

APALACHEE ESTATES TRACT 4

635 CODY CHURCH RD
MONTICELLO, FL 32344

Bryant Peace, ALC

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Property Overview



Sale Price **\$802,500**

OFFERING SUMMARY

Acreage: 107 Acres
Price / Acre: \$7,500
City: Monticello
County: Jefferson
Property Type: Homesite & Recreation

PROPERTY OVERVIEW

Apalachee Estates is a premier large acreage living opportunity located in the Red Hills of North Florida. The property consists of surveyed tracts ranging from 100 to 175 acres with paved road frontage along US -27 and Cody Church Road. The location provides easy access to the shopping, dining, and healthcare of Tallahassee, FL. The tracts feature pine plantation as well as mixed pine and hardwood forest with beautiful cypress rimmed ponds and meandering creek systems. The property's rich habitat diversity provides excellent game flow for quality hunting opportunities and also provides a scenic arena for fishing, kayaking, and general outdoor recreation.

The St Marks River Preserve State Park is located right next door and provides an excellent wildlife corridor in addition to hiking, equestrian trails, and mountain bike paths. The property is also located just 30 miles north of Apalachee Bay, providing great access to coastal recreation throughout Florida's Big Bend region. There are numerous public access points to natural springs in the area and the state capitol building is only 15 miles to the west. These tracts provide incredible access to the amenities of a large city while preserving the privacy and natural living that you desire.

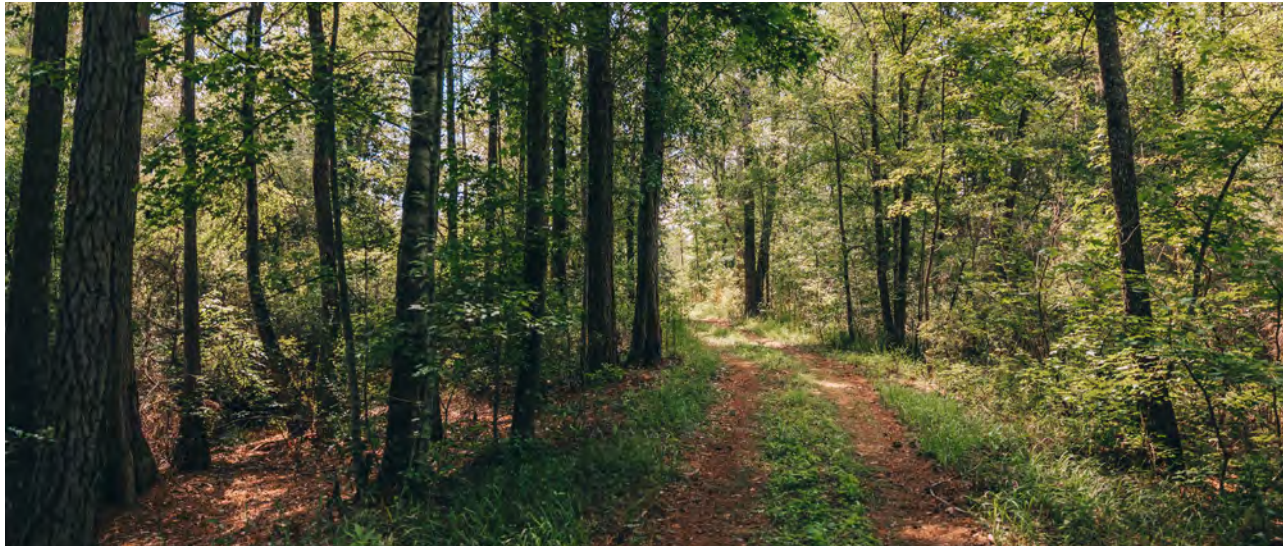
Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	Hunting & Recreation Properties
Uplands / Wetlands:	91% Uplands <ul style="list-style-type: none">• Chipley fine sand• Ortega fine sand• Alpin fine sand• Fuquay fine sand
Soil Types:	
Zoning / FLU:	AG-20
Lake Frontage / Water Features:	9 ± acres of ponds
Road Frontage:	0.4 miles along US-27, 0.4 miles along Cody Church Rd
Nearest Point of Interest:	12 ± miles to Target 13 ± miles to Publix Supermarket 15 ± miles to the Florida State Capitol Building 16 ± miles to FSU 32 ± miles to the coast
Fencing:	Gated entrance
Current Use:	Hunting
Potential Recreational / Alt Uses:	Homesite, Recreation
Land Cover:	58 ± Acres of Pine and Hardwood Mix 40 ± Acres of Cleared Land for Homesites or Pasture 9 ± Acres of Ponds

Location



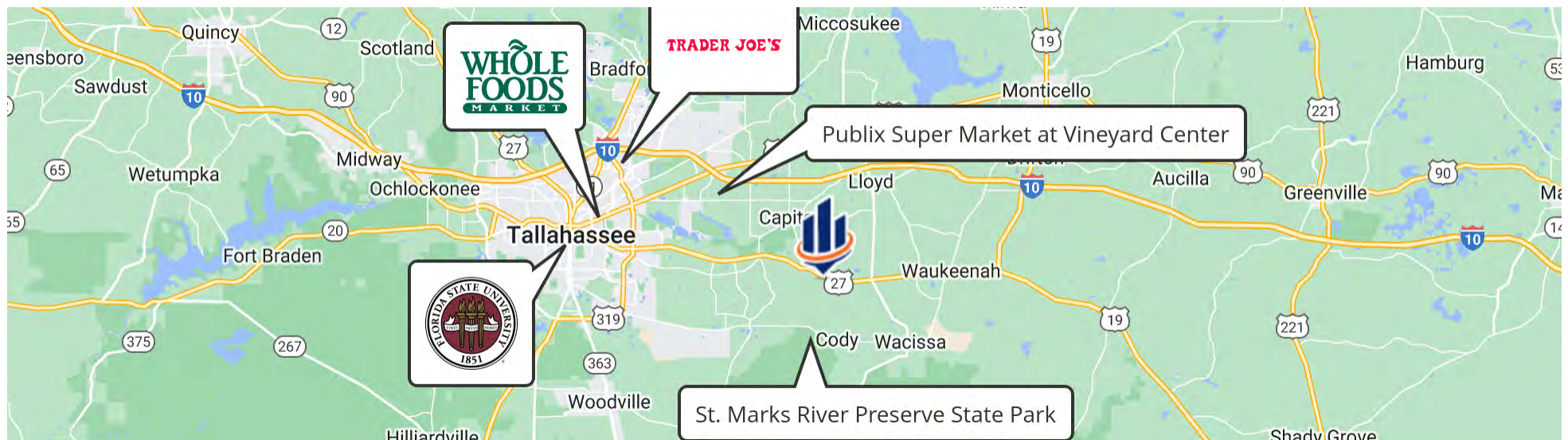
LOCATION & DRIVING DIRECTIONS

Parcel: 17-1S-3E-0000-0020-0000

GPS: 30.4028011, -84.0606478

Driving Directions: From Tallahassee head east on US-27; Turn right on Cody Church Rd

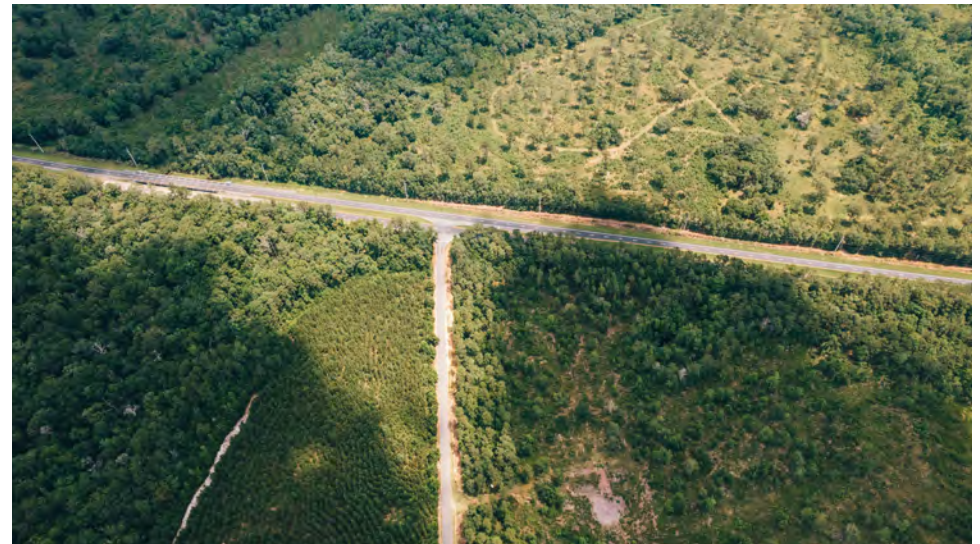
Showing Instructions: Contact Listing Agent



Aerial Map



Additional Photos







125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

1723 Bartow Rd
Lakeland, Florida 33801
863.648.1528

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

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