



FORT PLEASANT FARM

WOODS CREEK ROAD
PERRY, FL 32347

Greg Driskell

O: 386.385.7304 | C: 386.867.2736

greg.driskell@svn.com

Property Overview



Sale Price	\$2,160,000	PROPERTY OVERVIEW
OFFERING SUMMARY		Fort Pleasant Farm boasts 541 acres perfect for cattlemen, equestrians, or recreational hunters. The property features paved road frontage on Woods Creek Road and Paul Poppell Road, totaling one mile with seven access gates. The farm also features two miles of frontage on the spring-fed Rocky Creek, perfect for the kayaker, fisherman, and canoeist.
Acreage:	541.15 Acres	
Price / Acre:	\$3,991	With plenty of room for future development, build your dream estate and enjoy the bountiful natural land the farm provides.
City:	Perry	
County:	Taylor	Contact Greg Driskell today to schedule a showing!
Property Type:	Ranch & Recreation	

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	• Hunting & Recreation Properties • Ranch
Uplands / Wetlands:	74% uplands
Soil Types:	Melvina; Lutterloh; and Chaires soils predominate the uplands
Taxes & Tax Year:	\$1712 for 2021
Zoning / FLU:	Agriculture - Rural (1 du/5 ac); Mixed Use - Rural Residential 1 du/2 ac)
Lake Frontage / Water Features:	Over 2 miles along spring-fed Rocky Creek
Water Source & Utilities:	2" private well for cattle troughs
Road Frontage:	Over 1 mile of paved road frontage and 7 access gates
Nearest Point of Interest:	Big Bend WMA - Hickory Mound, Keaton Beach, Steinhatchee, and Econfinia State Park are all close by. Saltwater fishing in the Gulf is only 15 miles away. Perry is just minutes away and Tallahassee is less than an hour.
Fencing:	Fenced and cross-fenced for cattle
Current Use:	Cattle & Recreational hunting
Grass Types:	Bahia & Native Pasture
Potential Recreational / Alt Uses:	ATV Riding & Equestrian
Land Cover:	Hardwood Hammocks; Open Pastures, Pine Flatwoods
Game Populations Information:	Good deer, small game, and turkey populations

Location



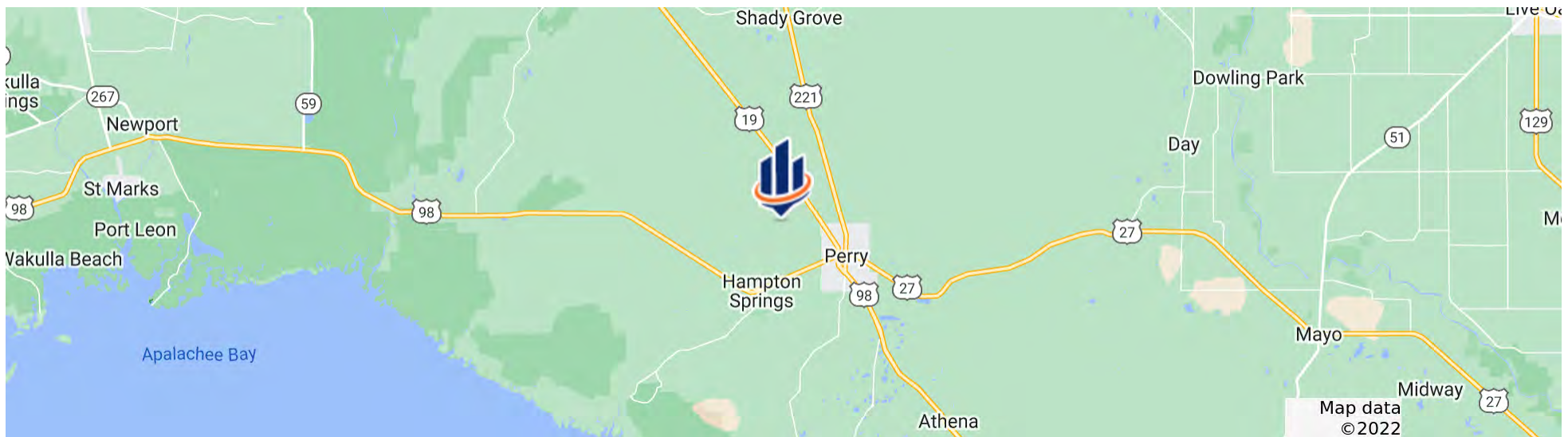
LOCATION & DRIVING DIRECTIONS

Parcel: 02781-000 02781-020
02790-150

GPS: 30.134068, -83.6355052

Driving Directions: From Perry at US 19/US 98 and US 27 intersection; Proceed north on US 19/US 27 for 1 mile; Turn left [west] on Julia St [CR 356] and proceed 3.7 miles on CR 356 to gate on right [north]

Showing Instructions: Call Greg Driskell



Additional Photos

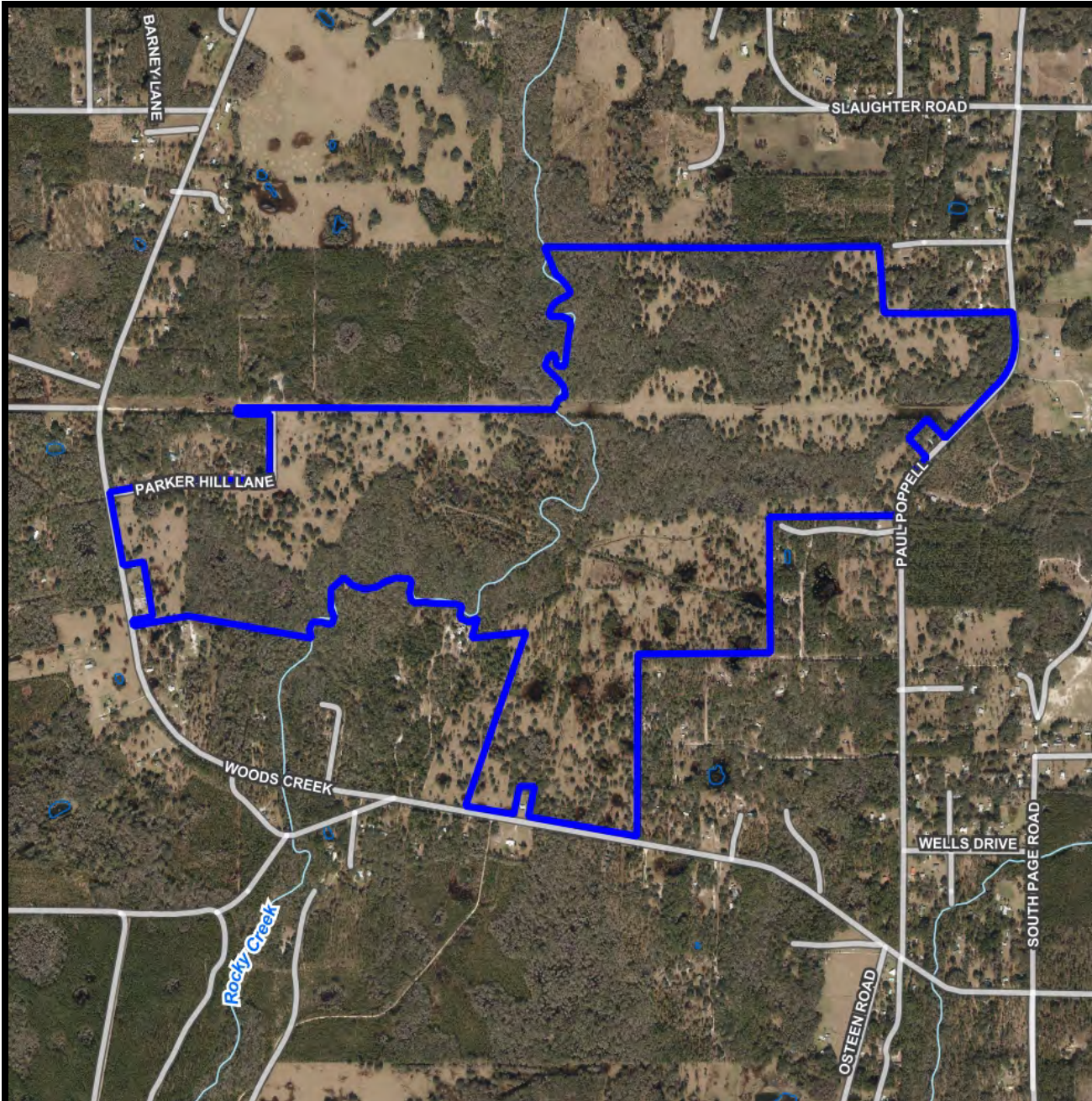


Additional Photos



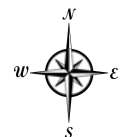
Additional Photos



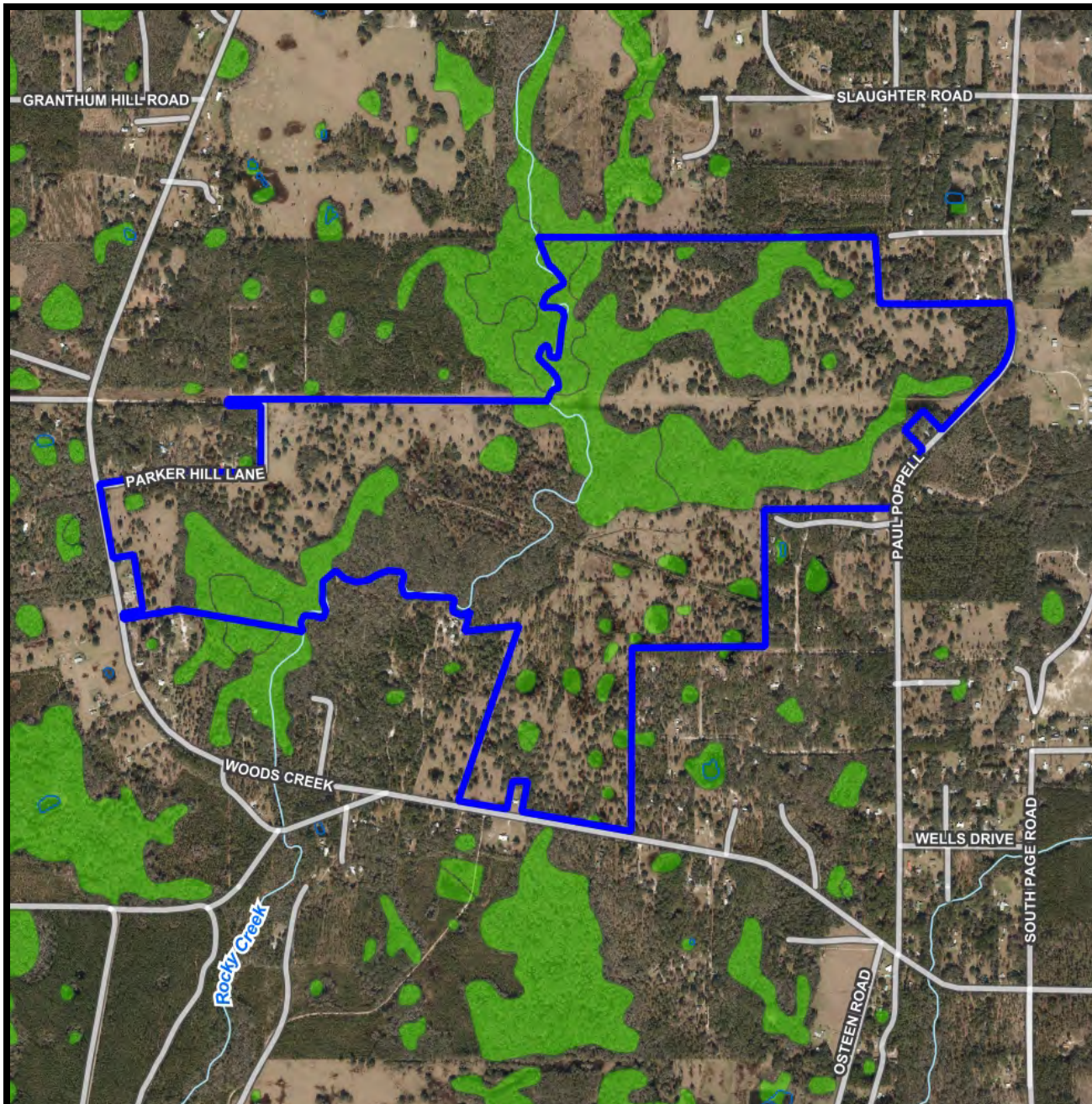


Aerial

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water
- Water
- Water Labels
- Water
- Water
- Water Labels
- Water
- Water

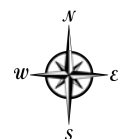


© 2021 SVN. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

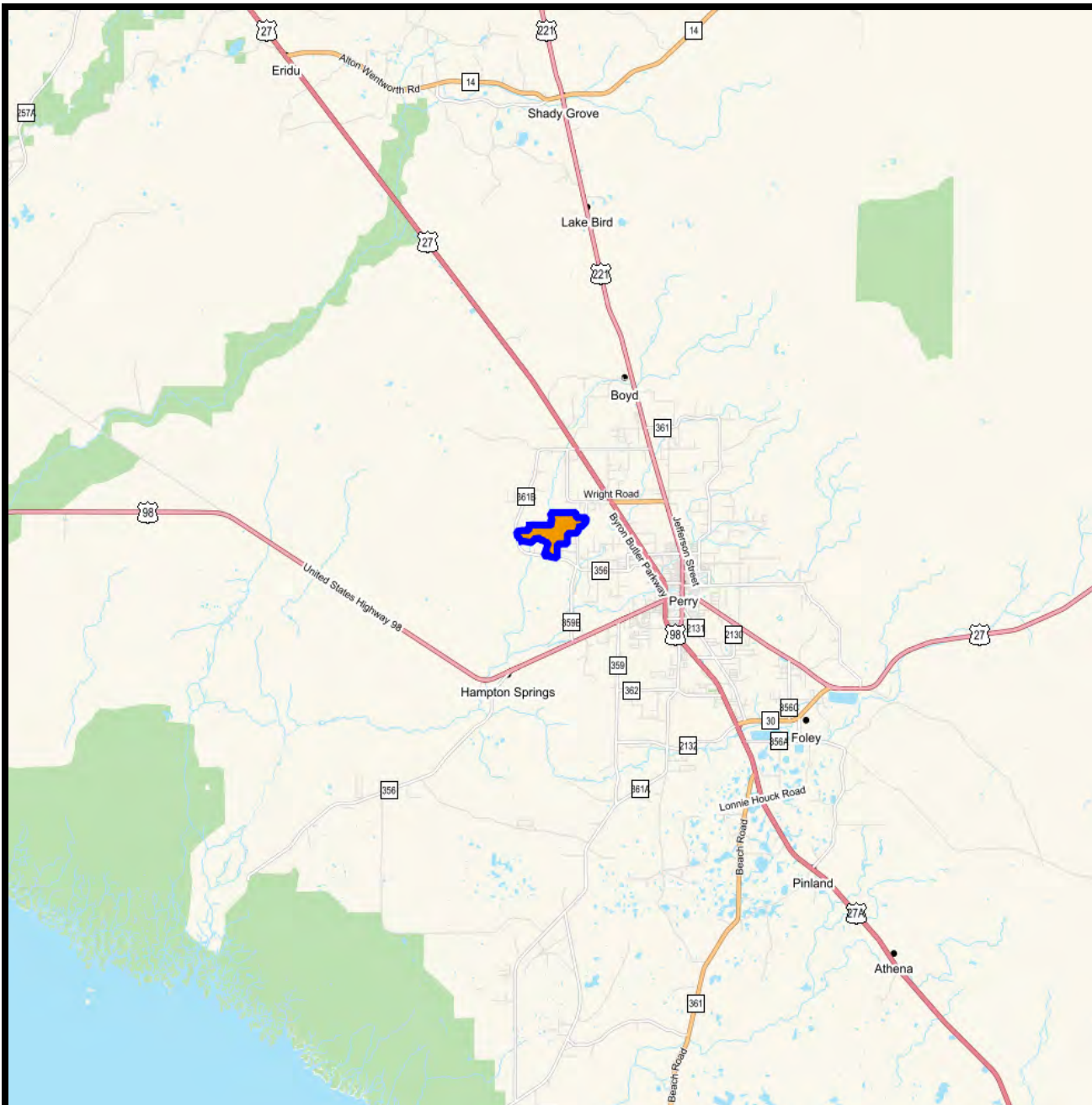


Wetlands

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Managed Lands FNAI
- Water Labels
- Water
- Water
- Water Labels
- Water
- Water
- Water Labels
- Water
- Water
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

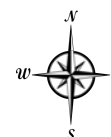


© 2021 SVN. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.



Vicinity

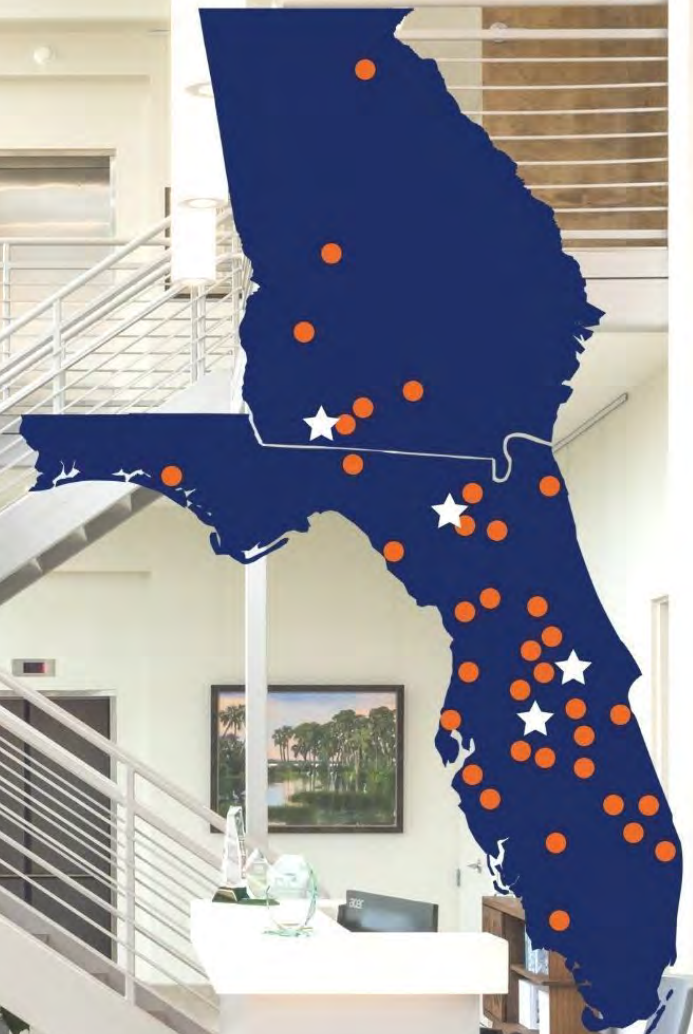
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



© 2021 SVN. SVN | Saunders Ralston Dantzler Real Estate® is a registered trademark licensed to SVN Shared Value Network®. Any information displayed should be verified and is not guaranteed to be accurate by SVN Saunders Ralston Dantzler. You may not copy or use this material without written consent from SVN Saunders Ralston Dantzler.

Advisor & Office **LOCATIONS**

Our company includes over 70 advisors who are highly credentialed with specialized leadership in organizations across the real estate industry including 11 Certified Commercial Investment Member (CCIM) designees and 9 Accredited Land Consultant (ALC) among many other notable certifications. With offices in Florida and Georgia, we offer increased value to our clients on both sides of the state line.



★ **HEADQUARTERS**

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

★ **ORLANDO**

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

★ **NORTH FLORIDA**

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

★ **GEORGIA**

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



For more information visit SVNsaunders.com

HEADQUARTERS

1723 Bartow Road
Lakeland, Florida 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
386.438.5896

GEORGIA

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

©2022 SVN | Saunders Ralston Dantzler Real Estate. All SVN® Offices Independently Owned and Operated SVN | Saunders Ralston Dantzler Real Estate is a full-service land and commercial real estate brokerage with over \$4 billion in transactions representing buyers, sellers, investors, institutions, and landowners since 1996. We are recognized nationally as an authority on all types of land, including agriculture, ranch, recreation, residential development, and international properties. Our commercial real estate services include property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multifamily properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located in Florida and Georgia, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

