



COMMERCIAL REAL ESTATE

VACANT LAND FOR SALE



Affordable Hunting Tract Near Tallahassee

US 90, Monticello , FL 32344

MELVIN BLANK

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TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200
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EXECUTIVE SUMMARY

AFFORDABLE HUNTING TRACT NEAR TALLAHASSEE

US 90, MONTICELLO , FL 32344



OFFERING SUMMARY

Sale Price:	\$570,000
Price / Acre:	\$511
Lot Size:	1,116.5 Acres
Zoning:	Rural
APN:	33-2N-5E-0000-0050-0000 34-2N-5E-0000-0010-0000 27-2N-5E-0000-0050-0000 28-2N-5E-0000-0010-0000

PROPERTY OVERVIEW

Great and affordable recreational hunting property close to Tallahassee and Monticello, FL. and Thomasville, GA. Fronting US Hwy. 90, the tract sits in the Wolf Creek basin and is covered with natural timber, young hardwoods, cypress and natural vegetation and provides excellent habitat for deer, turkey and hogs.

LOCATION OVERVIEW

Property is 3.5 miles East of Monticello on US 90. The property has easy access to Tallahassee, Monticello, Thomasville, GA and I-10.

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ADDITIONAL PHOTOS

AFFORDABLE HUNTING TRACT NEAR TALLAHASSEE

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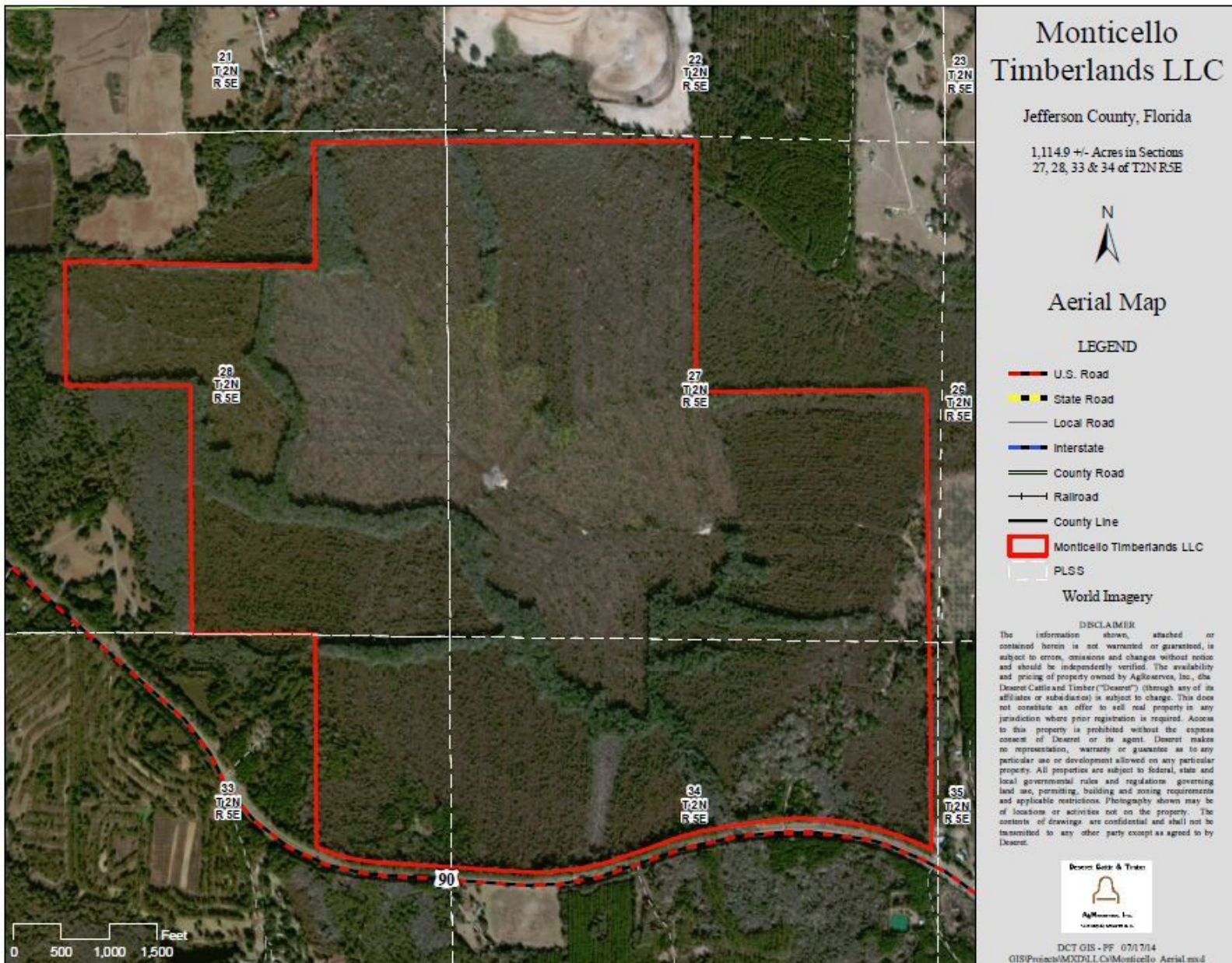




AERIAL MAP

AFFORDABLE HUNTING TRACT NEAR TALLAHASSEE

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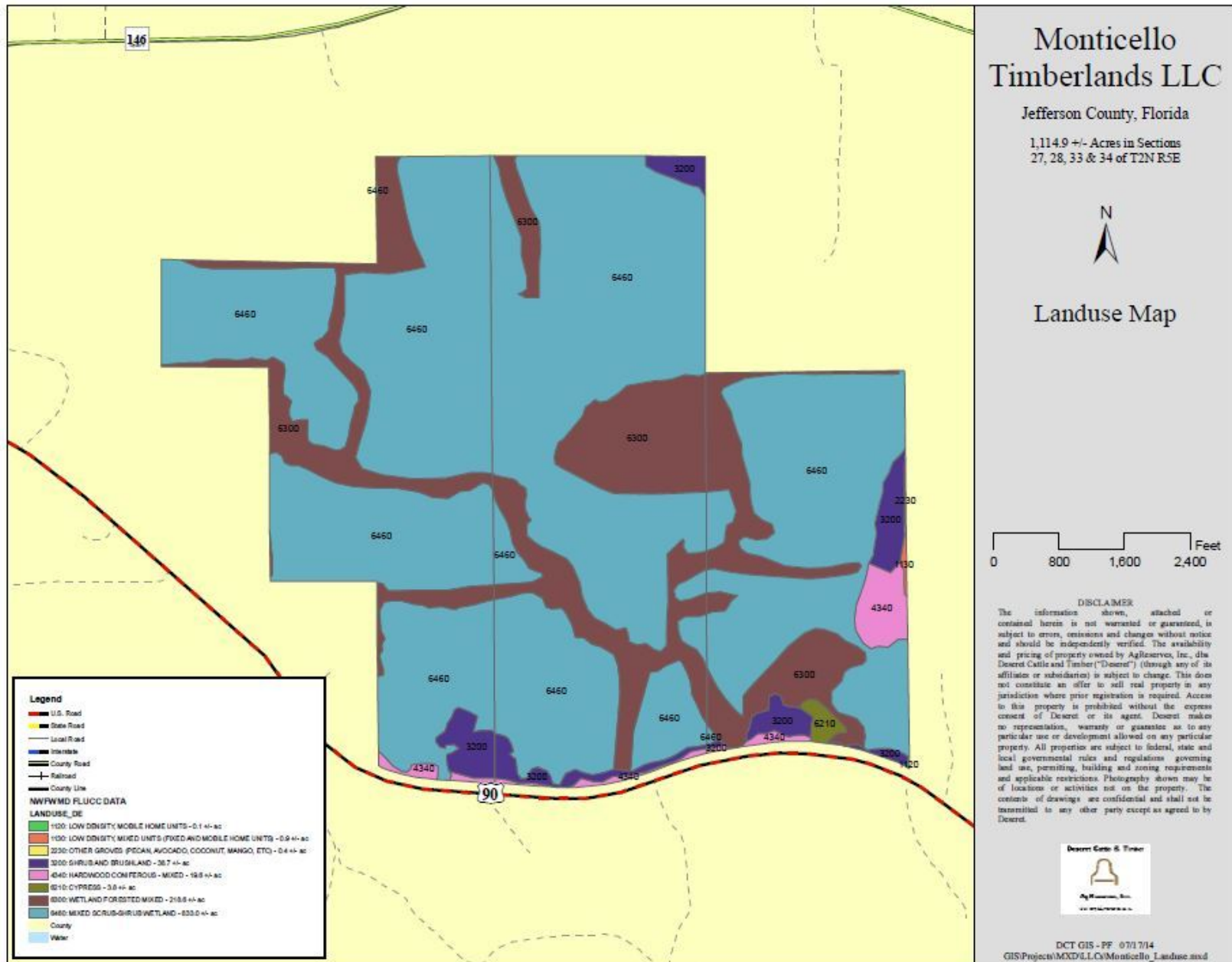




LANDUSE MAP

AFFORDABLE HUNTING TRACT NEAR TALLAHASSEE

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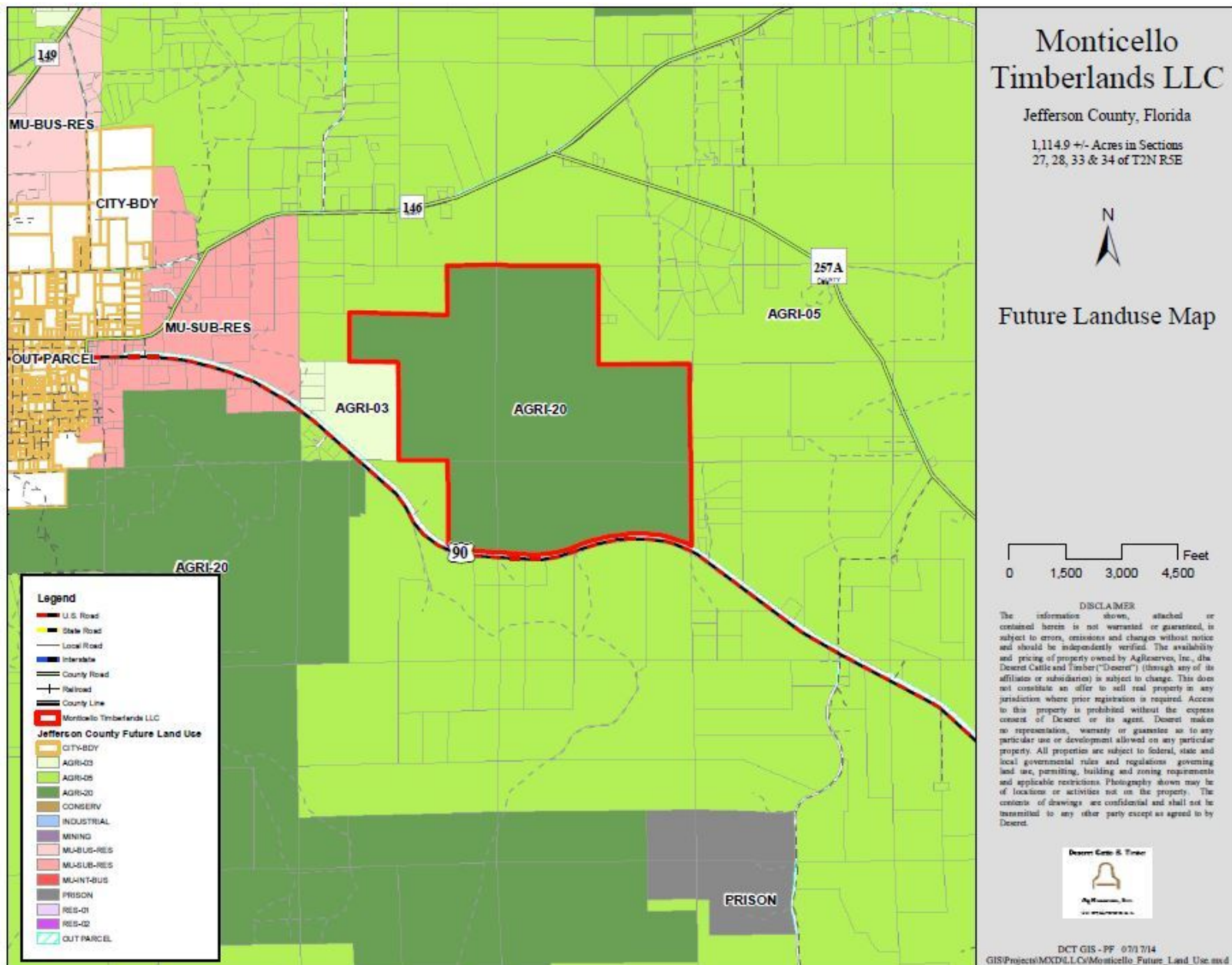




FUTURE LANDUSE MAP

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AFFORDABLE HUNTING TRACT NEAR TALLAHASSEE

Monticello
Timberlands LLC

Jefferson County, Florida

1,114.9 +/- Acres in Sections
27, 28, 33 & 34 of T2N R5E

N

Soils Map

0 800 1,600 2,400 Feet

DISCLAIMER
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Desert Cattle & Timber

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DCT GIS - PF 07/17/14
GIS/Projects/MXD/LLCs/Monticello_Soils.mxd



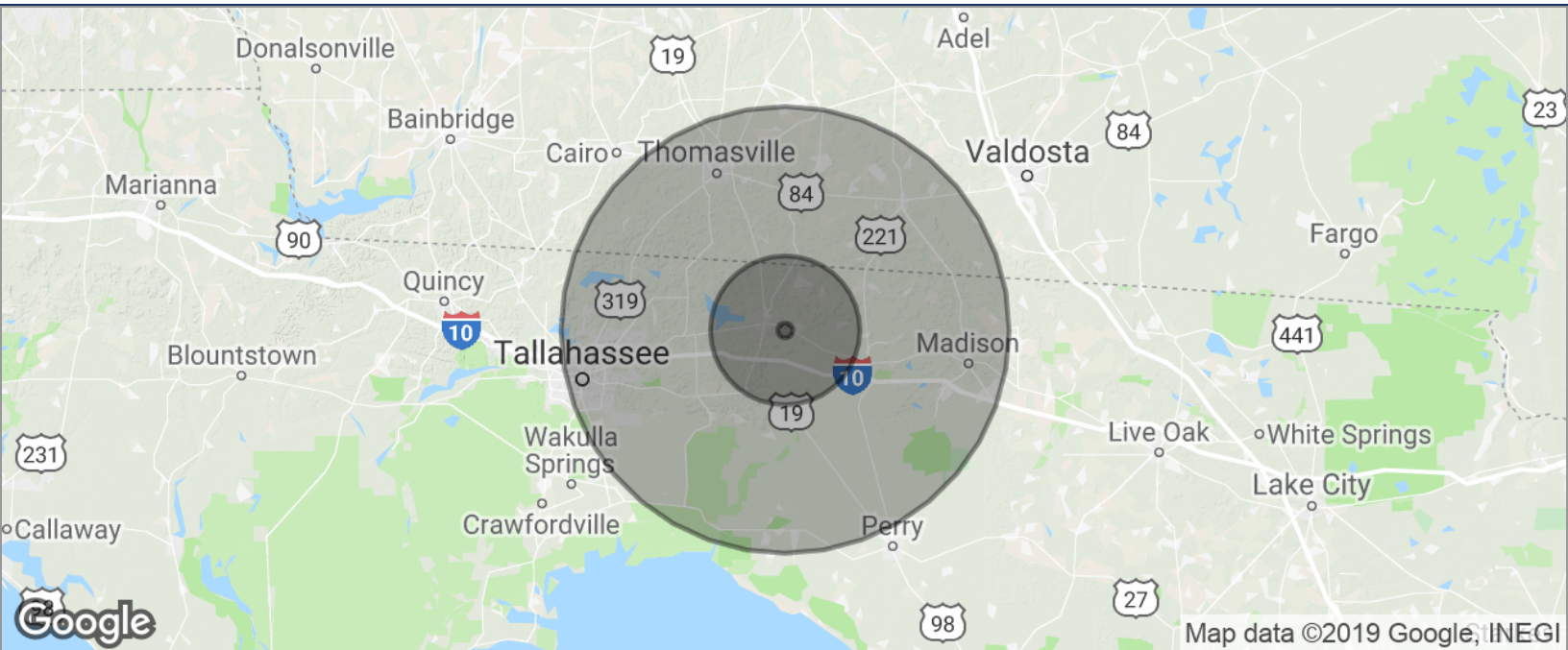
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DEMOGRAPHICS MAP

AFFORDABLE HUNTING TRACT NEAR TALLAHASSEE

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POPULATION	1 MILE	10 MILES	30 MILES
TOTAL POPULATION	150	10,769	271,087
MEDIAN AGE	41.9	43.1	38.3
MEDIAN AGE (MALE)	39.7	41.4	37.3
MEDIAN AGE (FEMALE)	46.8	46.6	39.3
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
TOTAL HOUSEHOLDS	49	3,772	109,292
# OF PERSONS PER HH	3.1	2.9	2.5
AVERAGE HH INCOME	\$53,095	\$55,837	\$70,156
AVERAGE HOUSE VALUE	\$235,930	\$227,706	\$255,670

* Demographic data derived from 2010 US Census

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