

\$515,123 - 2158 Hwy 177a, BONIFAY

MLS® #957505

\$515,123

3 Bedroom, 1.00 Bathroom, 1,008 sqft
Detached Single Family on 0.00 Acres

NONESUCH WAY, BONIFAY, FL

This unique one-of-a-kind Old Homestead Farm presents the opportunity to own an impressive total of 51.75 acres. Two Parcels together for Sale: Parcel A (14.6 acres) AND Parcel B (37.15 acres). However, the Seller would consider a Buyer's Option to Divide and Sell only Parcel B. Live peacefully surrounded by acreage with tons of potential in the fast-growing Florida Panhandle. Consider the future possibilities of owning a property boasting plenty of access points presenting a variety of options. On Hwy 177A approximately 1488ft of paved road frontage; two additional side roads give additional entrances/exits, James G Road with 2091ft and Skitter Road with 440ft. You will enjoy the stunning variety of landscapes ranging from a small pasture to majestic Live Oak groves. Assorted Pine, Oak, Pecan, and Cedar trees dot the land giving cover to abundant wildlife fed by a gentle flowing stream. Should you decide to renovate the original 1951 farmhouse, the current Septic Permit will allow for 3 bedrooms & 2 bathrooms with up to 2200 sq ft. The City of Bonifay is a quaint little town, incorporated in 1921, that serves as the county seat of Holmes County. Bonifay is located in Northwest Florida, nestled halfway between Pensacola and Tallahassee. View a map of this area and you will discover this property to be at the center of numerous points of interest - all conveniently located within a short scenic drive. Local favorites include the amazing budget friendly, fresh, and



local groceries at the Piggly Wiggly (4 miles), Bonifay Seafood Market (4 miles), Bowen Hardware (4.5 miles), Panhandle Lumber (5 miles), Holiday Restaurant (5 miles), M&W Smokehouse BBQ (7 miles). The local Waffle House is located at the junction of I-10 and Hwy 79 just 6 miles away. The bustling town of Chipley with its big box stores is only 13 miles to the east. Enjoy a day of warm Gulf of Mexico water and gorgeous white sand of our Emerald Coast - Panama City Beach or Rosemary Beach about an hour's drive. For local cool watering holes try Vortex Springs, Holmes Creek, or Falling Waters State Park. Looking for potential business connections? These are just a few of your options: Latitude Margaritaville (44 miles), ECP Airport (50 miles), DeFuniak Springs (27 miles) and the City of Freeport (42 miles). Explore our neighbors to the North in Alabama - Geneva, AL (21 miles), Hartford, AL (25 miles), and multifaceted Dothan, AL (41 miles). Come be a contributing partner alongside the citizens of Holmes County. You will find warm hearted neighbors, naturally skilled at just about everything to do with land who love to fish and hunt.

Built in 1951

Essential Information

MLS® #	957505
Price	\$515,123
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,008
Acres	0.00
Year Built	1951
Type	Detached Single Family
Sub-Type	Detached Single Family

Style	Country
Status	Active

Community Information

Address	2158 Hwy 177a
Area	Other Counties
Subdivision	NONESUCH WAY
City	BONIFAY
County	HOLMES
State	FL
Zip Code	32425

Amenities

Utilities	Electric Available, Phone Available, Private Well, Septic Tank
Pool	Community, Private

Interior

Interior Features	Fireplace, Floor Hardwood
Fireplace	Yes
Fireplaces	Fireplace
# of Stories	1

Exterior

Exterior	Frame, Roof Composite Shingle, Other N/A
Exterior Features	Fenced Lot-Part
Lot Description	Survey Available, See Remarks, Wooded, Will Divide
Roof	Roof Composite Shingle
Construction	Frame

School Information

Elementary	Bonifay (HC)
Middle	Bonifay (HC)
High	Holmes Co (HC)

Additional Information

Zoning	Residential Single Family, Agriculture, Horses Allowed
HOA Fees	0.00

Listing Details

Listing Office	By the Water Realty
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