



# APALACHEE ESTATES TRACT 1

635 CODY CHURCH RD  
MONTICELLO, FL 32344

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# Property Overview



Sale Price	<b>\$1,539,700</b>
<b>OFFERING SUMMARY</b>	
Acreage:	173 Acres
Price / Acre:	\$8,900
City:	Monticello
County:	Leon
Property Type:	Timber & Recreation

## PROPERTY OVERVIEW

Apalachee Estates is a premier large acreage living opportunity located in the Red Hills of North Florida. The property consists of surveyed tracts ranging from 100 to 175 acres with paved road frontage along US -27 and Cody Church Road. The location provides easy access to the shopping, dining, and healthcare of Tallahassee, FL. Tract 1 features pine plantation and hardwood forest with significant frontage along Burnt Mill Creek. The property's rich habitat diversity provides excellent game flow for quality hunting and other recreational opportunities. Tract 1 also features over one mile of shared boundary with the St Marks River Preserve State Park, making for great conservation easement potential.

The neighboring St Marks River Preserve State Park provides an excellent wildlife corridor in addition to hiking, equestrian trails, and mountain bike paths. Tract 1 is also located just 30 miles north of Apalachee Bay, providing great access to coastal recreation throughout Florida's Big Bend region. There are numerous public access points to springs in the area and the state capitol building is only 15 miles to the west. This tract provides incredible access to the amenities of a large city while preserving the privacy and natural living that you desire.



# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
Uplands / Wetlands:	75% Uplands <ul style="list-style-type: none"><li>• Chipley fine sand</li><li>• Ortega sand</li><li>• Pickney soils</li></ul>
Soil Types:	
Zoning / FLU:	Rural
Lake Frontage / Water Features:	0.25 miles of frontage along Burnt Mill Creek
Road Frontage:	0.3 miles along US-27
Nearest Point of Interest:	12 miles to Target 13 miles to Publix Supermarket 15 miles to the Florida State Capitol Building 16 miles to FSU 32 miles to the coast
Fencing:	Gated entrance
Current Use:	Hunting
Potential Recreational / Alt Uses:	Homesite, Hunting, Timber
Land Cover:	60 ± acres of cleared upland pine for homesites or pasture 70 ± acres of mature upland pine 43 ± acres of natural bottomland timber

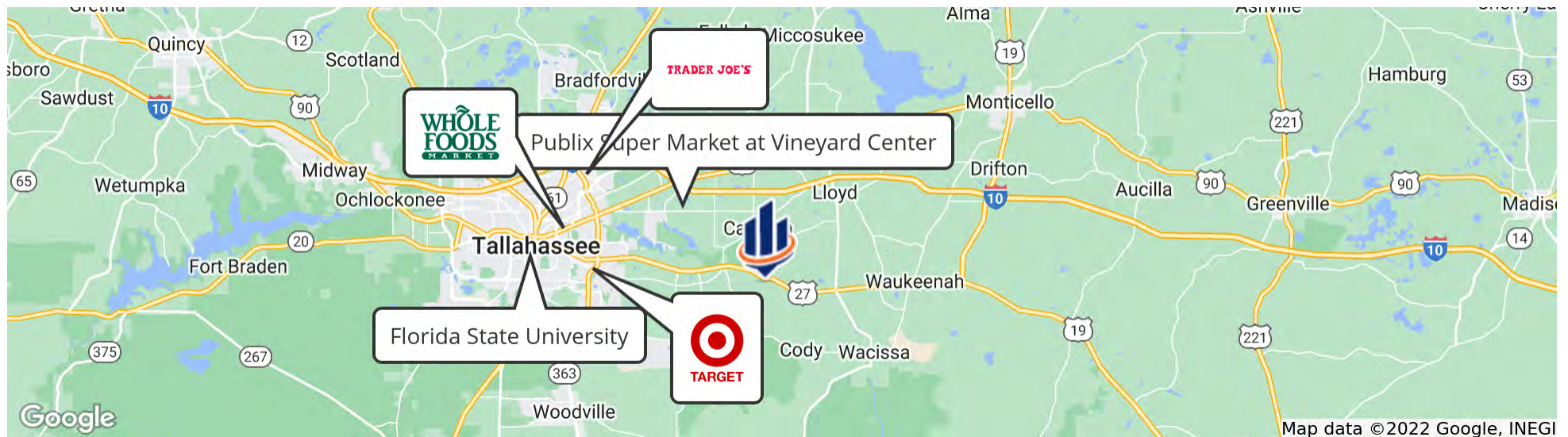


# Location



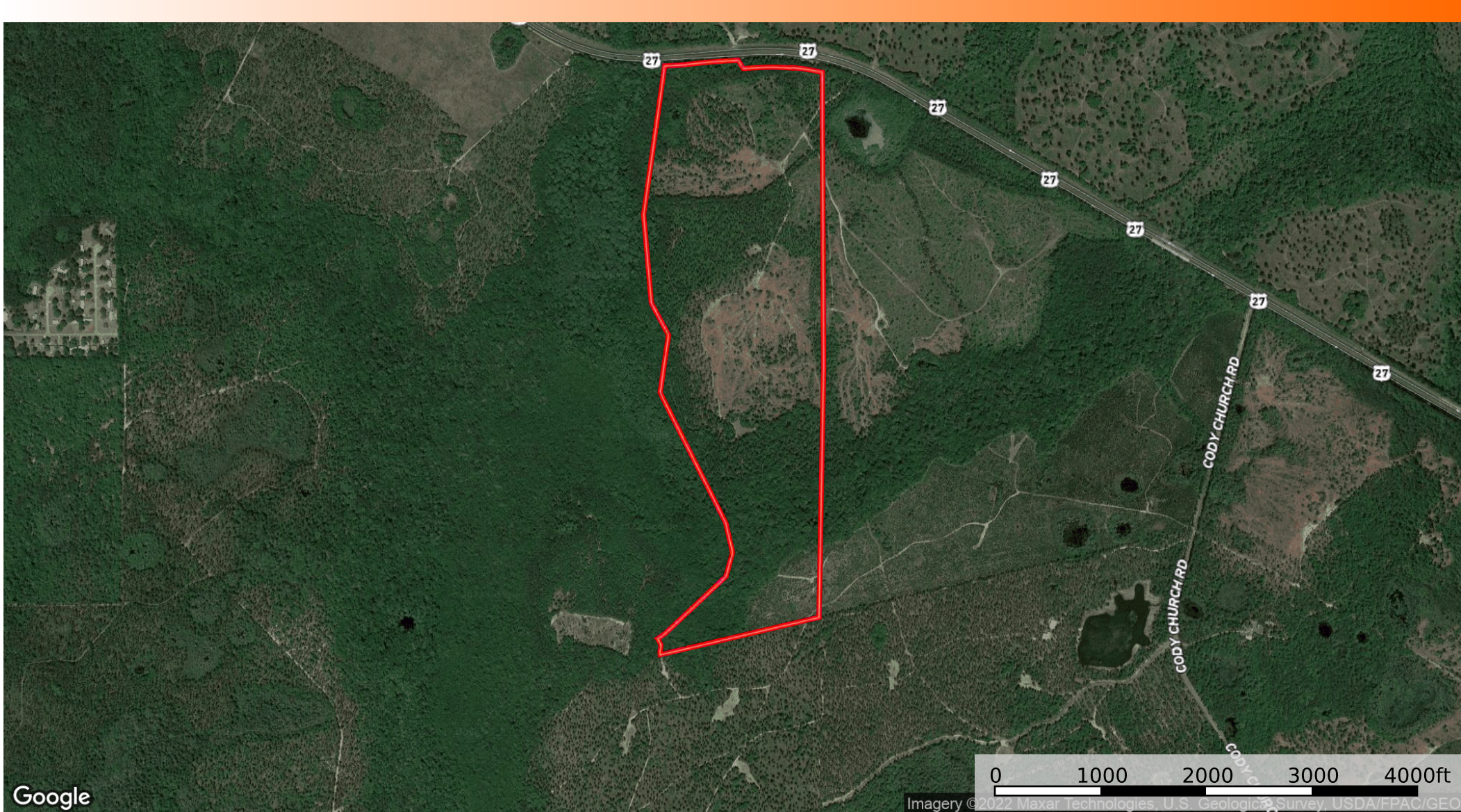
## LOCATION & DRIVING DIRECTIONS

Parcel:	3212200060000 3213200200000
GPS:	30.4085011, -84.0795306
Driving Directions:	<ul style="list-style-type: none"><li>• From Tallahassee take US-27 east for 13 miles</li><li>• Turn right on Cody Church Rd</li></ul>
Showing Instructions:	Contact listing agent



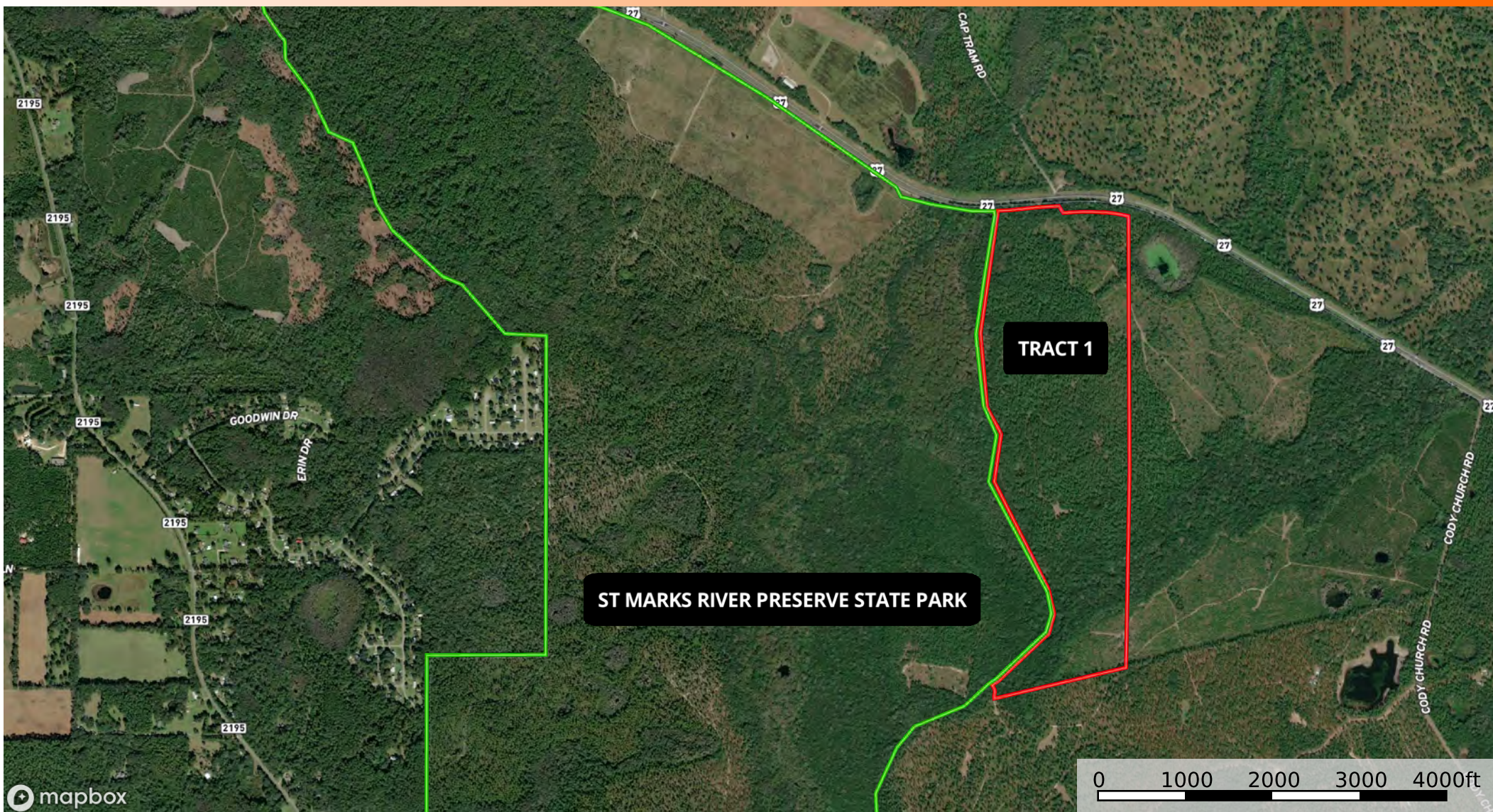


# Aerial Map





# Aerial Map





# Additional Photos







1723 Bartow Rd  
Lakeland, Florida 33801  
863.648.1528

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

356 NW Lake City Ave  
Lake City, Florida 32055  
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