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5413 Hopetown Lane
Panama City Beach, FL 32408
1327 Lawndale Road
Tallahassee, FL 32311

LAND DESCRIPTION

NAME: GRAZIADEI FARM

SIZE: 97 PLUS OR MINUS ACRES SUBJECT TO A UP DATED BOUNDARY SURVEY.

**LOCATION: JACKSON CO. FL., 26 PLUS OR MINUS MILES NORTH EAST OF MARIANNA FL., ON
TIMBERLANE RD. 3 MILES WEST OF THE CHATTAHOOCHEE RIVER.**

PRICE: \$850,000

TOPOGRAPHY: LEVEL

TERMS: CASH

**PHYSICAL FEATURES: 14 ACRES OF PLANTED LONG LEAF PINES IN 2017, 27 ACRES OF LONG
LEAF PINE PLANTED IN 2021, 31 ACRES IN NATURAL HARDWOOD, PINES.
5 ACRES OPEN AREA WITH HOUSE, GUEST HOUSE, OUT BUILDINGS, AND 20 ACRES IN 2
PONDS.**

**IMPROVEMENTS: 1852 SQUARE FT HEATED AND COOLED, 3 BEDROOM 2 BATH HOME WITH
ADDITIONAL PORCHES, SUN ROOM. A 616 SQUARE FT HEATED AND COOLED
GUEST HOUSE, 1 BEDROOM, 1 BATH. 1 METAL DETACHED 3 CAR GARAGE WITH CONCRETE
SLAB, 32 FT LONG, 30 FT WIDE, 2 WORK BENCHES, AND 3 GARAGE DOORS. 1 METAL BARN, 65
FT LONG 44 FT WIDE, WITH 12 FT X 60 FT CONCRETE SLAB. IDEAL FOR EQUIPMENT STORAGE,
OR SET UP FOR HORSE STALLS. 1 45 FT LONG, 22 FT WIDE RV OR BOAT STORAGE METAL
STRUCTURE WITH 50 AMP ELECTRICAL SERVICE, WITH WATER SOURCE. CONCRETE SLAB. 1-4
INCH WELL WITH METAL STORAGE BUILDING, 1 EXTRA SMALL METAL UTILITY BUILDING. 2
SEPTIC TANKS, 1 GENERAC LP GAS 22 WATT HOME GENERATOR. 1 SOLAR POWERED ELECTRIC
GATE OPENER WITH KEY PAD.**

**BROKERS COMMENTS: PAVED ROAD FRONTAGE, GOOD LOCATION, GREAT FOR A SMALL
FARMING OPERATION, CATTLE, HORSES WITH GOOD HUNTING. THIS PLACE IS SET UP
FOR A PERMANENT RESIDENCE OR 2ND HOME FOR HOBBY FARM, RECREATION. A PRIVATE
SETTING. MOST OF THE FURNITURE, ALL KITCHEN APPLIANCES, WASHER DRYER GOES
WITH THE SALE.**

Broker 30 Years Experience

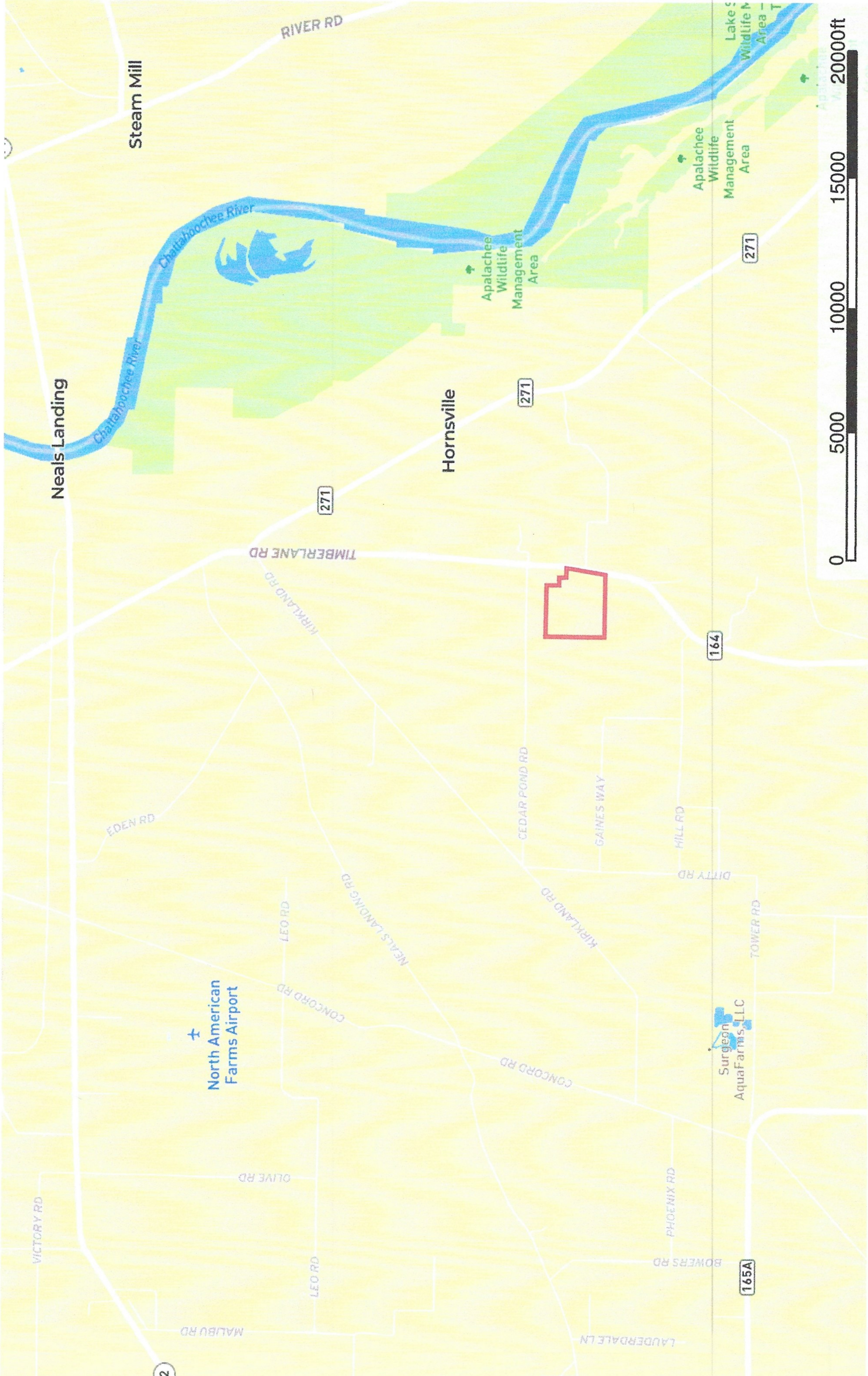
Licensed Real Estate Broker in Alabama • Georgia • Florida
Specializing in Farms, Timberland, Cattle & Recreational Tracts

CONTACT: TED KNIGHT LICENSED REAL ESTATE BROKER IN FLA., GA., AND ALA., EMAIL landdealinfo@gmail.com, 850-545-7243. PROPERTY SHOWN BY APPOINTMENT ONLY.

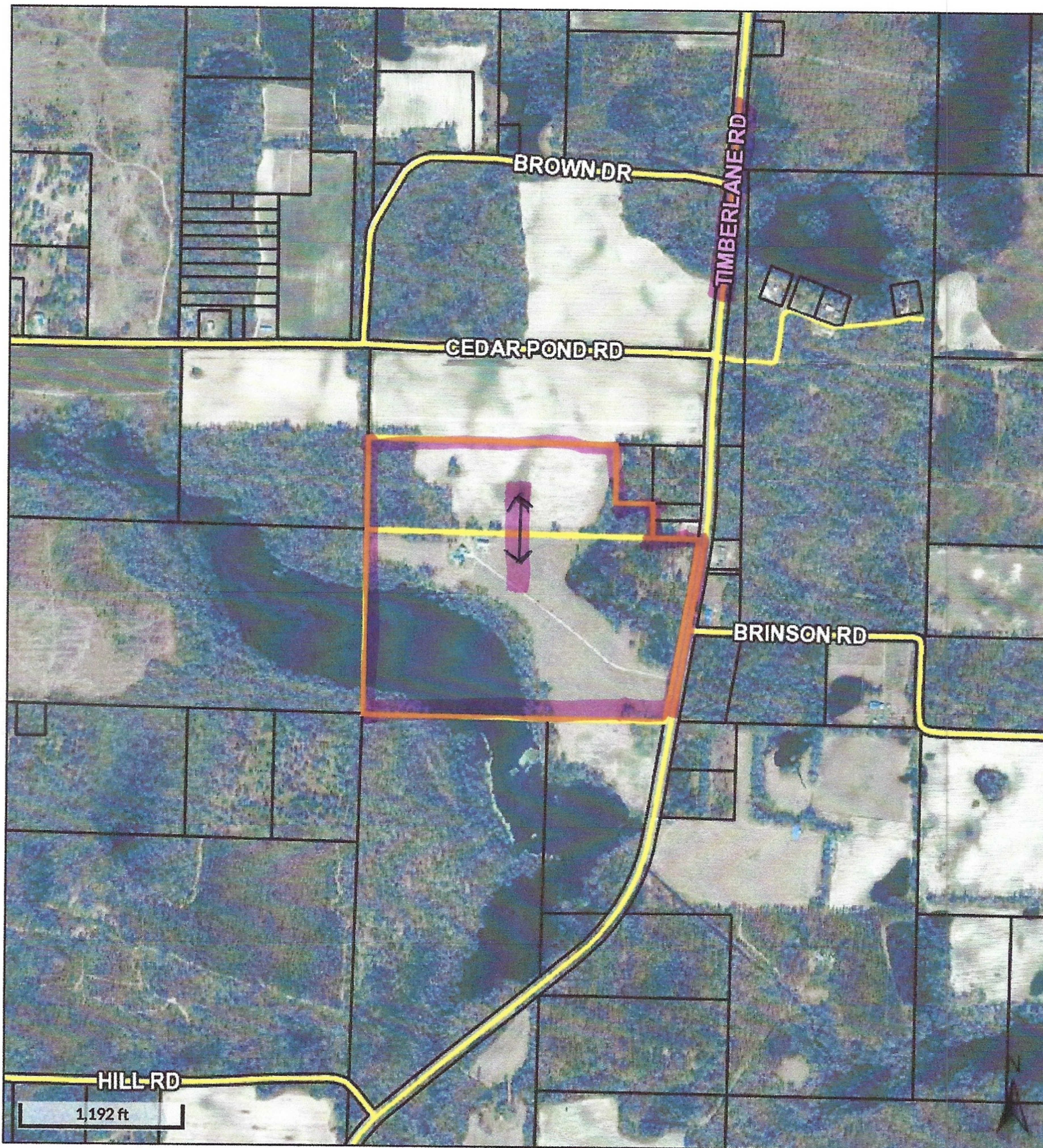
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Graziadei, Cynthia Location Map
Jackson County, Florida, 95 AC +/-



 Boundary



Overview



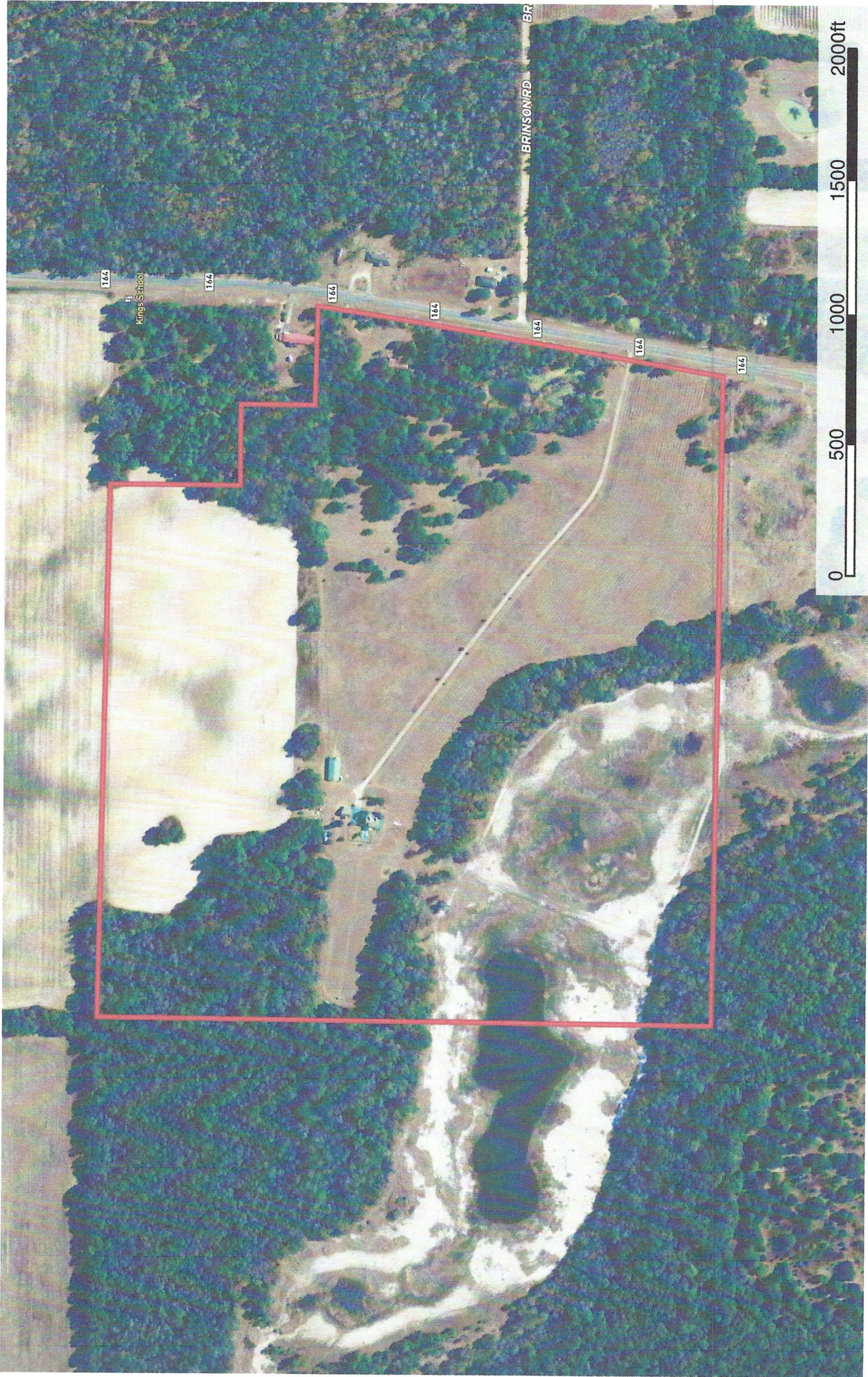
Legend

-  Parcels
-  Roads

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Developed by  **Schneider**
GEOSPATIAL

Graziadei, Cynthia Aerial Map
Jackson County, Florida, 95 AC +/-

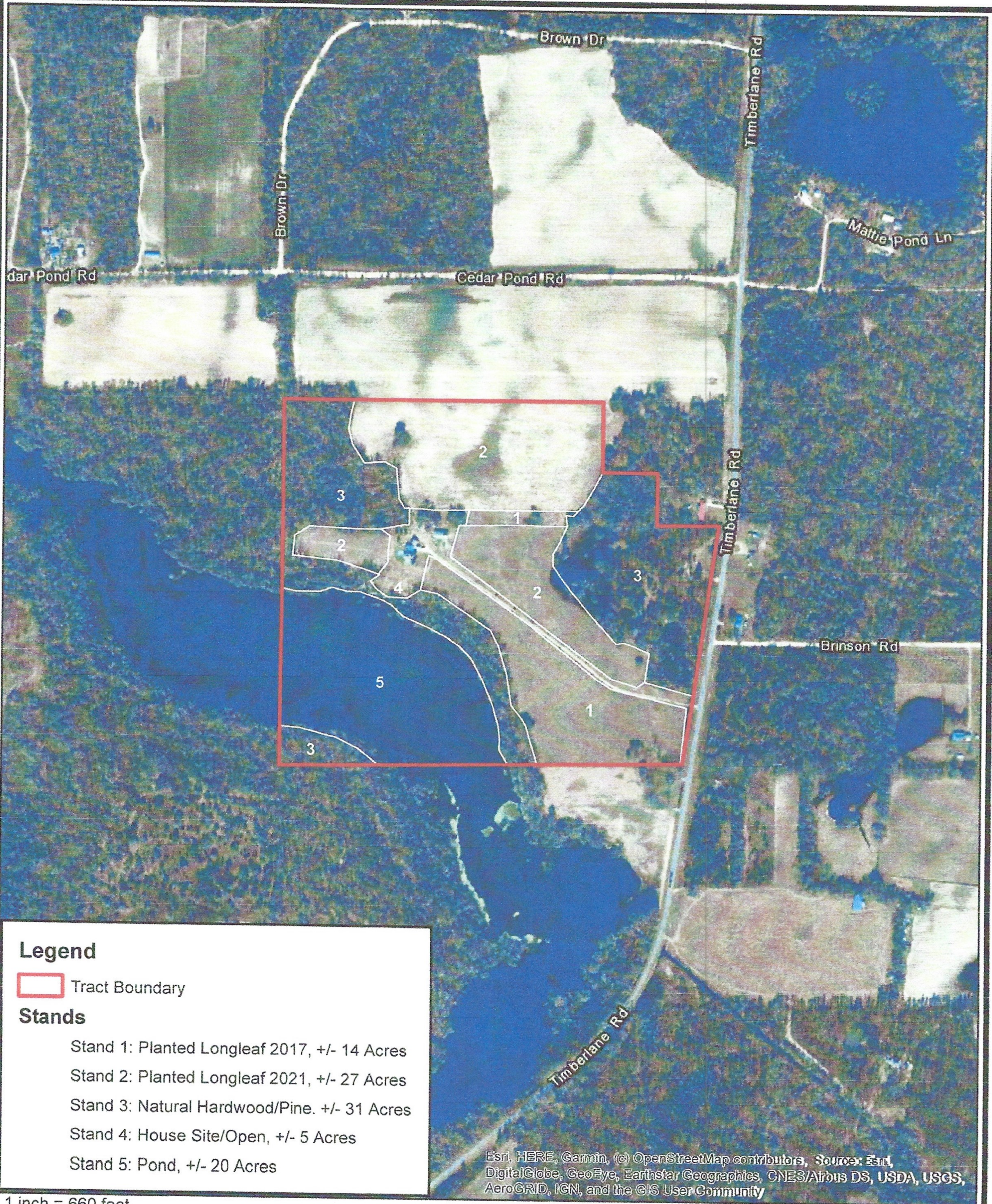


Boundary

Ted Knight



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Graziadei Tract Stand Map

State:	FL
County:	Jackson
Twn:	Sec: 10 Twn:06N
Rng:	08W



Date:	2021
Drawn By:	RP



Southern Forestry
Consultants, Inc

Graziadei, Cynthia Topo Map
Jackson County, Florida, 95 AC +/-



□ Boundary

Ted Knight



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