

A photograph of a dense forest of tall pine trees. In the lower-left foreground, there is a small, dark-colored hunting blind with a gabled roof and camouflage netting. The ground is covered in green grass. The text is overlaid on the center of the image.

MONTICELLO HUNTING TRACT 1,116.5 +/- ACRES

Monticello, FL

*Affordable Tract for
Hunting and Sportsman Lifestyle!*

*Excellent Habitat For
Deer, Turkey And Hogs*



***Affordable Tract for
Hunting and Sportsman Lifestyle!***

***Excellent Habitat For
Deer, Turkey And Hogs***

3.5 +/- Miles to Monticello & Florida Georgia Pkwy

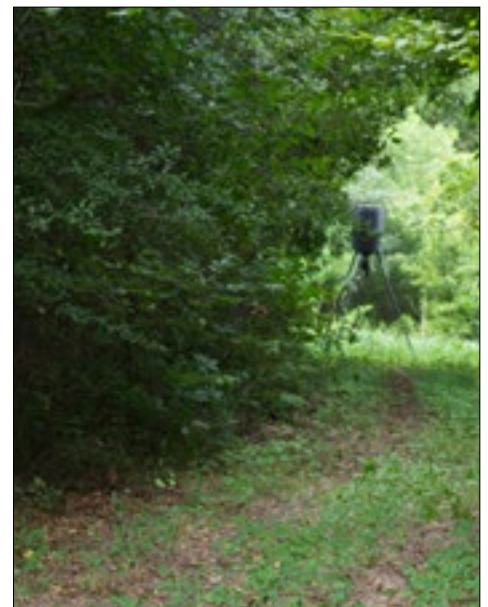
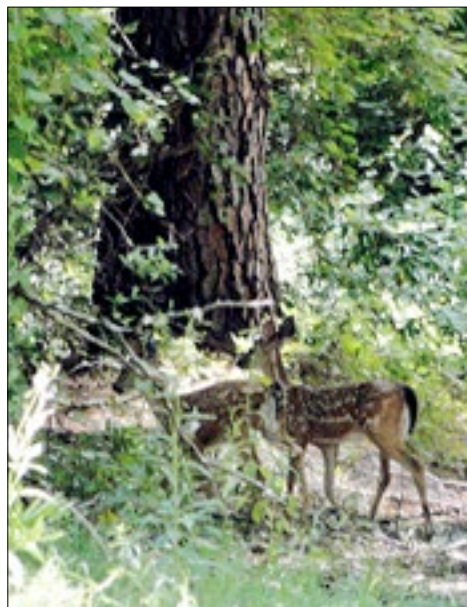
8.5 +/- Miles to I-10

11 +/- Miles to the Florida/Georgia Border

25 +/- Miles to Thomasville, GA

29 +/- Miles to Tallahassee

38 +/- Miles to Tallahassee Regional Airport



MONTICELLO HUNTING TRACT

Monticello, FL • Jefferson County

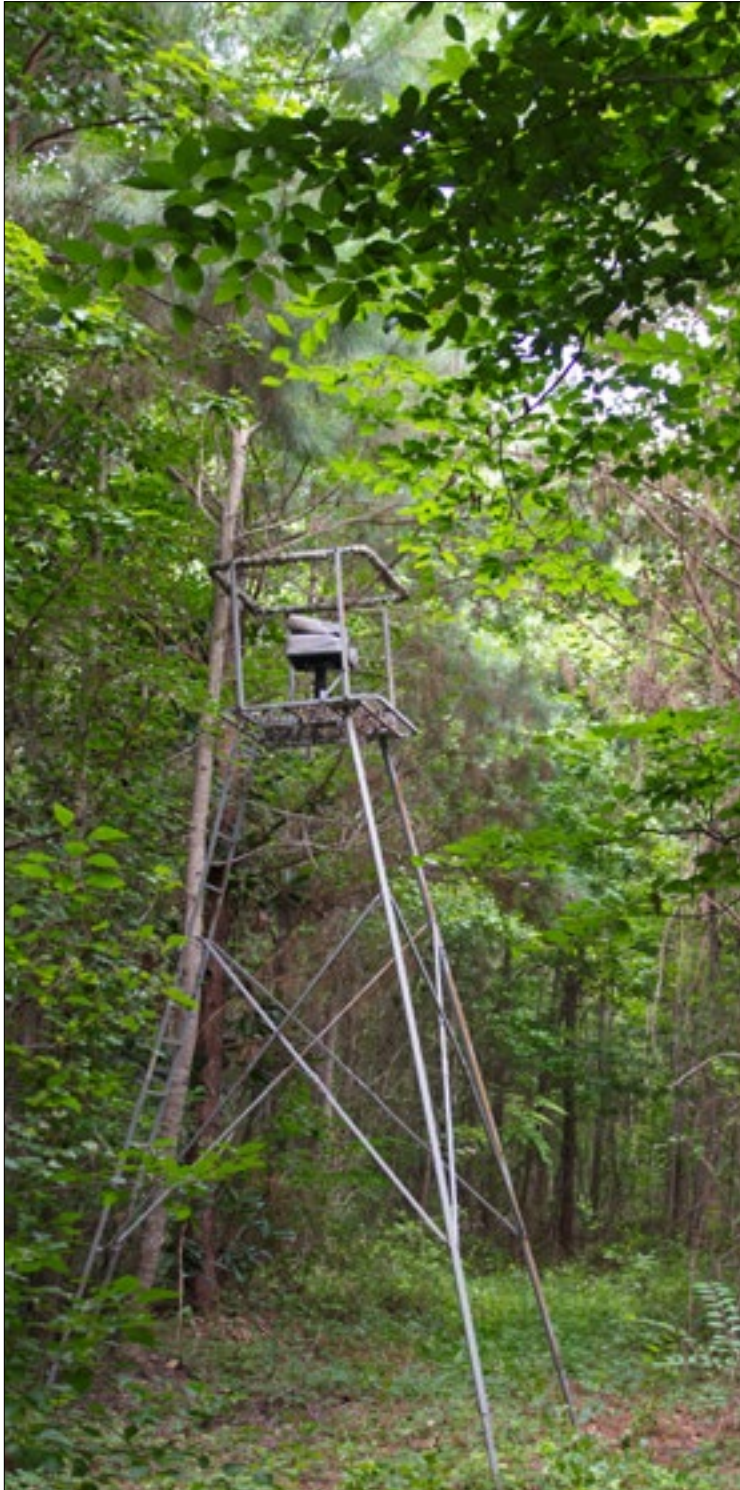
This recreational property is 3.5 miles east of Monticello, Florida on US 90. It provides recreational hunting opportunities close to Tallahassee and is located minutes to downtown Monticello.

The tract is mostly harvested forested wetlands with young regenerated hardwood and cypress timber, creating excellent habitat for deer, turkey and hogs. US 90, along with logging roads, provide access to most of the tract. Ideally located, the property has easy access to Tallahassee; Monticello; Thomasville, Georgia; and Interstate 10.

The property is favorably priced to afford a hunting enthusiast perpetual participation in the sportsman lifestyle without breaking the bank. Feeders and stands are scattered throughout the property.

For more details, go to:

SREland.com/MonticelloHunting



Total Acres: 1,116.5 +/- acres

Sale Price: \$570,000

Price per Acre: \$510.52

County: Jefferson

Site Address: US 90, Monticello, FL 32344

Road Frontage: Over 1.3 miles on US 90

Soils: Pamlico-Dorovan Mucks, Plummer and Sapelo Fine Sands, Albany Sand

Uplands/Wetlands:

- 59.1 +/- acres Uplands
- 1,057.4 +/- acres wetlands

Zoning/FLU: Rural

Current Use: Timberland 56

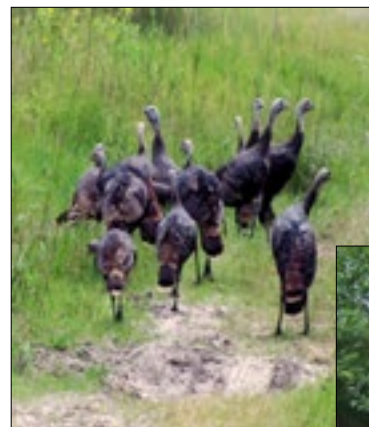
Parcel IDs:

27-2N-5E-0000-0050-0000, 34-2N-5E-0000-0010-0000,
33-2N-5E-0000-0050-0000, 28-2N-5E-0000-0010-0000

Approximate GPS: 30.546079, -83.821667

Directions:

- Property is 3.5 miles east of Monticello on US 90





Saunders

REAL ESTATE

863.648.1528

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

1,116.5+/- Acres • Hunting & Recreation! Deer, Turkey, Hogs
1.3 Miles on US 90 • Minutes to Monticello!
Affordable Hunting and Sportsman Lifestyle

MONTICELLO HUNTING TRACT - 1,116.5 +/- ACRES

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SREland.com

AERIAL VIDEO!
SREland.com/MonticelloHunting



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