



APALACHEE TIMBERLANDS

635 CODY CHURCH RD
MONTICELLO, FL 32344

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Property Overview



Sale Price **\$5,997,600**

OFFERING SUMMARY

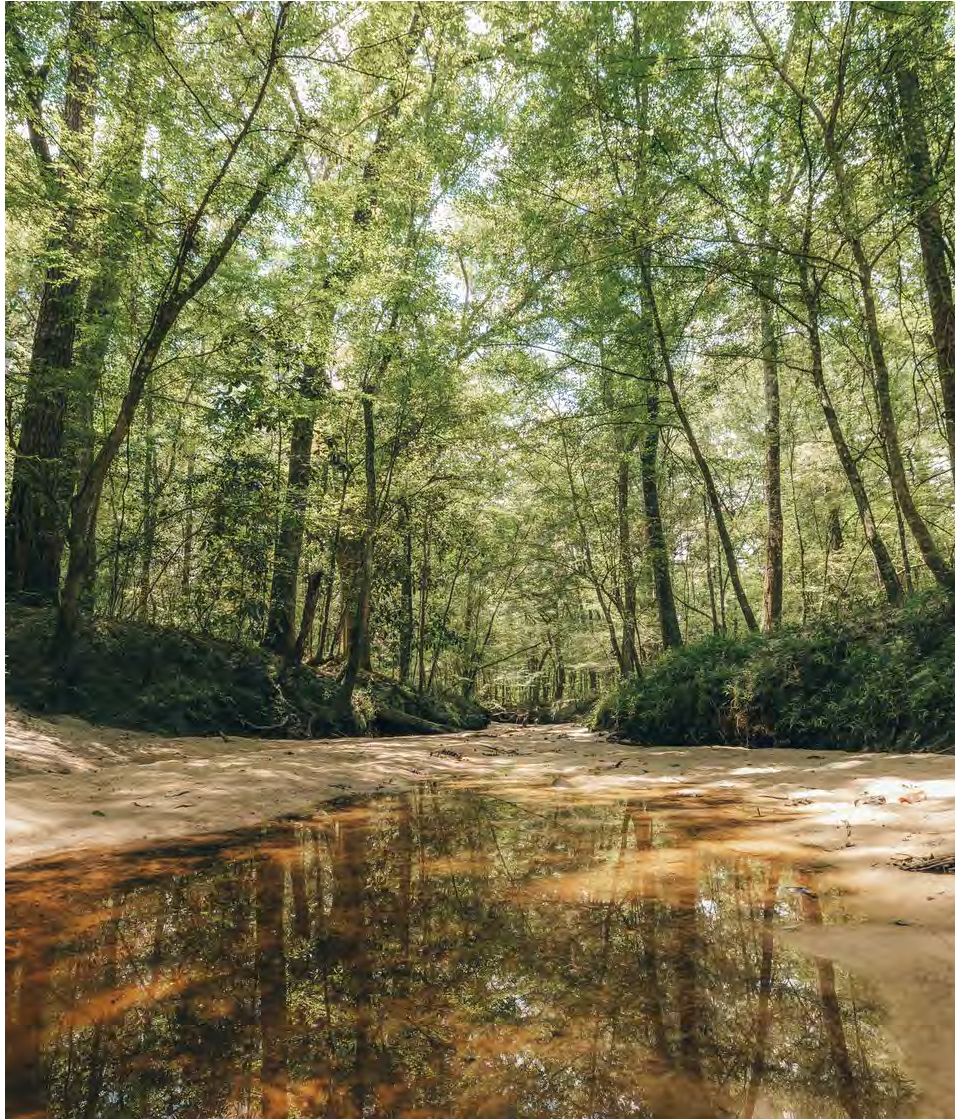
Acreage: 1,008 Acres
Price / Acre: \$5,950
City: Monticello
County: Jefferson
Property Type: Timber & Recreation

PROPERTY OVERVIEW

Apalachee Timberlands is a premier large acreage investment opportunity located in the Red Hills of North Florida. The property consists of roughly 1,000 acres with over 2 miles of frontage along US HWY 27 in Leon and Jefferson counties. The subject property is offered as a whole and is also offered in two parcels. The western parcel is approximately 490 acres and adjoins the St. Marks River Preserve State Park. The eastern parcel is approximately 522 acres and features paved road frontage on 3 sides. Both parcels are situated between the beautiful rolling quail woods of El Destino Plantation to the north and several thousand acres of conserved state lands to the south and west. The shared boundary with state lands could render a quality conservation easement opportunity.

The property location features convenient access to the shopping, dining, and healthcare of Tallahassee, FL while also providing the solitude and recreation of large acreage living. The adjoining State Park and additional neighboring state lands provide excellent wildlife corridor in addition to hiking, equestrian trails, and mountain bike paths. The property is also located just 30 miles north of the Gulf coast providing great access to coastal recreation throughout Florida's Big Bend region. There are numerous public access points to natural springs in the area for cooling off in the summer and the amenities of downtown Tallahassee are only 15 miles to the west. This property features 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:	75% Uplands
Soil Types:	Chipley fine sand; Bibb loamy sand; Ortega fine sand; Alpin fine sand
Zoning / FLU:	AG-20
Lake Frontage / Water Features:	2 miles of creek frontage
Water Source & Utilities:	Power, well & septic on site
Road Frontage:	2.4 miles along US-27, 1 mile along Cody Church Rd, 0.3 miles along St Augustine Rd
Nearest Point of Interest:	13 miles to Publix Supermarket 15 miles to the Florida State Capitol Building 16 miles to FSU 20 miles to Tallahassee International Airport (TLH) 30 miles to the coast
Fencing:	Gated entrances
Current Use:	Timber & Hunting
Land Cover:	157 ± acres of merchantable pine 182 ± acres of pre-merch planted pine 210 ± acres of cutover Balance - hardwoods; creeks & ponds

Location



LOCATION & DRIVING DIRECTIONS

Parcel:	17-1S-3E-0000-0020-0000 3212200060000 3213200200000 07-1S-3E-0000-0020-0000
GPS:	30.3998399, -84.0577296
Driving Directions:	• From Tallahassee head east on US-27 • Turn right on Cody Church Rd
Showing Instructions:	Contact a Listing Agent

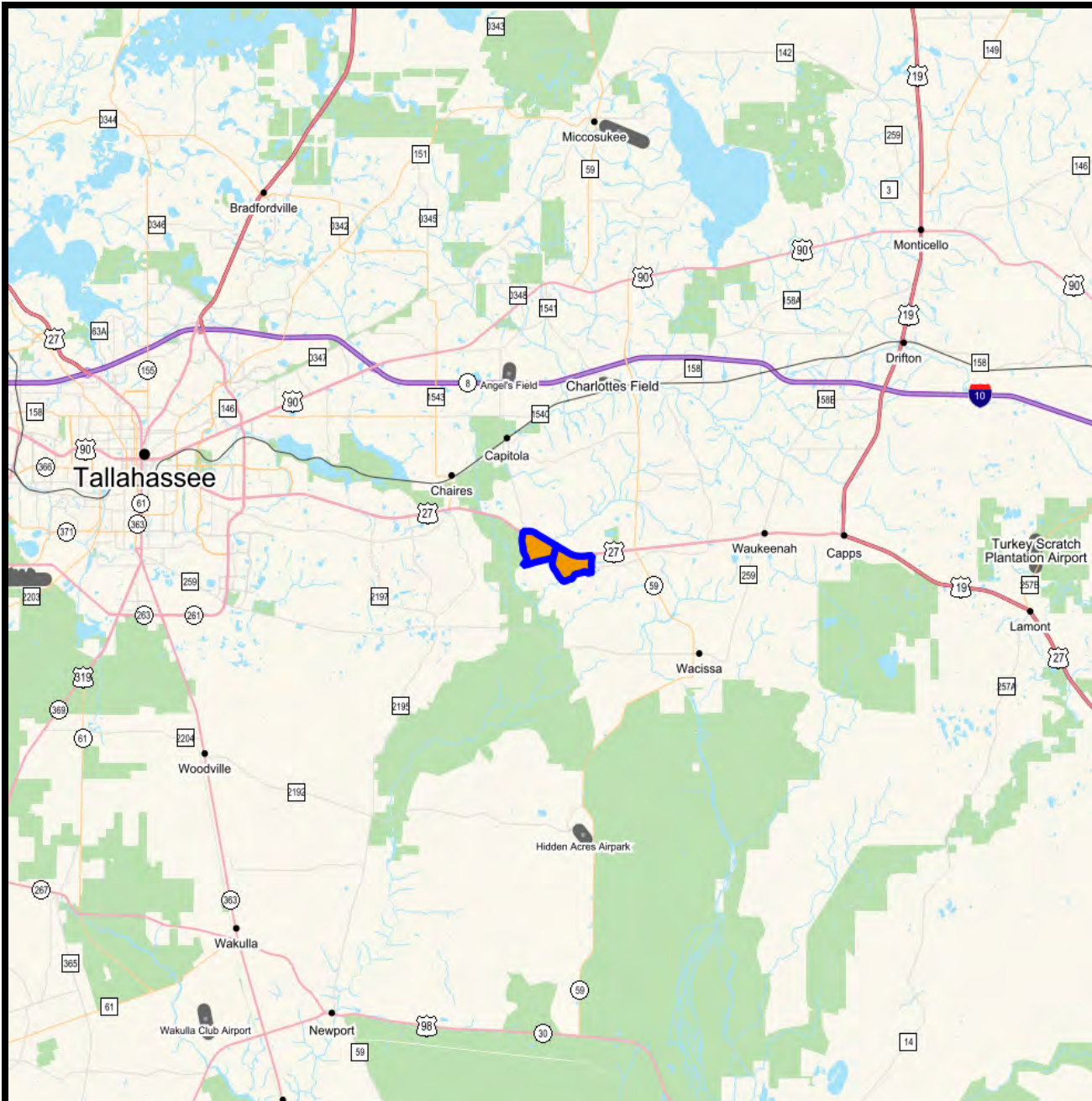


Additional Photos



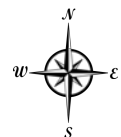
Additional Photos





Vicinity

- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

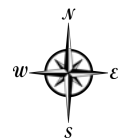


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Aerial

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



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BRYANT PEACE, ALC

Senior Advisor

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PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, GA.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land sales, as well as, business development for SVN Saunders Ralston Dantzler throughout Florida and Georgia. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland & Development
- Recreational Land
- Agricultural Properties

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JOHN A. "TONY" WALLACE, CF

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

Tony specializes in:

- Timberland
- Agricultural Land
- Recreational Land
- Conservation Easements

SVN | Saunders Ralston Dantzler

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For more information visit www.SVNsaunders.com

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