

# Perry 300 Hunting & Lodge

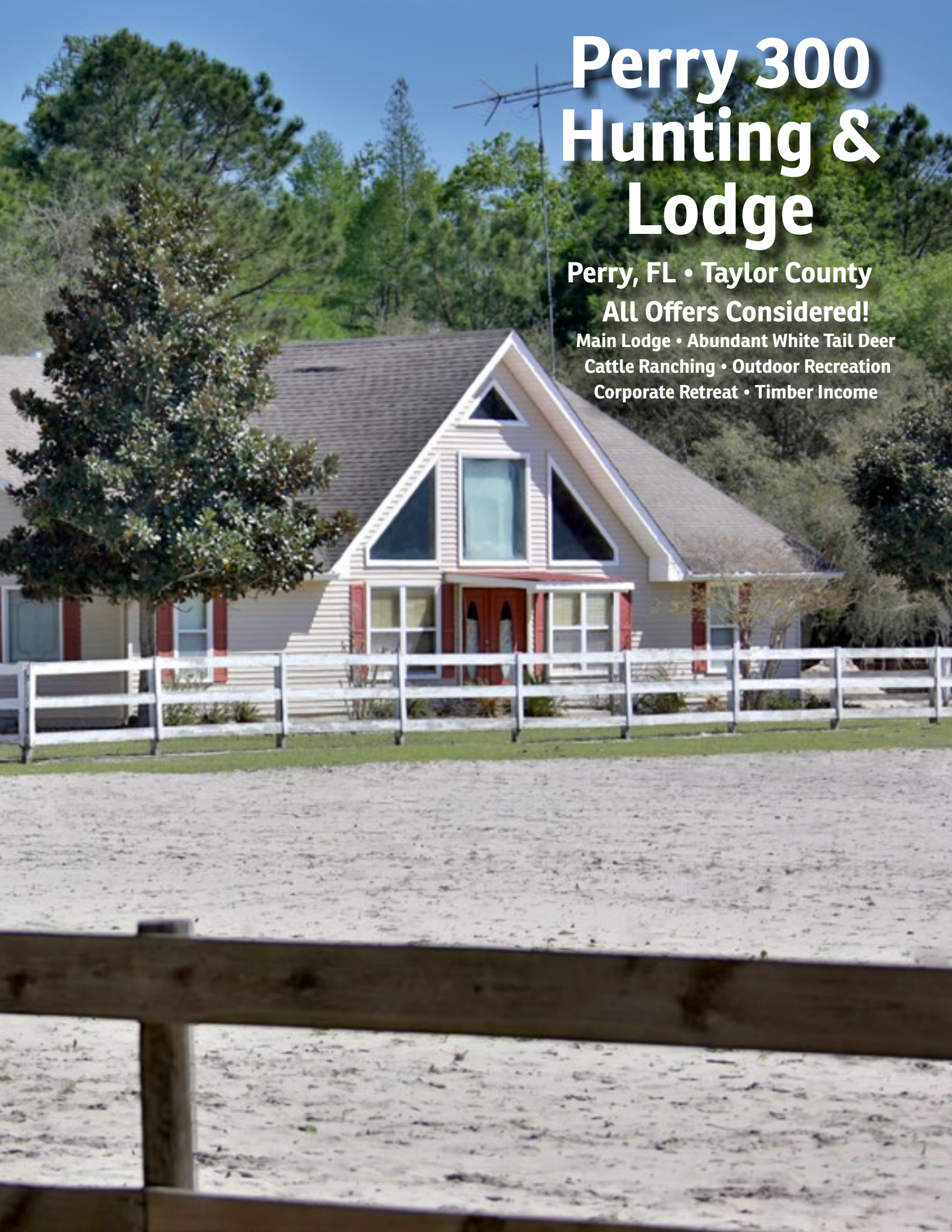
**Perry, FL • Taylor County**

**All Offers Considered!**

**Main Lodge • Abundant White Tail Deer**

**Cattle Ranching • Outdoor Recreation**

**Corporate Retreat • Timber Income**







**Parcel ID Numbers:**

- 31-06-09-09245-500
- 31-06-09-09245-000
- 31-06-09-09246-000
- 31-06-09-09246-000

**GPS:** 29.913842, -83.463077

**Driving Directions From the Town of Perry:**

- Travel south on US 27 approximately nine miles to Jody Morgan Road E
- Turn right (west) and travel three miles to the property

**2 +/- Miles to US 27A**

**17 +/- Miles to Perry**

**68 +/- Miles to Tallahassee**

**70 +/- Miles to High Springs**

**Excellent Infrastructure  
with Internal Roads  
and County-maintained Roads  
Contiguous to Both Parcels**

**[SREland.com/PerryHunt](http://SREland.com/PerryHunt)**



**Perry 300 Hunting & Lodge**  
**300 +/- Acres Total**  
**Includes 220 +/- Acres Hunting**  
**and 80 +/- Acres Cattle Ranch**

**The Perry 300 Hunting & Lodge** tracts consist of a total of 300 +/- acres that are split by Jody Morgan Road into two tracts. The north tract is a White Tail deer hunting camp and the south Tract is acreage for pasture and cattle. Located in North Central Florida, both offer excellent amenities.

**The North Tract** consists of 220 acres for open native game management and hunting with recreational equestrian uses. As a well-known hunting area, sportsmen come from all over the country to this hunting camp.

The hunting operation includes two lodges, a 10-stall horse barn with tack room, four additional barns, and a caretaker's home.

Perfect for hunting groups, the grounds are designed for visitors who want to stay a few days or longer. The main lodge offers a gathering place with kitchen and lounging areas, while the hunter's lodge offers bunking for overnight stays. Hunters will have a convenient skinning shed with a walk-in cooler for game storage.

In addition, this north tract for hunting can be easily converted into a cattle ranch or farming!

**The South Tract** consists of 80 acres of wide-open spaces for cattle grazing with its improved pasture, cattle pens, and barns. This tract could be used for hunting, as well as growing hay, or farming row crop vegetables. It is perfect for an acreage homesite or family compound.

Both parcels have two-acre lakes stocked with a variety of fish to complete this outdoor sportsman paradise.

This property offers excellent Infrastructure that provides great internal roads and county-maintained roads contiguous to both parcels.

It is a great investment that offers to you \$75,000 +/- in merchantable timber and potential income from camping groups, horseback riding, and outdoor recreation.

**[SREland.com/PerryHunt](http://SREland.com/PerryHunt)**

**Located in North Florida, Known as Hunting Country!**  
**Heavily Wooded Timber Stands**  
**and Abundance of Natural Habitat for Game and Wildlife**





**Easily Converted to Agriculture or Cattle Ranch!**



# Perry 300 Hunting & Lodge

## 220 +/- Acres - North Tract

(Can Purchase Separately)

The 220-acre North Tract is a hunting and recreational ranch that is teeming with Florida's native wildlife. A two-acre lake is stocked with fish! This is a unique sportsman's paradise for hunting, camping, trail riding, fishing, and equestrian activities that attracts hunters and sportsmen from all over. The property is surrounded by 97,000 acres of timberland and this tract could easily be converted into agricultural uses, cattle ranching, and other agricultural uses.

**Sale Price:** \$1,200,000 - both north and south tracts

**All Offers Considered!**

**Owner will sell this 220 +/- acres individually - please inquire!**

**Price per Acre:** \$4,000 - both north and south tracts

**Site Address:** 7420 Jody Morgan Road E, Perry, FL 32348

**Road Frontage:** 1,500 +/- FT on Jody Morgan Road

**Water Source and Utilities:** Potable water wells

**Water on Site:** 2-acre lake stocked with fish (on both tracts)

**Soils:** Hurricane, Leon, Ridgewood Fine Sands; Dorovan, Pamlico, Wesconnett, Evergreen Soils

**Land Cover:** Hardwood forests, native habitat and is surrounded by 97,000 acres of timberland

**Grass Types:** Bahia, Bermuda

**Uplands/Wetlands:** 75% uplands, 25% wetlands

**Zoning/FLU:** Ag/Ag

**Structures on 220-acre Parcel:**

- Main lodge
- Hunter's lodge
- 10-stall horse barn and tack room
- Caretaker's home, 4 Barns
- Skinning Shed, Walk-in Coolers

**Current Use:** Hunting camp

**Potential Uses:**

- Recreational retreat, fishing, outdoor sports, camping, trail rides, equestrian activities
- Easily converted to cattle production, agriculture
- Corporate retreat, organization camps, family compound
- Ample land area for additional buildings

**Taxes & Tax Year:** \$3,817 for 2013

**Game Populations:** Abundant White Tail deer

**Hunting Infrastructure:**

- 4 food plots
- 5 hunting stands
- Excellent internal road system

### Great Income Features!

- \$75,000 +/- in merchantable timber
- Potential income from camping, horseback riding, equestrian training, outdoor recreation, and more





# Perry 300 Hunting & Lodge - 220 +/- Acres - North Tract

(Can Purchase Separately)



## Custom Built Main Lodge

- 4 bedrooms, 2-1/2 baths
- Game/billiards room
- Dining room with custom cedar dining table
- 2-car garage
- Beautiful cedar paneled rustic interior
- Custom kitchen cabinets
- Swimming pool
- Multi-level cedar deck surrounding pool



# Perry 300 Hunting & Lodge - 220 +/- Acres - North Tract

(Can Purchase Separately)



**Tack Room & Skinning Shed**



**Barn & Tool Shed**



**10-Stall Horse Barn with Tack Room+ Hayloft**



**Hunter's Lodge**



**Caretaker's Home**







# Perry 300 Hunting & Lodge

## 80 +/- Acres - South Tract

The 80-acre South Tract is located south of Jody Morgan Road. Currently, it is being used for cattle and pasture. It is perfect for a beautiful acreage homesite to compliment your hunting and recreational tract! It has improved pasture, a two-acre lake stocked with fish timber, cattle pens, and barns for a quiet country lifestyle. Treat your family and friends to hunting and recreation on this gorgeous tract. Potential uses also include hay production and farming.

The north Tract could easily be converted to a cattle ranch to compliment this south tract.

**Sale Price:** \$1,200,000 - both north and south tracts

### All Offers Considered!

**Price per Acre:** \$4,000 - both north and south tracts

**Site Address:** 7437 Jody Morgan Road E, Perry, FL 32348

**Road Frontage:** 1,500 +/- FT on Jody Morgan Road

**Water Source and Utilities:** Potable Water Wells

**Water on Site:** 2-acre lake stocked with fish (on both tracts)

**Soils:** Hurricane, Leon, Ridgewood Fine Sands; Dorovan, Pamlico, Wesconnett, Evergreen Soils

**Land Cover:** Pasture, pine timber, hardwood forest, lake and is surrounded by 97,000 acres of timberland

**Grass Types:** Bahia/Bermuda

**Wells:** 2 wells at barns

**Uplands/Wetlands:** 75% uplands, 25% wetlands

**Fencing:** Field fence

**Zoning/FLU:** Ag/Ag

**Structures on 80-acre parcel:**

- Cow pens
- Open hay barn
- Enclosed barn with shop

**Current Use:** Pasture, cattle grazing

**Hunting Infrastructure:**

- 2 food plots
- 2 hunting stands
- Excellent internal road system

**Potential Uses:**

- Hunting
- Acreage homesite, family compound
- Hay production, pasture, cattle grazing
- Agriculture, farming

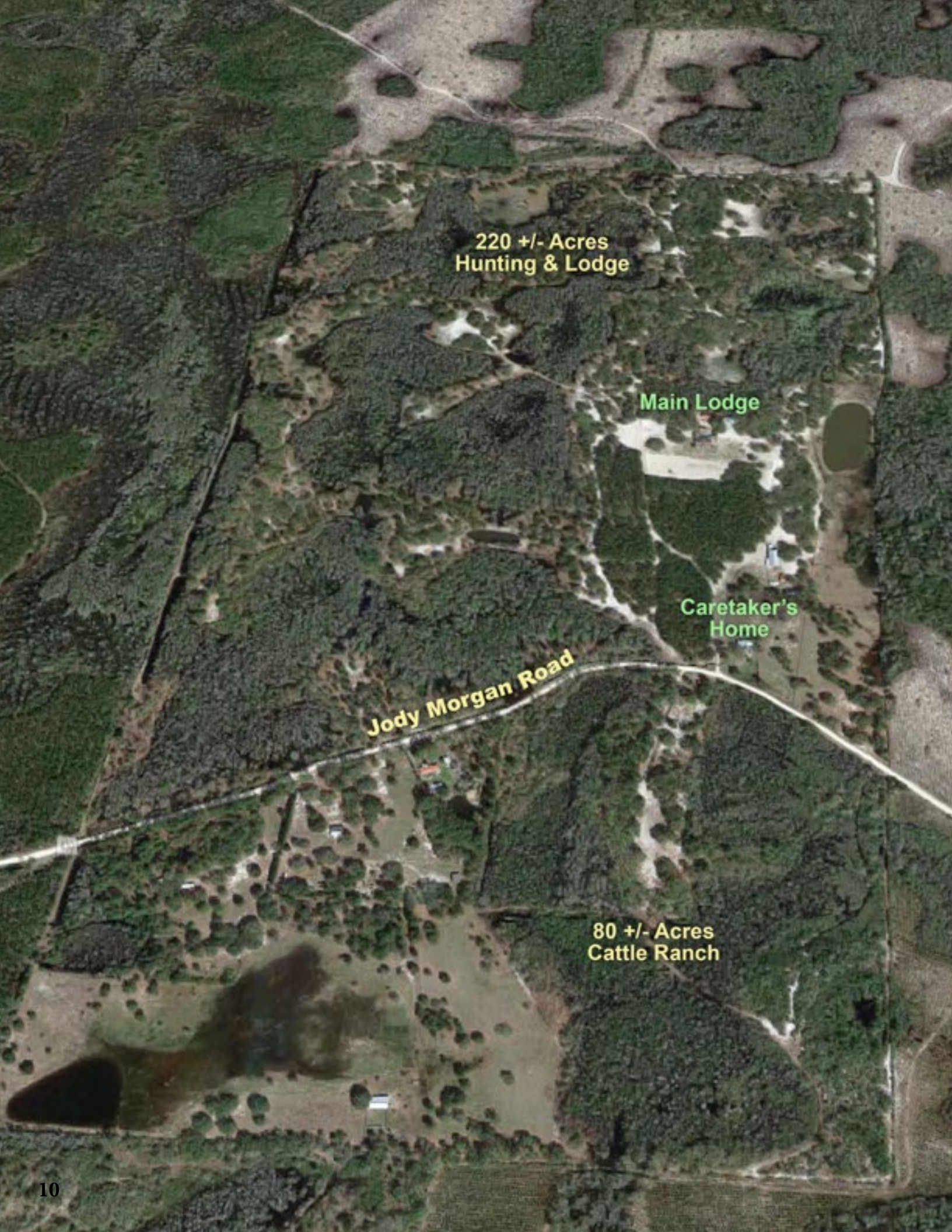
**Income Potential:** Timber

**Taxes & Tax Year:** \$3,817 for 2013



**SREland.com/PerryHunt**





220 +/- Acres  
Hunting & Lodge

Main Lodge

Caretaker's  
Home

Jody Morgan Road

80 +/- Acres  
Cattle Ranch



## Perry 300 Hunting & Lodge 300 +/- Acres Total



## Perry 300 Hunting & Lodge is truly one of the most flexible investments you can make!

- Hunting infrastructure in place, including lodging, walk-in cooler, skinning station, food plots, hunting stands, horse stables, excellent interior roads
- Great opportunities for corporate retreats, church retreats, camping groups
- Potential for equestrian activities
- Gorgeous acreage homesite or family compound on the 80 acres
- All easily converted to agriculture, farming, or cattle ranching now or in the future
- And, don't forget the \$75,000 in merchantable timber included!



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Perry, FL  
Taylor County

**All Offers Considered!**

**Abundant White Tail Deer**

**Cattle Ranching**

**Outdoor Recreation**

**Corporate Retreat**

**Timber Income**

**SREland.com/PerryHunt**

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**SREland.com**

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