

APALACHEE ESTATES TRACT 3

635 CODY CHURCH RD
MONTICELLO, FL 32344

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Property Overview



Sale Price	\$1,201,250
OFFERING SUMMARY	
Acreage:	155 Acres
Price / Acre:	\$7,750
City:	Monticello
County:	Jefferson
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. The tracts feature pine plantation, as well as mixed 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 • Timberland
Uplands / Wetlands:	65% Uplands • Chipley fine sand • Bibb loamy sand • Alpin fine sand
Soil Types:	
Zoning / FLU:	AG
Lake Frontage / Water Features:	5 ± acres of ponds. 0.75 miles along Burnt Mill Creek
Road Frontage:	0.15 miles along US-27. 0.40 miles along Cody Church Rd.
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 & timber
Potential Recreational / Alt Uses:	Homesite, Hunting, Timber Management
Land Cover:	90 ± acres of pine plantation. 60 ± acres of natural hardwood 5 ± acres of ponds

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	17-1S-3E-0000-0020-0000
GPS:	30.4010984, -84.0707759
Driving Directions:	• From Tallahassee take US-27 east for 13 miles • Turn right on Cody Church Rd
Showing Instructions:	Contact Listing Agents

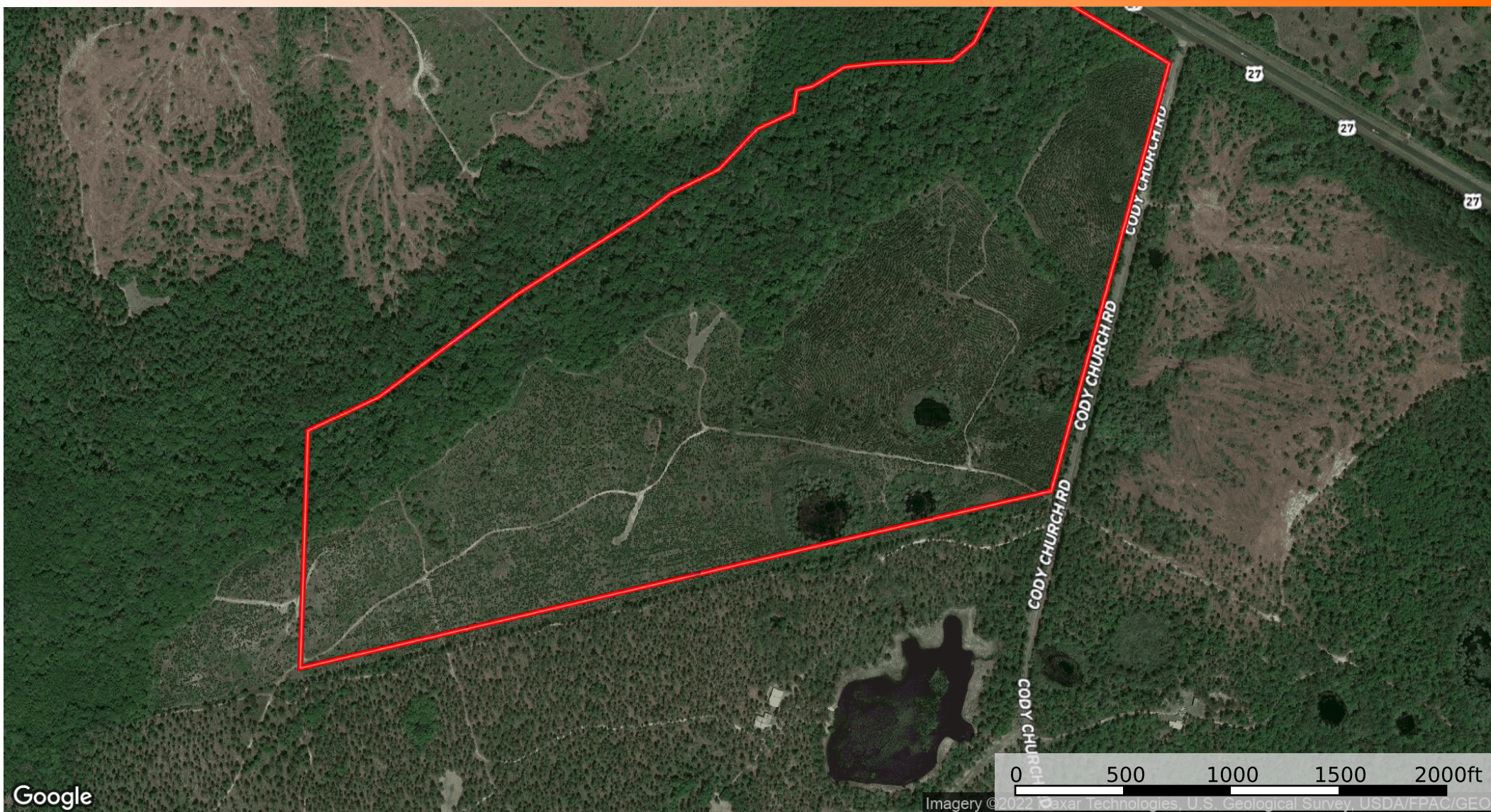




Additional Photos



Aerial Map





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229.299.8600

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