



APALACHEE ESTATES TRACT 7

635 CODY CHURCH RD
MONTICELLO, FL 32344

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Property Overview



Sale Price

\$840,000

OFFERING SUMMARY

Acreage: 105 Acres
Price / Acre: \$8,000
City: Monticello
County: Jefferson
Property Type: Timberland & 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

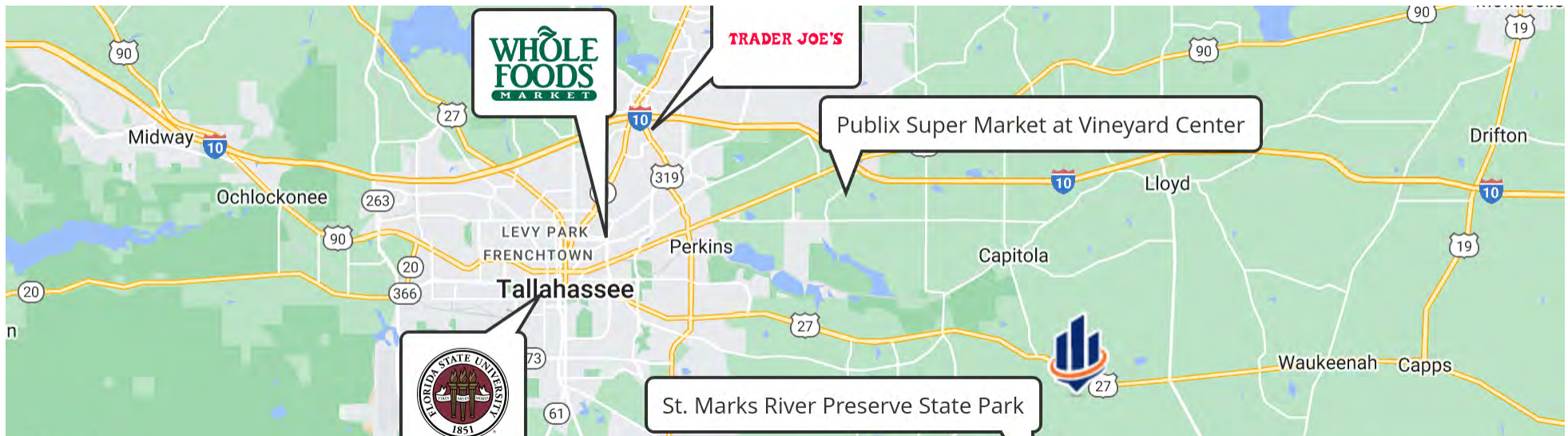
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	88% Uplands
Soil Types:	Chipley Fine Sand; Ortega Fine Sand; Alpin Fine Sand
Zoning / FLU:	AG-20
Lake Frontage / Water Features:	12 ± Acres of Ponds
Water Source & Utilities:	Power and Well on Site
Road Frontage:	0.59 miles of Paved Frontage on 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:	Timber Management & Recreation
Potential Recreational / Alt Uses:	Homesite & Hunting
Land Cover:	12 ± Acres of Ponds 24 ± Acres of Thinned Hardwood 69 ± Acres of Upland Pine and Hardwood

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	17-1S-3E-0000-0020-0000
GPS:	30.3969527, -84.0601329
Driving Directions:	From Tallahassee head east on US-27; Turn right on Cody Church Rd
Showing Instructions:	Contact Listing Agent



Aerial Map



Additional Photos



Additional Photos





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Thomasville, Georgia 31792
229.299.8600

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