



GADSDEN TIMBERLAND ACREAGE

EDDIE BLAKE RD
QUINCY, FL 32351

Bryant Peace, ALC
O: 229.792.8559 | C: 229.726.9088
bryant.peace@svn.com

Property Overview



Sale Price

\$221,000

PROPERTY OVERVIEW

This timberland parcel offers incredible hunting and estate development opportunities at an accessible price. The property features natural pine, hardwood, magnolia and other native tree species. The land has been managed intensively for the development of understory vegetation to serve as food and cover for deer and other wildlife. Rocky Comfort Creek meanders through the property and serves as an excellent wildlife corridor.

This accessible parcel has frontage along Eddie Blake Road with a gated entrance. There are large surrounding parcels for adequate flow of game species. The property is located within 30 minutes of the great amenities located in Tallahassee, FL. Close proximity to shopping and dining sets this property up well for homesite development or simply the development of a hunting camp.

OFFERING SUMMARY

Acreage:	68 Acres
Price / Acre:	\$3,250
City:	Quincy
County:	Gadsden
Property Type:	Timber & Recreational

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	76% Uplands
Soil Types:	<ul style="list-style-type: none">• Dothan-Fuquay-Cowarts Complex• Goldsboro Loamy Fine Sand• Pickney Dorovan & Bibb
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Frontage on Rocky Comfort Creek
Nearest Point of Interest:	5 ± miles from Quincy, FL 17 ± miles from Lake Seminole 30 ± miles from Tallahassee, FL
Fencing:	Gated Entrance
Current Use:	Timber Management Hunting
Land Cover:	Upland Harwood Upland Pine Hardwood Creek System



LOCATION & DRIVING DIRECTIONS

Parcel: 3-17-2N-4W-0000-00311-0000

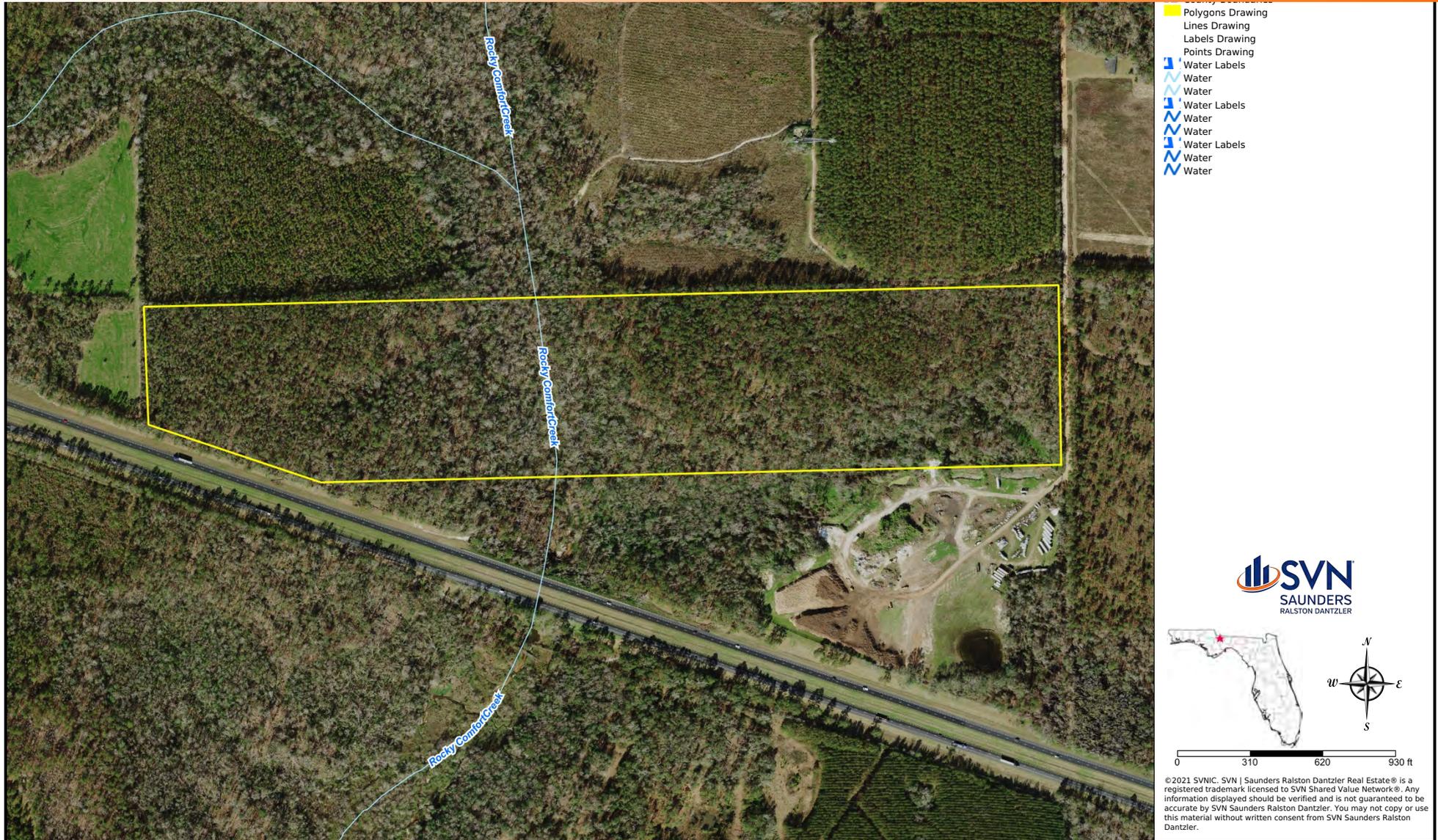
GPS: 30.5690354, -84.6571714

Driving Directions: From Tallahassee take I-10 West; Take Exit 174 toward Gretna; Turn right on Watson Rd; Turn right on Eddie Blake Rd

Showing Instructions: Contact Listing Agent



Aerial Map



Additional Photos



Additional Photos





For more information visit www.SVNsaunders

HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

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

©2023 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 \$3 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 marketing, property management, leasing and tenant representation, valuation, business brokerage, and advisory and counseling services for office, retail, industrial, and multi-family properties. Our firm also features an auction company, forestry division, international partnerships, hunting lease management, and extensive expertise in conservation easements. Located at the center of Florida's I-4 corridor, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform. To learn more, visit SVNsaunders.com.

