



# APALACHEE ESTATES TRACT 2

635 CODY CHURCH RD  
MONTICELLO, FL 32344

---

**Bryant Peace, ALC**

863.648.1528 | 229.792.8559  
bryant.peace@svn.com

**John A. "Tony" Wallace**

352.538.7356 | 352.538.7356  
tony.wallace@svn.com



Sale Price **\$1,131,000**

**OFFERING SUMMARY**

Acreage: 156 Acres  
Price / Acre: \$7,250  
City: Monticello  
County: Jefferson  
Property Type: Homesite & 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. The land features natural pine and hardwood forest with beautiful cypress-rimmed ponds and meandering creek systems. The property's rich habitat diversity provides excellent game flow for quality hunting opportunities and also provides a scenic arena for fishing, kayaking, and general outdoor recreation.

The St Marks River Preserve State Park is located right next door and provides an excellent wildlife corridor in addition to hiking, equestrian trails, and mountain bike paths. The property 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. These tracts provide 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:                        | Hunting & Recreation Properties                                                                                                                              |
| Uplands / Wetlands:                | 70% uplands <ul style="list-style-type: none"><li>• Chipley fine sand</li><li>• Ortega fine sand</li><li>• Bibb loamy sand</li></ul>                         |
| Soil Types:                        |                                                                                                                                                              |
| Zoning / FLU:                      | Ag                                                                                                                                                           |
| Lake Frontage / Water Features:    | 8 ± acre pond. 0.75 miles of frontage on Burnt Mill Creek                                                                                                    |
| Road Frontage:                     | 0.7 miles along US-27                                                                                                                                        |
| Nearest Point of Interest:         | 12 ± miles to Target<br>13 ± miles to Publix Supermarket<br>15 ± miles to the Florida State Capitol Building<br>16 ± miles to FSU<br>32 ± miles to the coast |
| Fencing:                           | Gated entrance                                                                                                                                               |
| Current Use:                       | Hunting                                                                                                                                                      |
| Potential Recreational / Alt Uses: | Homesite, Hunting, Timber                                                                                                                                    |
| Land Cover:                        | 100 ± acres cleared for homesites or pasture<br>48 ± acres of natural timber<br>8 ± acre cypress pond                                                        |

# Location



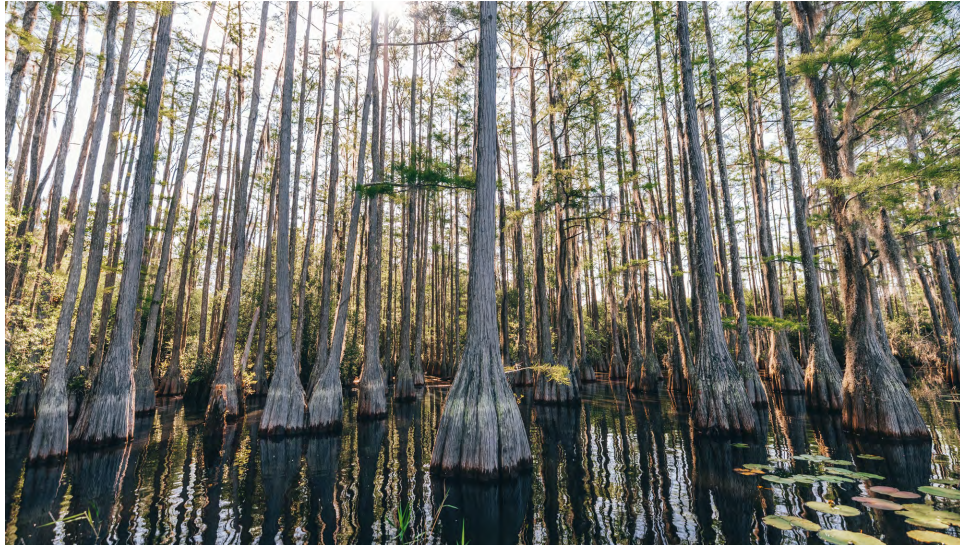
## LOCATION & DRIVING DIRECTIONS

|                       |                                                                                                                                         |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Parcel:               | 07-1S-3E-0000-0020-0000                                                                                                                 |
| GPS:                  | 30.4079829, -84.0730933                                                                                                                 |
| 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 agents                                                                                                                  |

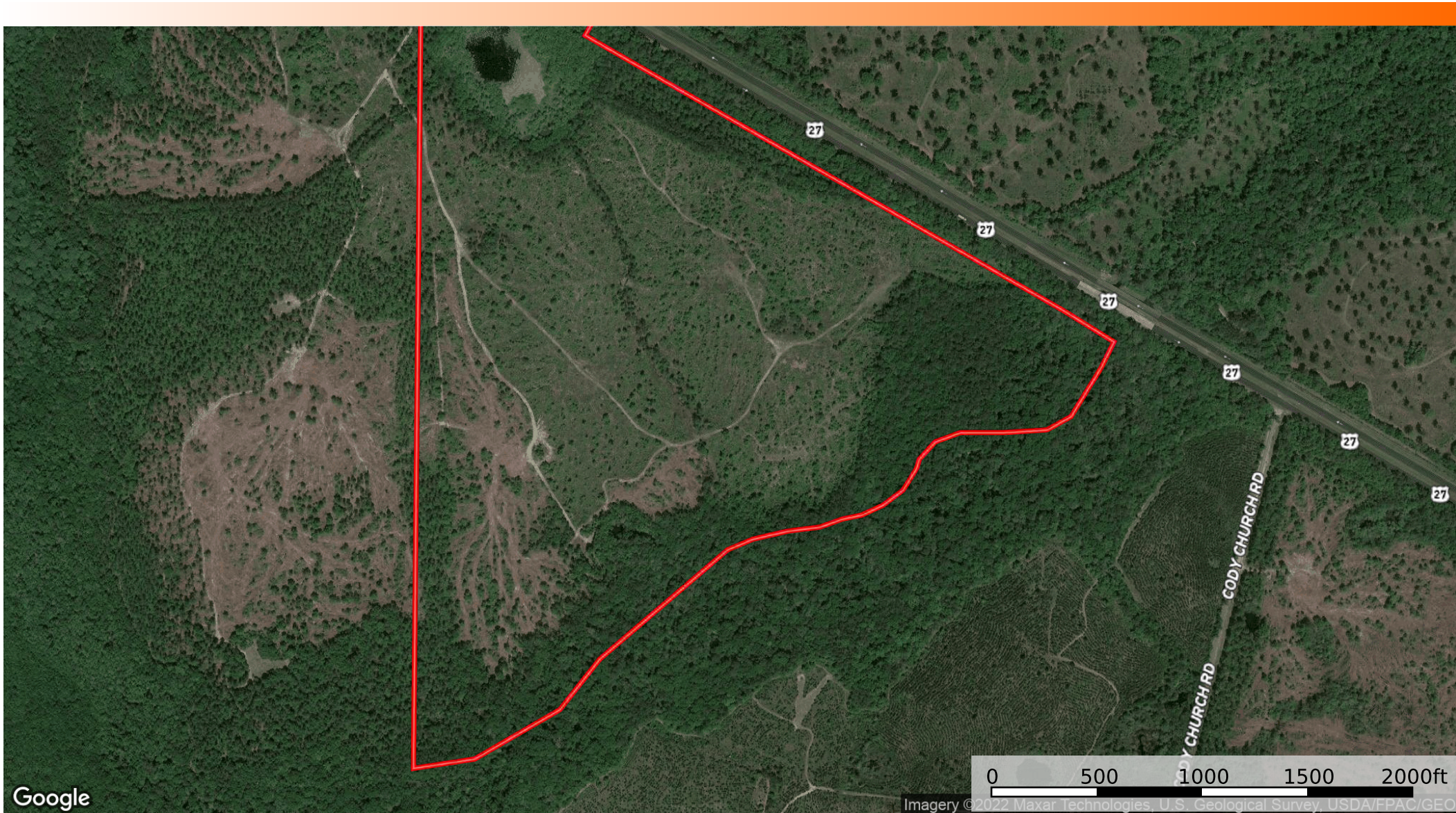




# Additional Photos



# Aerial Map





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  
386.438.5896

[www.SVNsaunders.com](http://www.SVNsaunders.com)

All SVN® Offices Independently Owned & Operated | 2022 All Right Reserved

©2021 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](http://SVNsaunders.com).

