



# POND HOUSE RANCHETTE

1058 COLLINS ROAD  
GORDON, AL 36343

Dusty Calderon    Bryant Peace, ALC  
407.908.9525    229.726.9088  
dustyc@svn.com    bryant.peace@svn.com

# Property Overview



**Sale Price**

**\$742,000**

## PROPERTY OVERVIEW

This 44-acre ranchette is located on the Florida and Alabama state line. The property features improved pastures that have been fenced and cross-fenced for a small cattle operation. There is a brick home located at the front of the property with three bedrooms and one full bathroom. There is also a large pond house overlooking a beautiful 4-acre cypress pond that has been newly constructed and features three bedrooms, two full bathrooms and one-half bathroom. The pond house has a large covered porch with ample space to cook and entertain while looking over the cypress pond.

This listing offers a turn-key opportunity to purchase a working cattle ranchette with established pens, multiple homes and fencing. The property would serve as an excellent hobby farm or second home to escape the city and enjoy country life. Large surrounding agricultural properties provide a scenic landscape that is quiet and also private.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>44 Acres</b>
Price / Acre:	\$16,864
City:	Gordon
County:	Houston
Property Type:	Land: Ranch, Waterfront

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Ranch</li><li>• Waterfront</li></ul>
Uplands / Wetlands:	84% Uplands
Soil Types:	Troup-Bonifay Complex
Taxes & Tax Year:	\$831.81 [2023]
Lake Frontage / Water Features:	4 acre Cypress Pond
Water Source & Utilities:	Multiple wells
Road Frontage:	442 feet of frontage on Loran Lane
Nearest Point of Interest:	19 miles from Marianna, FL 23 miles from Dothan, AL 40 miles from Bainbridge, GA
Fencing:	Fenced pasture
Current Use:	Cattle Operation
Structures & Year Built:	3840 SF Pond House [2023] 1400 SF Guest House [1940]



# Location



## LOCATION & DRIVING DIRECTIONS

Parcel: 2506130000010000

GPS: 31.0011638, -85.1818193

- Driving Directions:
- From Marianna, FL go north on FL-71
  - Turn right on Coast Guard Rd
  - Turn right on Loran Lane

Showing Instructions: Contact listing agent



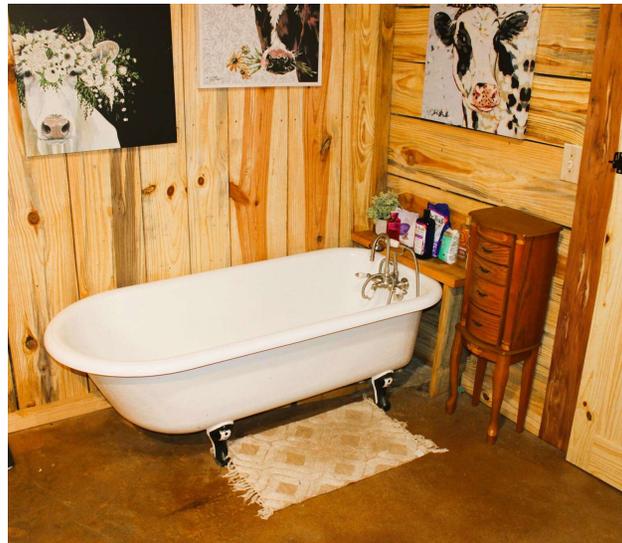




# Pond House Photos



# Pond House Photos





## DUSTY CALDERON

Senior Advisor

dustyc@svn.com

Direct: 877.518.5263 x376 | Cell: 407.908.9525

### PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit on the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at McNeese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,098-acre ranch and recreational property in Levy County, a 3,707-acre ranch and timberland tract in Tennille, as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, South America, and continues to expand his client base beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family, and friends to sell or acquire land of all types.

SVN | Saunders Ralston Dantzler  
1723 Bartow Rd  
Lakeland, FL 33801



**BRYANT PEACE, ALC**

Senior Advisor

bryant.peace@svn.com

Direct: 877.518.5263 x374 | Cell: 229.726.9088

## PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

SVN | Saunders Ralston Dantzler  
203 E Monroe St.  
Thomasville, GA 31792



# ONE OF AMERICA'S BEST BROKERAGES



One of America's  
Best Brokerages



APEX 2022 Top  
National Producer



Most Influential  
Business Leaders



Largest Commercial  
Real Estate Brokers  
in Tampa Bay



Ranked 210 on Inc.  
5000 Regional List



For more information visit [www.SVNsaunders.com](http://www.SVNsaunders.com)

**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  
352.364.0070

**GEORGIA**

203 E Monroe Street  
Thomasville, Georgia 31792  
229.299.8600

©2024 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 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, and residential development. 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, a forestry division, international partnerships, and extensive expertise in conservation easements. Located in Florida, Georgia, and Alabama, we provide proven leadership and collaborative expertise backed by the strength of the SVN® global platform.

