

# \$130,000 - 7011 Eadie Cotton Rd, BAKER

MLS® #955512

## \$130,000

2 Bedroom, 1.00 Bathroom, 840 sqft  
Detached Single Family on 9.23 Acres

### METES & BOUNDS, BAKER, FL

Who wants to live in the middle of the Blackwater River State Forest? What if I told you this property was steps away from the popular Peaden Bridge Swimming Hole and played host to a fully-stocked fishing pond! Welcome to 7011 Eadie Cotton Road! This family compound is home to 9.2 fully-fenced acres.. currently set up to be a Floridian "Sportsman's Paradise". There's a shooting house.. deer plot.. planted pasture.. large fish pond.. numerous walking/riding trails.. and 2 mobile homes on-site! One of the mh is currently occupied and in good condition. The other is used for storage. The handyman or woman could easily rehab the 2nd MH and cash in on instant equity. The owner says flora and fauna are abundant, due to proximity to the river and the neighboring creek. What was originally intended to be a hunting camp.. became a well-loved home for decades. Owner is now selling to be closer to grandchildren.

Many furnishings will convey and heavy equipment is negotiable!

This one is priced to move! Make an offer today!

Built in 1983

### Essential Information

MLS® # 955512



Price	\$130,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	840
Acres	9.23
Year Built	1983
Type	Detached Single Family
Sub-Type	Detached Single Family
Style	Manufactured
Status	Active

### **Community Information**

Address	7011 Eadie Cotton Rd
Area	Crestview Area
Subdivision	METES & BOUNDS
City	BAKER
County	OKALOOSA
State	FL
Zip Code	32531

### **Amenities**

Utilities	Electric Available, Phone Available, Septic Tank, TV Cable Available, Private Well
Is Waterfront	Yes
Waterfront	Pond
Water View	Creek, Pond
Pool	Community, Private

### **Interior**

Interior Features	Ceiling Vaulted, Floor Vinyl, Washer/Dryer Hookup, Wet Bar, Furnished - Some, Handicap Provisions, Shelving, Walls Paneled, Window Garden, Woodwork Stained
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Washer, Cooktop
Heating	Heat: Wall/Window
Cooling	A/C: Window/Wall
# of Stories	1

### **Exterior**

Exterior	Foundation Off Grade, Roof Metal, Siding Alum Metal
Exterior Features	Fenced Lot-All, Porch Covered, Workshop, Yard Building, Fenced Chain Link, Guest Quarters
Lot Description	Level, Within 1/2 Mile Of Water, Wooded
Roof	Roof Metal
Foundation	Foundation Off Grade

### **School Information**

Elementary	BAKER
Middle	BAKER
High	BAKER

### **Additional Information**

Zoning	County
HOA Fees	0.00

### **Listing Details**

Listing Office	ERA American Real Estate
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