

Explore an incredible opportunity to own a total of 82± acres of versatile land in Chipley, Washington County, Florida. This property comprises two separate tracts: Tract 1 features 42 acres, while Tract 2 encompasses 40 acres. The main residence, constructed in 1985, offers a well-maintained 2-bedroom, 1-bathroom home with 1,700 square feet of living space. Recent improvements include a 26-panel solar system equipped with a 5,000 kW stackable inverter backup power system, providing energy efficiency and sustainability.

TRACT 1 DESCRIPTION: 42± ACRES

The main residence, constructed in 1985, offers a well-maintained 2-bedroom, 1-bathroom home with 1,700 square feet of living space. Recent improvements include a 26-panel solar system equipped with a 5,000 kW stackable inverter backup power system, providing energy efficiency and sustainability.

This section includes a variety of structures:

- A 30x50 enclosed barn, ideal for storage or livestock.
- A 32x48 pole barn, providing ample space for equipment and supplies.
- A 24x48 barn with multiple stalls, perfect for horses or small animals.
- Additional features such as a 10x10 storage shed, a 16x20 lean-to in the pasture, and a 12x20 chicken coop with a 20x20 enclosure.

Tract 1 boasts a mix of fenced pasture (7 acres) and natural-growth timber, making it suitable for mini-farming. Numerous fruit trees, including orange, lemon, lime, peach, and pistachio, enhance the landscape and offer fresh produce.

Included in the sale of Tract 1:

- 50 Trees In The Orchard
- 30 Valencia Orange
- 2 Georgia Peach
- 8 Meyer Lemon
- 8 Key Lime
- 2 Pistachio

Building Details

- 1985 Stick Built Home 1692 Sq Ft
- 10 X 10 Gazebo With Swing Amish Built 2023
- 10 X 10 Gazebo Amish Built 2023
- 10 X 10 Gazebo Amish Built 2023
- Custom Xl Dog House Build 2022
- 10 X 10 Storage Shed Stick Built 2015
- 24 X 48 Barn With Stalls Built 2025
- 32 X 48 Open Barn Built 2024
- 30 X 50 Barn Sliding Side Doors with Fully Enclosed 50 X 50 Yard Built 2024
- 16 X 20 Lean To In Pasture Built 2022
- 12 X 20 Chicken Coop With Enclosed 20 X 20 Yard Built 2023
- 8 X 10 Chicken Coop With Enclosed 10 X 20 Yard Built 2024

Farm Equipment Included

- 2006 New Holland B95 Backhoe
- 2006 Gc2310 Massey Ferguson Tractor With Loader Backhoe Attachment
- 4 Foot Brushhog Implement
- 4 Foot Disc Plow
- 2012 Nissan Roque 132k
- 2002 Dodge Ram 1500 4 X 4 100k
- 2014 Dodge Charger 90k
- Also A Dodge Charger Parts Car
- 5000 Watt Coleman Generator
- 12 X 18 Oval Pool Liner Kit New In Box
- All Yard Tools
- Personal Furnishings
- Trelleborg
- Everglade Safe
- 26 Solar Panels
- 5000 Watt Stackable Inverter



TRACT 2 DESCRIPTION: 40± ACRES

This section is characterized by secluded, natural growth timber and a well-developed trail system. The property is rich in wildlife, including deer, quail, and turkey, making it ideal for hunting and outdoor activities. Several locations are available for food plots, enhancing the habitat for local wildlife.

With a deeded easement, both tracts provide easy access while maintaining a sense of privacy. Together, they offer a range of potential uses, from recreational activities to agricultural pursuits, or the construction of a small cabin or home.

Taxes:	Tract 1-\$2283.00/Tract 2-\$1123.06
Lease Status:	No tenants
Possession:	Immediate possession at closing
Survey Needed?:	No survey needed
Brief Legal:	T1_42± acres SE ¼ NE ¼ and pt N ½ SE ¼ S22 T3N R14W Washington Co, FL/T2_40± acres SW ¼ NE ¼ S22 T3N R14W Washington Co, FL
PIDs:	00000000-00-3538-0000, 00000000-00-3528-0000
Lat/Lon:	30.65075, -85.62115
Zip Code:	34428

IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC

R. "DRUE" PYNES, AGENT: 334.618.2355 | drue.pynes@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Kirk Gilbert, Florida Broker, License # BK3404554 | Joe Gizdic, Director, Ranch & Farm Auctions, 217.299.0332 | R. "Drue" Pynes, Florida Land Specialist, Whitetail Properties Real Estate, LLC, 334.618.2355

**ABSOLUTE
AUCTION**

TRACT 2
40
ACRES ±

TRACT 1
42
ACRES ±

HARD LABOR RD

82 AC± | 2 TRACTS | WASHINGTON CO, FL

LIVE AND ONLINE AT RANCHANDFARMAUCTIONS.COM

AUCTION DATE: 3/19/26 **AUCTION TIME:** 1 PM CT

AUCTION HELD AT: WAUSAU CITY HALL, 1607 2ND AVENUE, WAUSAU, FL 32463



IN COOPERATION WITH WHITETAIL PROPERTIES REAL ESTATE, LLC
R. "DRUE" PYNES, AGENT: 334.618.2355 | drue.pynes@whitetailproperties.com

RANCHANDFARMAUCTIONS.COM

GO TO RANCHANDFARMAUCTIONS.COM FOR ADDITIONAL INFORMATION, PHOTOS, SOIL MAPS AND TERMS.

IN COOPERATION WITH WHITETAIL PROPERTIES DBA RANCH & FARM AUCTIONS | Kirk Gilbert, Florida Broker, License # BK3404554 | Joe Glzdic, Director, Ranch & Farm Auctions, 217.299.0332 | R. "Drue" Pynes, Florida Land Specialist, Whitetail Properties Real Estate, LLC, 334.618.2355