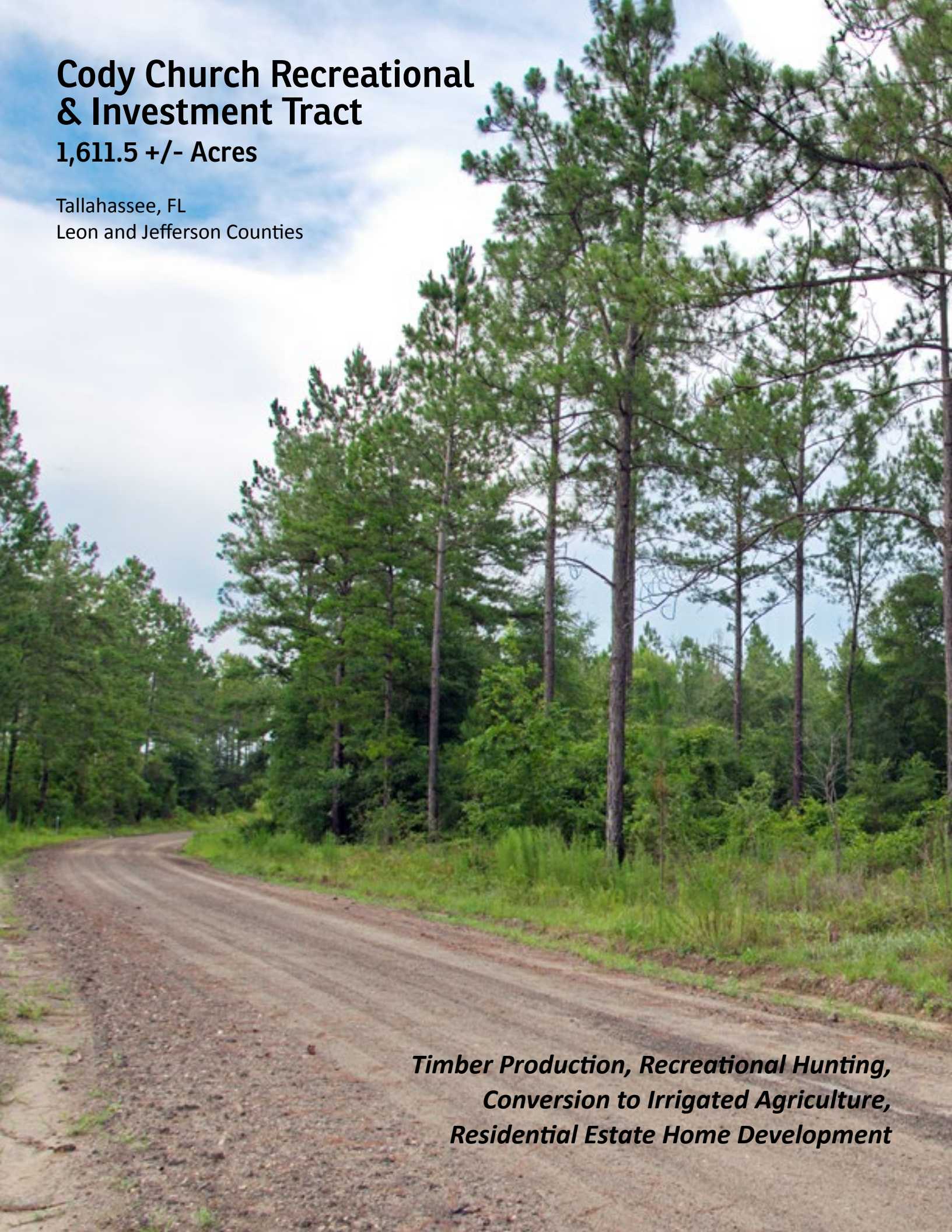


Cody Church Recreational & Investment Tract

1,611.5 +/- Acres

Tallahassee, FL

Leon and Jefferson Counties



***Timber Production, Recreational Hunting,
Conversion to Irrigated Agriculture,
Residential Estate Home Development***

Cody Church Recreational & Investment Tract

Tallahassee, FL • Leon and Jefferson Counties

Cody Church Recreational and Investment Tract sprawls though both Leon and Jefferson Counties in north Florida. A beautiful property, it has gently rolling woodlands that have been in timber production for many years. It has a variety of land types to include thinned planted and natural pine, small clearcuts, scattered forested hammocks, and forested wetlands along drains and creeks that meander though the property. Burnt Mill and Sweetwater Branch Creeks with associated hardwoods provide an abundance of habitat for native wildlife.

Located just 12 miles east of Tallahassee with over 2-1/2 miles of road frontage on US 27, the property is suitable for the continuation of timber production, recreational hunting, conversion to irrigated agriculture or estate residential home development.

Total Acres: 1,611.5 +/- acres total includes:

- Cody Church North: 484.6 +/- acres
- Cody Church West: 406 +/- acres
- Cody Church East: 720.9 +/- acres

Total Sale Price: \$3,450,000

(Sold in 3 individual tracts or sold together - see individual pages for each tract and individual price)

Counties: Jefferson County, Leon County

Site Address: Apalachee Parkway (US 27), Tallahassee, Florida 32311

Road Frontage: Tracts East and North have a combined 2.5 +/- miles on US 27

Soils: Chipley, Plummer, Ortega Fine Sands

Zoning/FLU:

- Jefferson County: Agri-20
- Leon County: Rural

Parcel IDs:

- Leon County: 3212200060000, 3213200200000
- Jefferson County:
17-1S-3E-0000-0020-0000; 18-1S-3E-0000-0010-0000
19-1S-3E-0000-0010-0000; 07-1S-3E-0000-0020-0000
20-1S-3E-0000-0010-0000

GPS: 30.406066, -84.062391

Directions:

- The property is located about 9 miles east of US 319 along US 27



View Aerial Video!
SREland.com/CodyChurch

Cody Church Recreational & Investment Tract

Tallahassee, FL • Leon and Jefferson Counties

Cody Church North

NORTH

Acres: 484.6 +/- acres

Total Price: \$1,037,462

Price per Acre: \$2,141

Uplands: 310.9 +/- acres

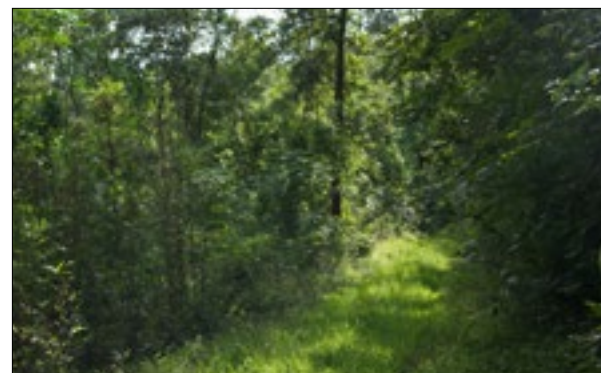
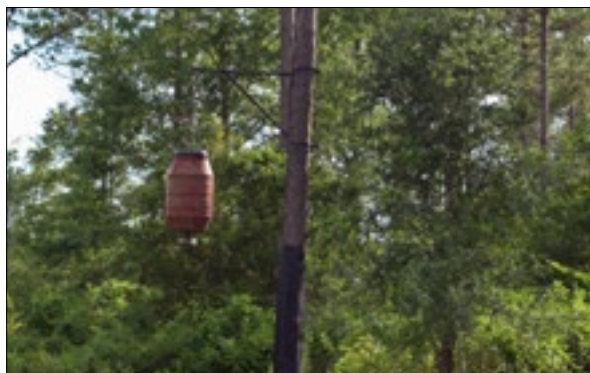
Wetlands: 173.7 +/- acres

Road frontage:

- 1.12 +/- miles on US 27 (Apalachee Parkway)
- 2000 +/- FT on Cody Church Road

**1.1 +/- Miles of
Land Bordering
State-Owned Land**

**Great for
Hunters!**

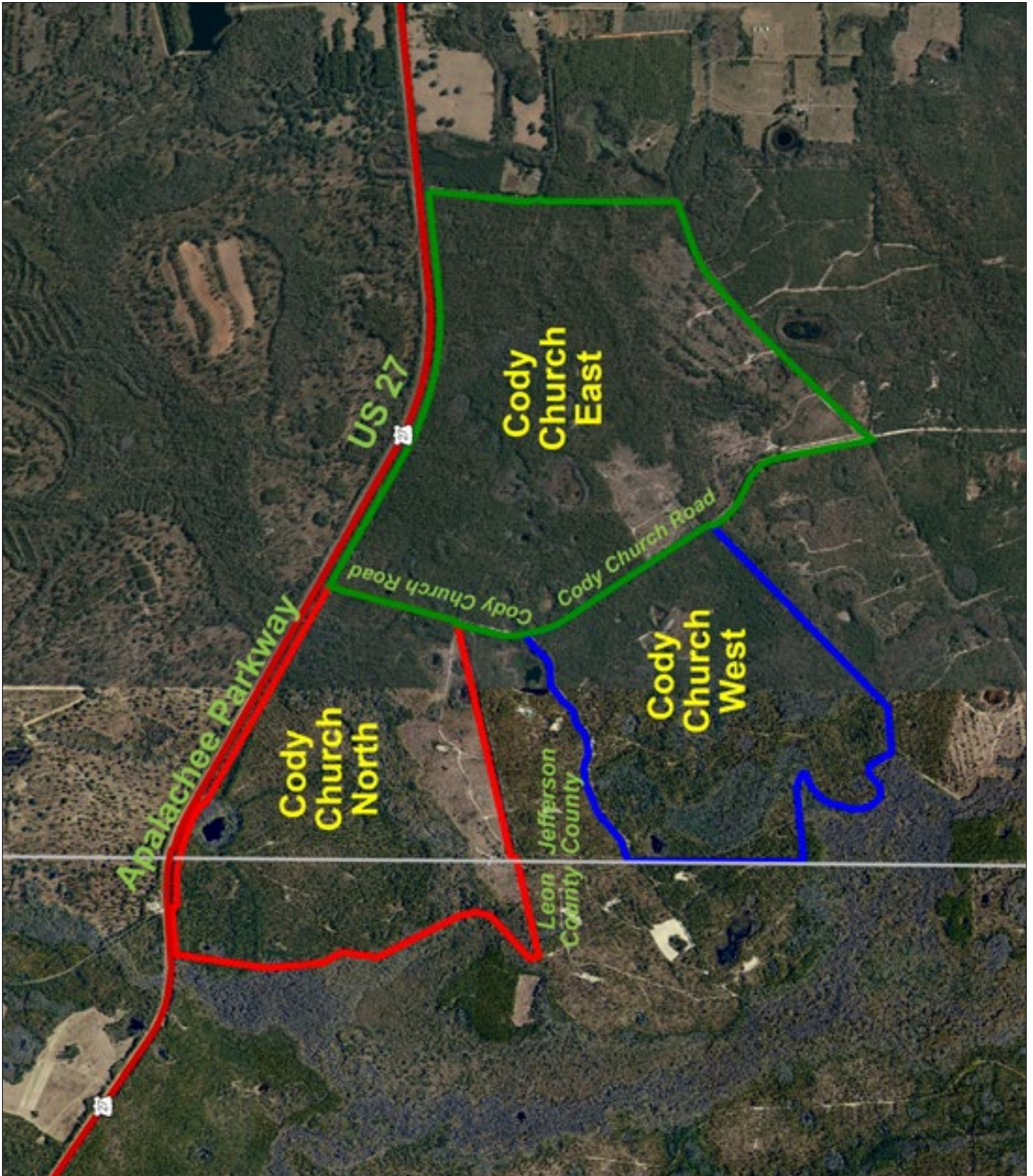


Sold in 3 Tracts Individually or Together!

Cody Church Recreational & Investment Tract

Tallahassee, FL • Leon and Jefferson Counties

Cody Church North, East, West

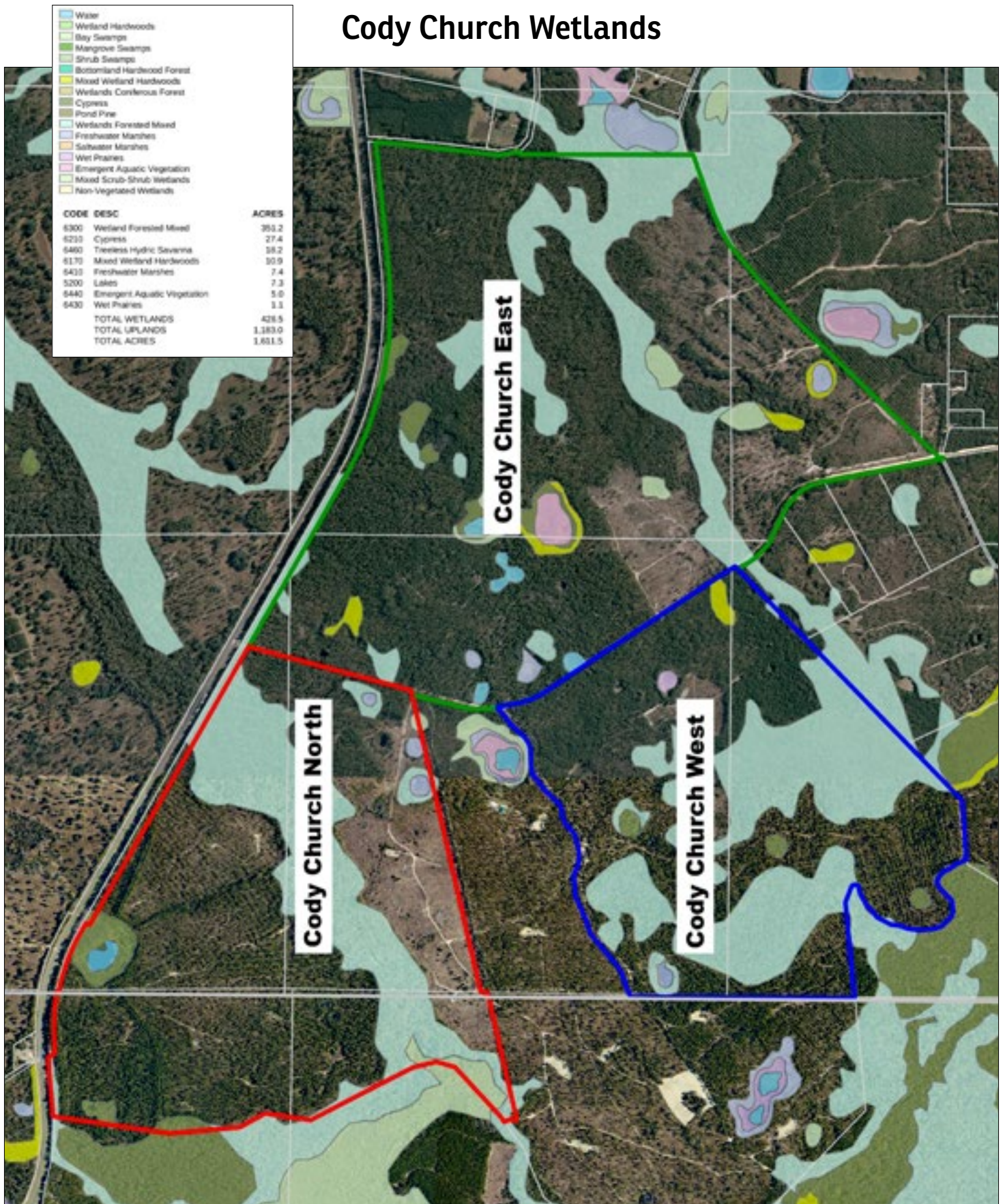


Sold in 3 Tracts Individually or Together!

Cody Church Recreational & Investment Tract

Tallahassee, FL • Leon and Jefferson Counties

Cody Church Wetlands



Cody Church Recreational & Investment Tract

Tallahassee, FL • Leon and Jefferson Counties

Cody Church East

EAST

Acres: 720.9 +/- acres

Total Price: \$1,543,347.81

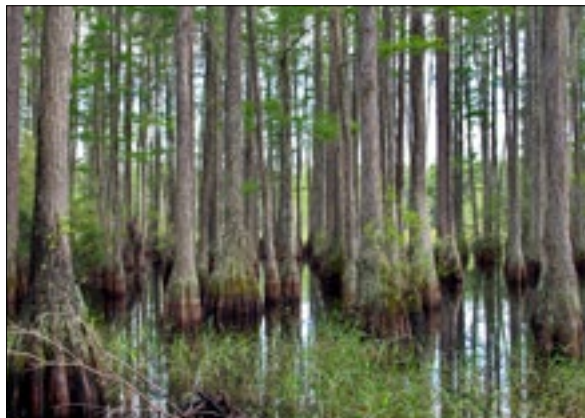
Price per Acre: \$2,141

Uplands: 596.2 +/- acres

Wetlands: 124.7 +/- acres

Road frontage:

- 1.2 +/- miles on US 27 (Apalachee Parkway)
- 1.7 +/- miles on Cody Church Road



Cody Church Recreational & Investment Tract

Tallahassee, FL • Leon and Jefferson Counties

Cody Church West

WEST

Acres: 406 +/- acres

Total Price: \$869,190.20

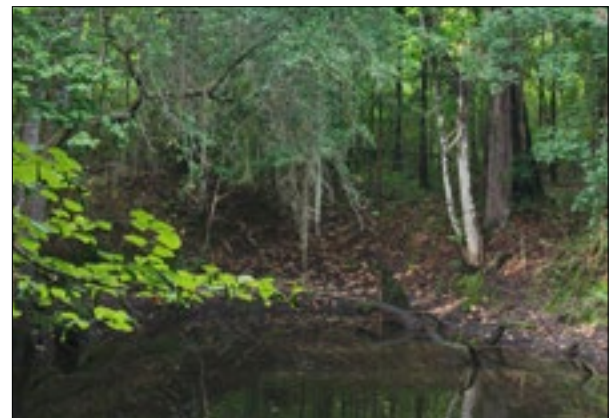
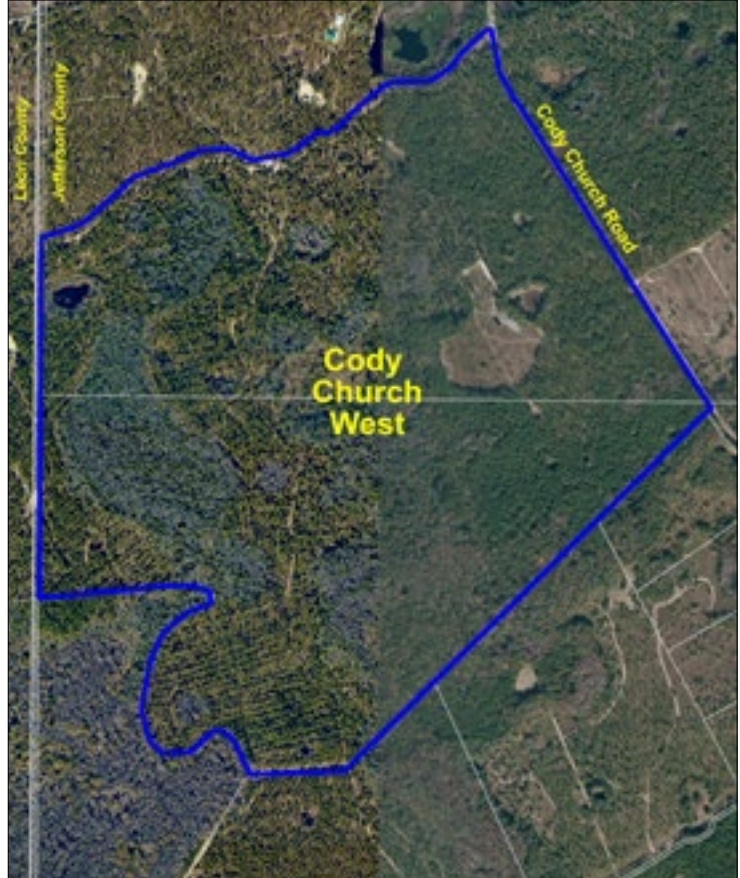
Price per Acre: \$2,141

Uplands: 134.8 +/- acres

Wetlands: 271.2 +/- acres

Road Frontage:

3,200 +/- FT on Cody Church Road





Saunders
REAL ESTATE

863.648.1528

114 North Tennessee Ave.
3rd Floor
Lakeland, FL 33801

1,611.5+/- Acres • 3 Tracts • Sold Individually or Together
North Florida • Hunting & Recreation! Deer, Turkey, Hogs • Minutes to Tallahassee!
Timber Production, Residential Estate Development • In Area of Conservation Lands

Cody Church Recreational & Investment Tract - 1,611.5 +/- Acres

Dean Saunders, ALC, CCIM
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High Springs, FL 32643
SREland.com

Aerial Video!
SREland.com/CodyChurch



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