

84.69 AC Cooks Landing Rd

## Executive Summary

Cooks Landing Rd, Quincy, FL 32351



### OFFERING SUMMARY

|               |                            |
|---------------|----------------------------|
| Sale Price:   | \$725,000                  |
| Lot Size:     | 84.69 Acres                |
| Price / Acre: | \$8,561                    |
| Zoning:       | AG (Agriculture)           |
| APN:          | 6-03-1S-4W-0000-00120-0000 |

### LOCATION OVERVIEW

Expansive 84-acre tract of timberland located off the west side of Cooks Landing Road in Quincy, FL. The property has 250+/- feet of lake frontage on Lake Talquin, offering a peaceful, rural setting with abundant recreational potential. Ingram's Marina is adjacent to the property, making boat launching easy. Whippoorwill's Marina has another public boat launch 1/4 mile away. Conveniently located 10 miles from downtown Quincy and about 30 minutes from Tallahassee via State Road 267 and I-10.

**Clark Smith**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
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## Property Description

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### PROPERTY DESCRIPTION

Property features a mix of mature pines and hardwoods, providing both current timber value and long-term investment potential. The 70-75 acres of timber has an estimated value of \$700 per acre, further increasing the investment potential. With paved road access and utilities nearby, this location is well-positioned for a variety of uses, including timber production, hunting, recreational retreat, or future homesteads. The north and west property boundaries are shared with Talquin State Forest. Additionally, with the lake frontage being at the end of a slough, the location is a quiet area with excellent fishing and minimal boat traffic. The area is known for its quiet seclusion and wildlife. Not only does the property have frontage on Lake Talquin, but it also includes a private boathouse and dock. Included in the sale are two 0.5 acre sites with power, water, and 2 septic systems, formerly used as mobile home and RV rental sites for additional income. Whether you're looking for a lake-front property, long-term land investment, a secluded homestead, or a recreational getaway, this property offers flexibility and potential in a scenic and sought-after location.

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## Boathouse & Dock

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## Additional Photos

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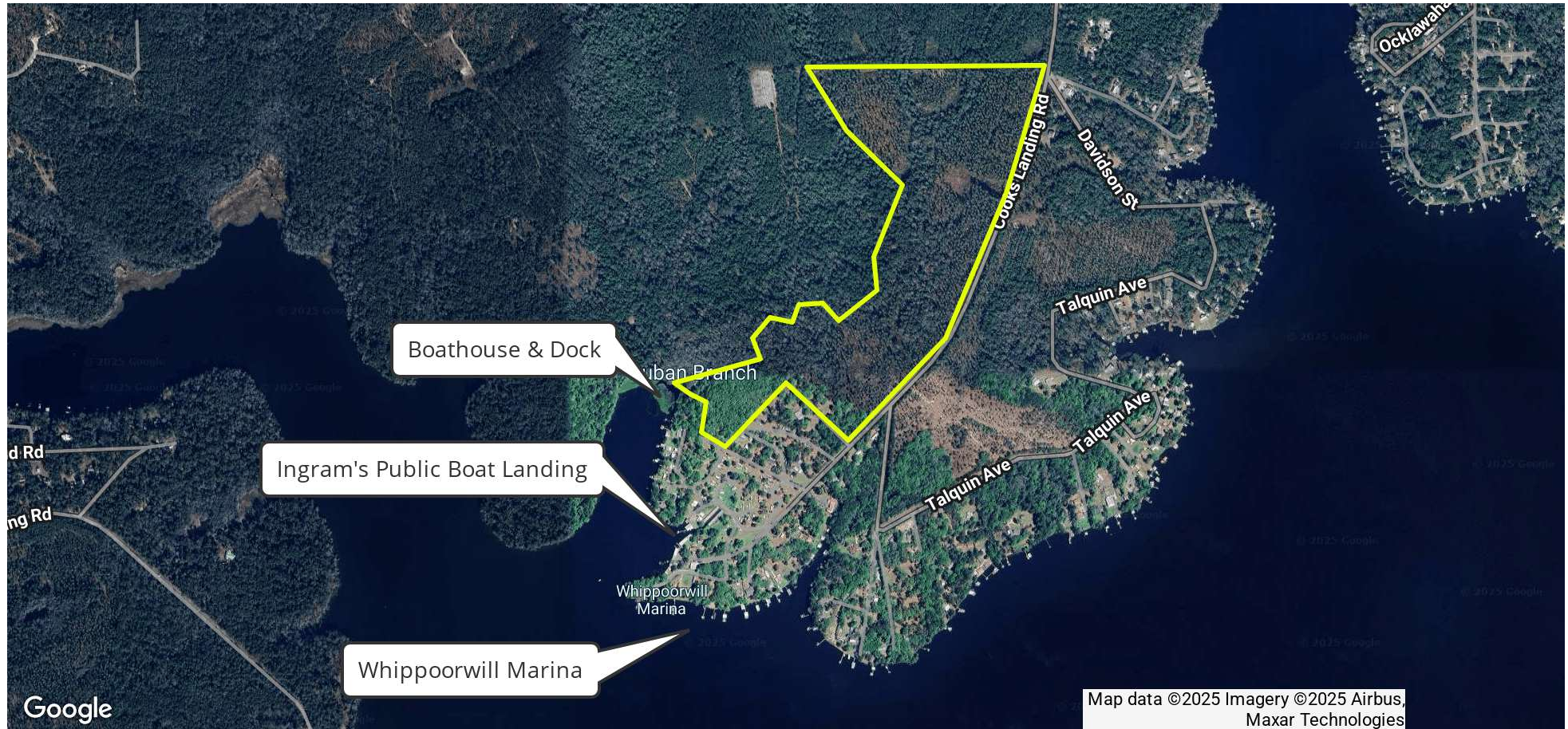




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## Retailer Map

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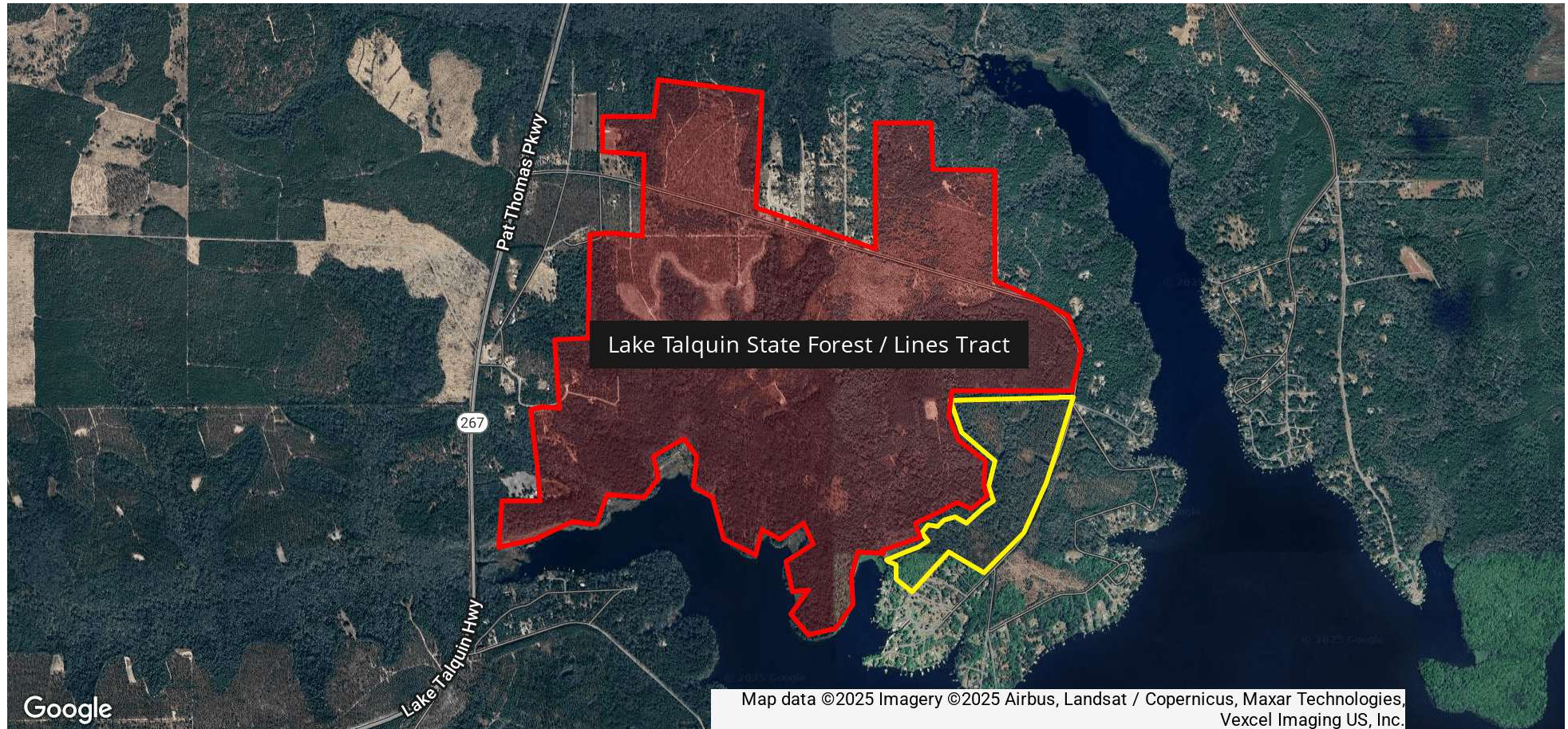




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## Parcel Map

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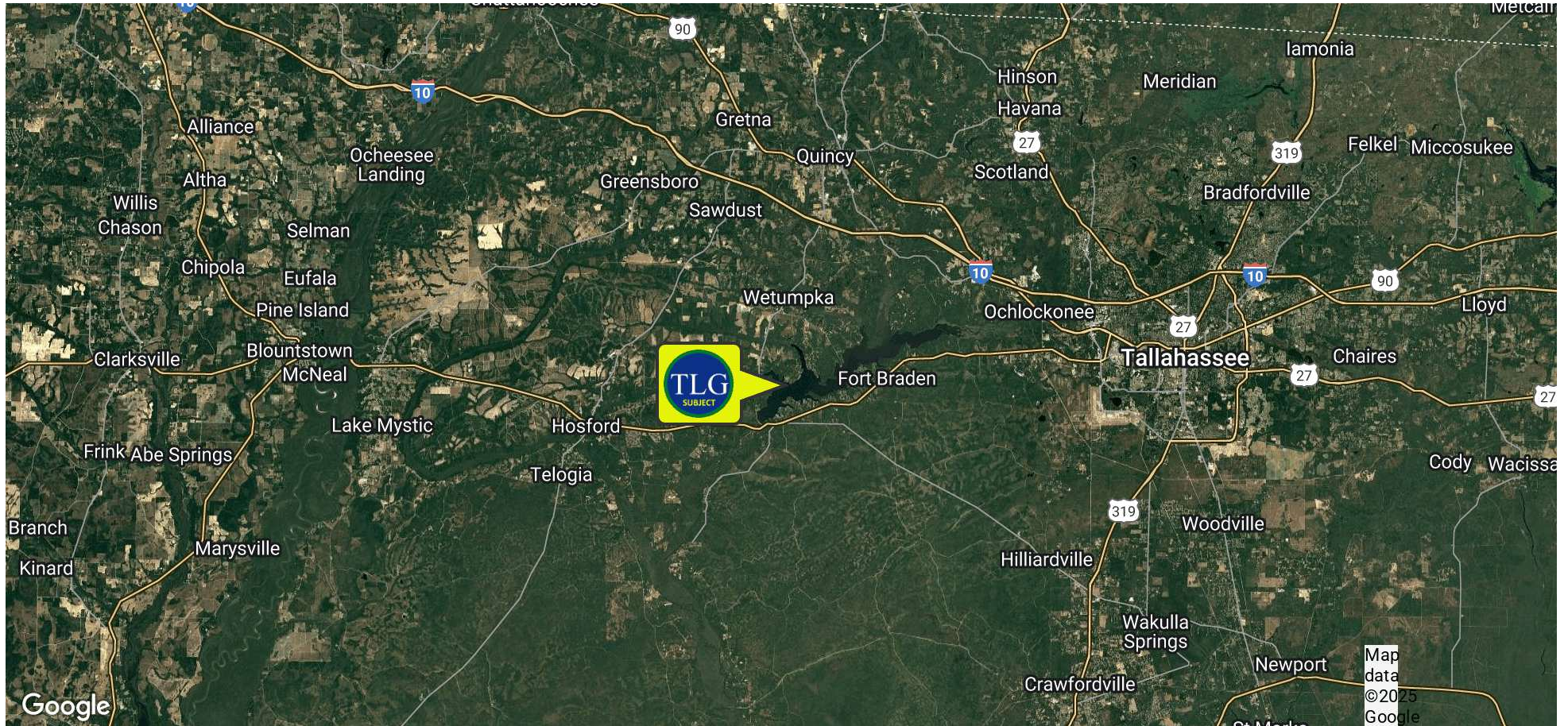




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## Location Map

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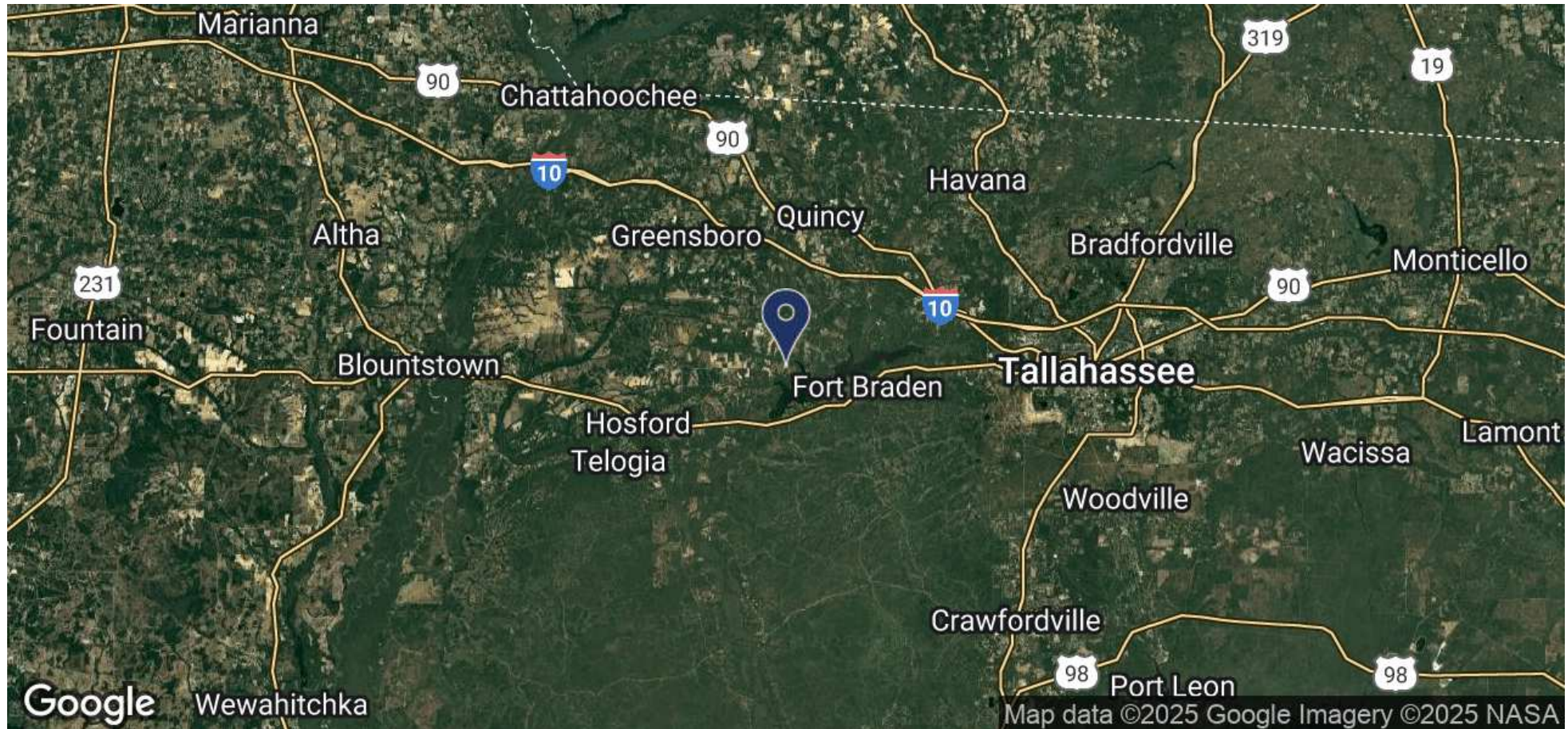




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