



APALACHEE TIMBERLANDS EAST

635 CODY CHURCH RD
MONTICELLO, FL 32344

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Property Overview



Sale Price	\$3,105,900
OFFERING SUMMARY	
Acreage:	522 Acres
Price / Acre:	\$5,950
City:	Monticello
County:	Jefferson
Property Type:	Timberland & Recreation

PROPERTY OVERVIEW

Apalachee Timberlands is a premier large acreage investment opportunity located in the Red Hills of North Florida. The property consists of roughly 1,000 acres with over 2 miles of frontage along US HWY 27 in Leon and Jefferson counties. The subject property is offered as a whole and is also offered in two parcels. The western parcel is approximately 486 acres and adjoins the St. Marks River Preserve State Park. The eastern parcel is approximately 522 acres and features paved road frontage on 3 sides. Both parcels are situated between the beautiful rolling quail woods of El Destino Plantation to the north and several thousand acres of conserved state lands to the south and west.

The property location features convenient access to the shopping, dining, and healthcare of Tallahassee, FL while also providing the solitude and recreation of large acreage living. The eastern tract features a mature and pre-merch pine plantation balanced with hardwood forest and significant frontage along Sweetwater Branch. The property's rich habitat diversity provides excellent game flow for quality hunting and other recreational opportunities. There is also power and a residential well already established on the property for homesite development.

The neighboring state lands provide excellent wildlife corridor in addition to hiking, equestrian trails, and mountain bike paths. The property is also located just 30 miles north of the Florida coast providing great access to coastal recreation throughout Florida's Big Bend region. There are numerous public access points to natural springs in the area for cooling off in the summer and the amenities of downtown Tallahassee are only 15 miles to the west. This property features incredible access to the amenities of a large city while preserving the privacy and natural living that you desire.

Specifications & Features



SPECIFICATIONS & FEATURES

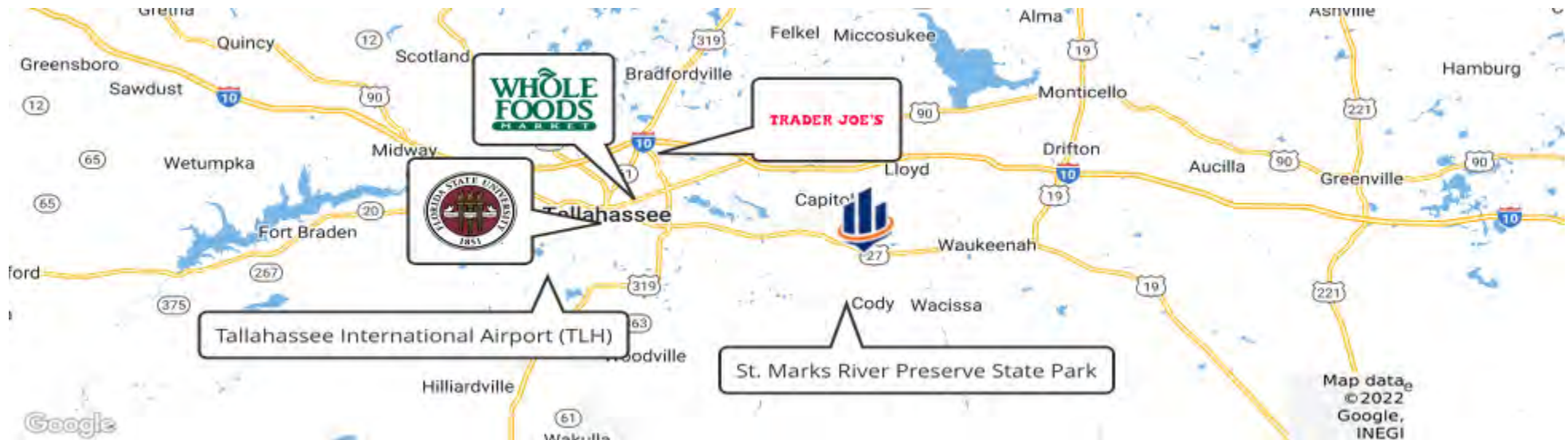
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	83% Uplands <ul style="list-style-type: none">• Chipley fine sand• Plummer fine sand• Orangeburg sandy loam• Alpin fine sand
Soil Types:	
Zoning / FLU:	AG-20
Lake Frontage / Water Features:	1 mile of creek frontage, 9 acres of ponds
Water Source & Utilities:	Well and power on site
Road Frontage:	1.2 miles along US-27, 1.2 miles along Cody Church Rd, 0.3 miles along St. Augustine Rd
Nearest Point of Interest:	13 miles to Publix Supermarket 15 miles to the Florida State Capitol Building 16 miles to FSU 20 miles to Tallahassee International Airport (TLH) 30 miles to the coast
Fencing:	Gated entrances
Current Use:	Timber & recreation
Land Cover:	70 ± acres of cutover 90 ± acres of pre-merch pine 93 ± acres of mature pine 90 ± acres of thinned hardwood 9 ± acres of ponds 170 ± acres of natural hardwood

Location



LOCATION & DRIVING DIRECTIONS

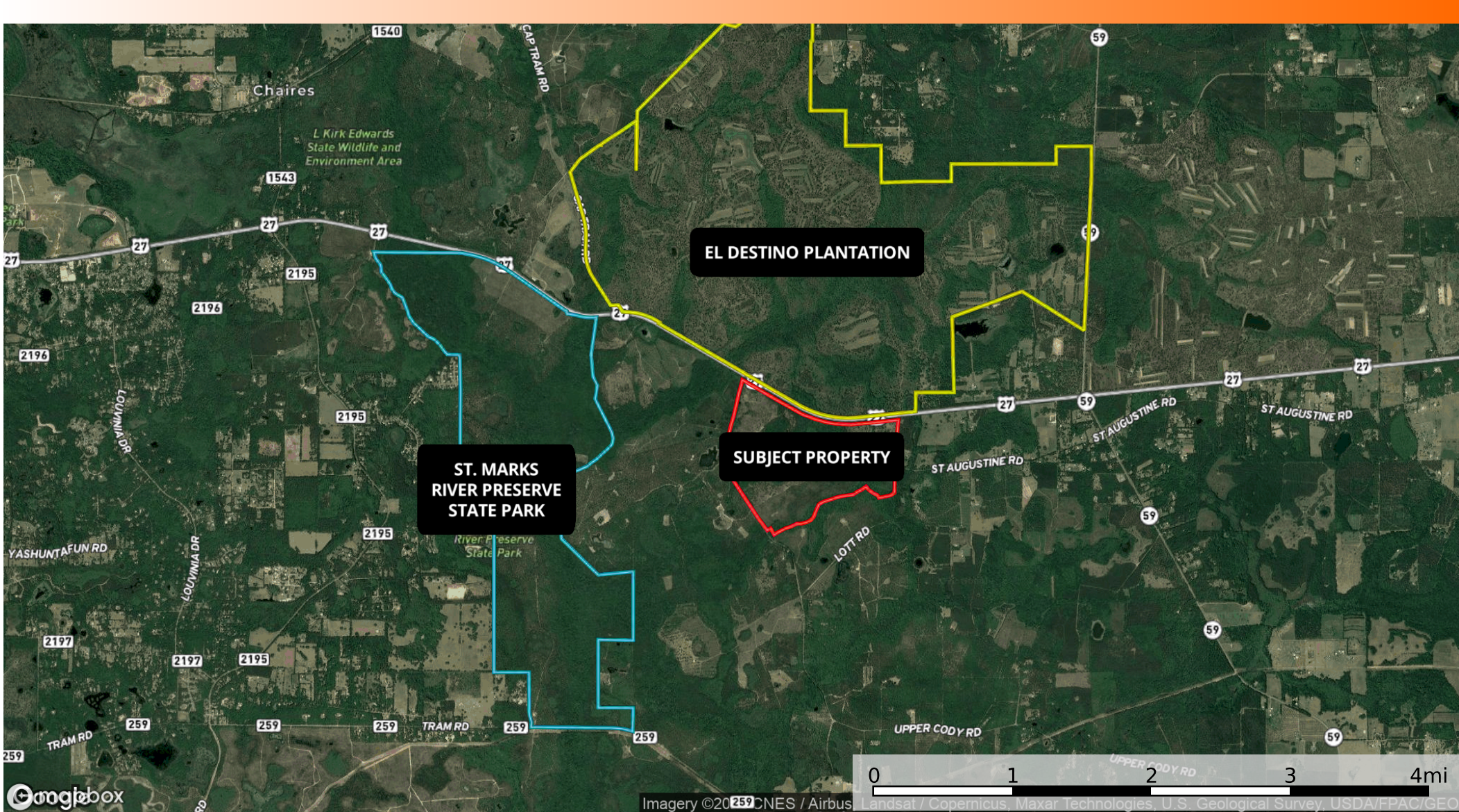
Parcel:	17-1S-3E-0000-0020-0000
GPS:	30.3990256, -84.0567855
Driving Directions:	<ul style="list-style-type: none">• From Tallahassee head east on US-27• Turn right on Cody Church Rd
Showing Instructions:	Contact listing agent



Aerial Map



Vicinity Map





Additional Photos



Additional Photos







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