




**644+/-
ACRES**



NAI TALCOR



No Warranty Or Representation, Express Or Implied, Is Made As To The Accuracy Of The Information Contained Herein, And The Same Is Submitted Subject To Errors, Omissions, Change Of Price, Rental Or Other Conditions, Prior Sale, Lease Or Financing, Or Withdrawal Without Notice, And Of Any Special Listing Conditions Imposed By Our Principals No Warranties Or Rep- resentations Are Made As To The Condition Of The Property Or Any Hazards Contained Therein Are Any To Be Implied.

A photograph of four quail in flight over a field of tall, dry grass. The quail are captured in various stages of flight, with their wings spread wide, showing intricate patterns of brown, white, and grey. The background is a soft-focus landscape of tall grass and distant trees. A semi-transparent white text box is centered in the image.

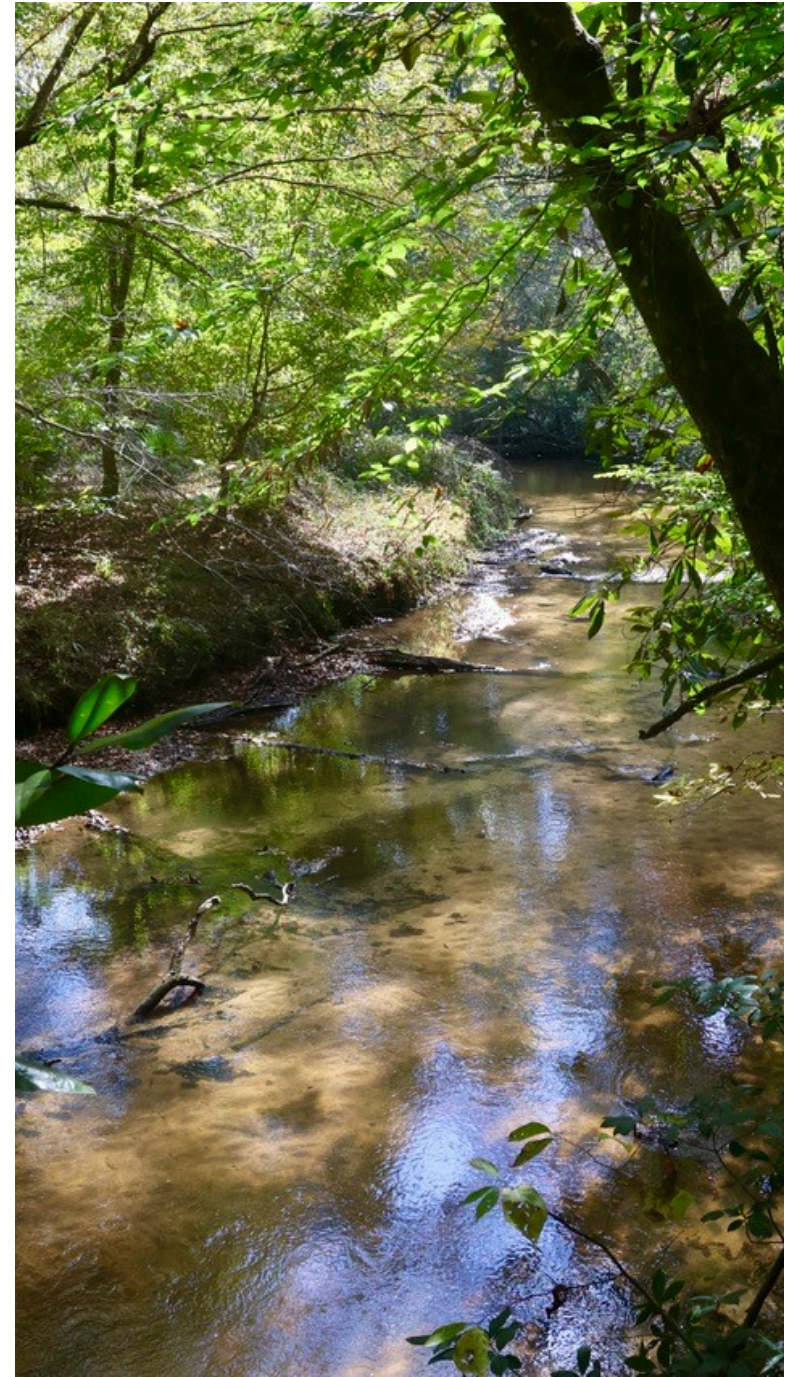
Sweetwater Hill stands as an extraordinary property, emanating a rich tapestry of history, natural splendor, and distinctive character.

LET ME INTRODUCE YOU TO **SWEETWATER HILL**

Sweetwater Hill is a truly exceptional property that exudes history, natural beauty, and character. Nestled in an area akin to the nearby Red Hills, this property has a unique story to tell. Once a tobacco farm, then a productive timber forest, and now a well-managed recreational farm, Sweetwater Hill boasts striking topography variations that accentuate its beautiful mature quail woods, open fields, and magnificent creek bottoms.

Located just thirty minutes from the Thomasville Road/Interstate 10 interchange in Tallahassee, FL, on Cane Creek Road in Gadsden County, Florida, this property is being made available for only the second time in over fifty years. The owner of Sweetleaf Farm, which now totals 1300 acres, is dividing the property, and the available southern tract is being marketed as Sweetwater Hill.

Sweetwater Hill boasts a high plantable-to-non-plantable area ratio of approximately 60% and contains a variety of soils that make it an excellent choice for crops or timber growth. The property features a diverse array of planted and natural timber, including long-leaf, short-leaf, slash, loblolly, and spruce pines, along with a variety of oaks, magnolias, beech, and other hardwoods that adorn the uplands and the creek bottoms.



644+/- ACRES

SWEETWATER HILL

FOR SALE
CANE CREEK RD
NEAR QUINCY, FL



PROPERTY OVERVIEW:

- Formerly a tobacco farm, then a timber forest, now a well-managed hunting farm.
- Unique topography with mature quail woods, open fields, and creek bottoms.
- Clear boundaries along Cane Creek, Sweetwater Branch, Rocky Comfort Creek, and Cane Creek Road.



LOCATION OVERVIEW:

- Thirty minutes from Thomasville Road/Interstate 10 interchange in Tallahassee, FL.
- Frontage on CANE CREEK RD in Gadsden County FL
- Positioned within a block of land surrounded by Interstate 10, Lake Talquin Road (US Highway 267), Old Federal Road (Highway 65 B), and Cane Creek Road (County 274).



PROPERTY ENHANCEMENTS:

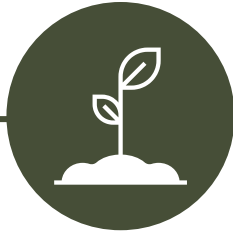
- Highway fencing.
- Well-maintained road system for easy access.
- Sturdy steel barn and convenient storage sheds.
- Serene 6-acre lake with a dock.
- Pond Porch for gatherings.
- Creek Frontage
 - Sweetwater Branch
 - Rocky Comfort Creek
 - Cane Creek

The applicable zoning regulations governing the property provide for agricultural use and one residential unit per 10 acres. The property will be deed restricted upon sale as to use and density to remain consistent with applicable zoning and area.

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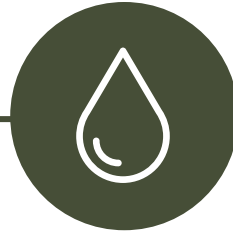
SWEETWATER HILL

FOR SALE
CANE CREEK RD
NEAR QUINCY, FL



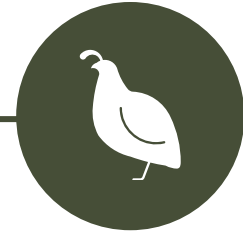
SOILS AND TIMBER:

- Plantable to non-plantable area ratio of approximately 60%.
- Diverse soils suitable for crops or timber growth.
- Planted and natural timber include long leaf, short leaf, slash, loblolly, and spruce pines.
- Variety of oaks, magnolias, beech, and other hardwoods on uplands and creek bottoms.



UTILITIES AND AGRICULTURE:

- Potable water well, currently generator-powered, designed for future solar conversion.
- Approximately 15 acres are dedicated to Perennial Peanut Hay.
- Hay equipment is available for separate purchase.
- Barn for hay or other uses



RECREATION:

- Abundant game for both viewing and hunting, including deer, turkey, quail, dove, duck, fox squirrel, and bears.
- Appeals to nature enthusiasts and avid hunters alike.
- Beautiful Scenery



SWEETWATER HILL, A **RECREATIONAL MASTERPIECE**

The property is thoughtfully improved with highway fencing, an exceptional road system for easy access, a sturdy steel barn, convenient storage sheds, a serene 6-acre lake with a dock, and a welcoming Pond Porch for gatherings. Additionally, Sweetwater Hill boasts a potable water well, which currently operates by generator but was cleverly designed to be converted to solar power in the future. Approximately 15 acres are dedicated to Perennial Peanut Hay, which produced over 850 bales in 2023. Hay equipment, if desired, can be purchased separately.

For nature enthusiasts and hunters alike, Sweetwater Hill is a haven of wildlife. This property teems with game for both viewing and hunting, including deer, turkey, quail, dove, duck, fox squirrel, and even bears. Whether you're an avid hunter or simply appreciate the beauty of nature, this farm will not disappoint.

PROPERTY PHOTOS



PROPERTY PHOTOS



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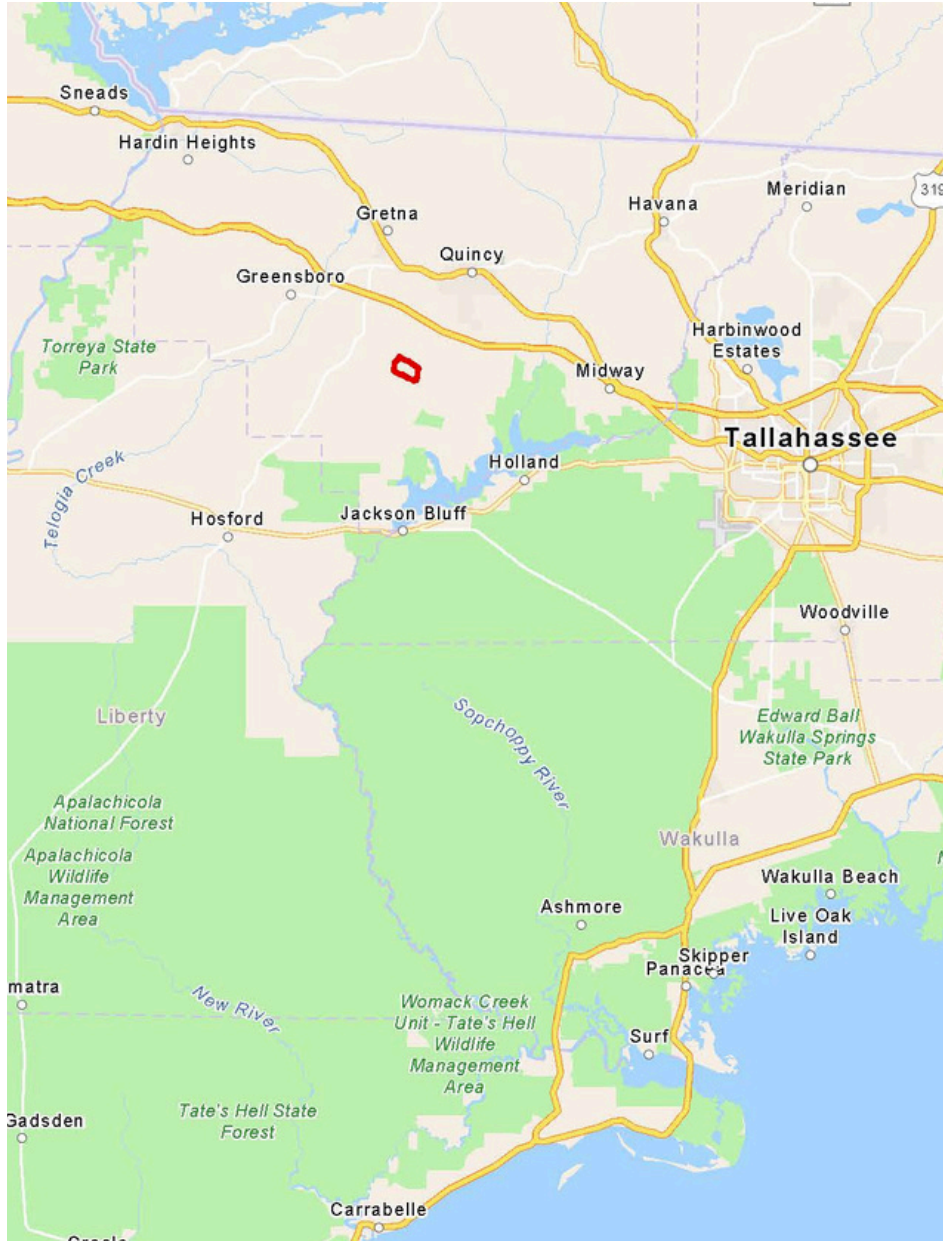
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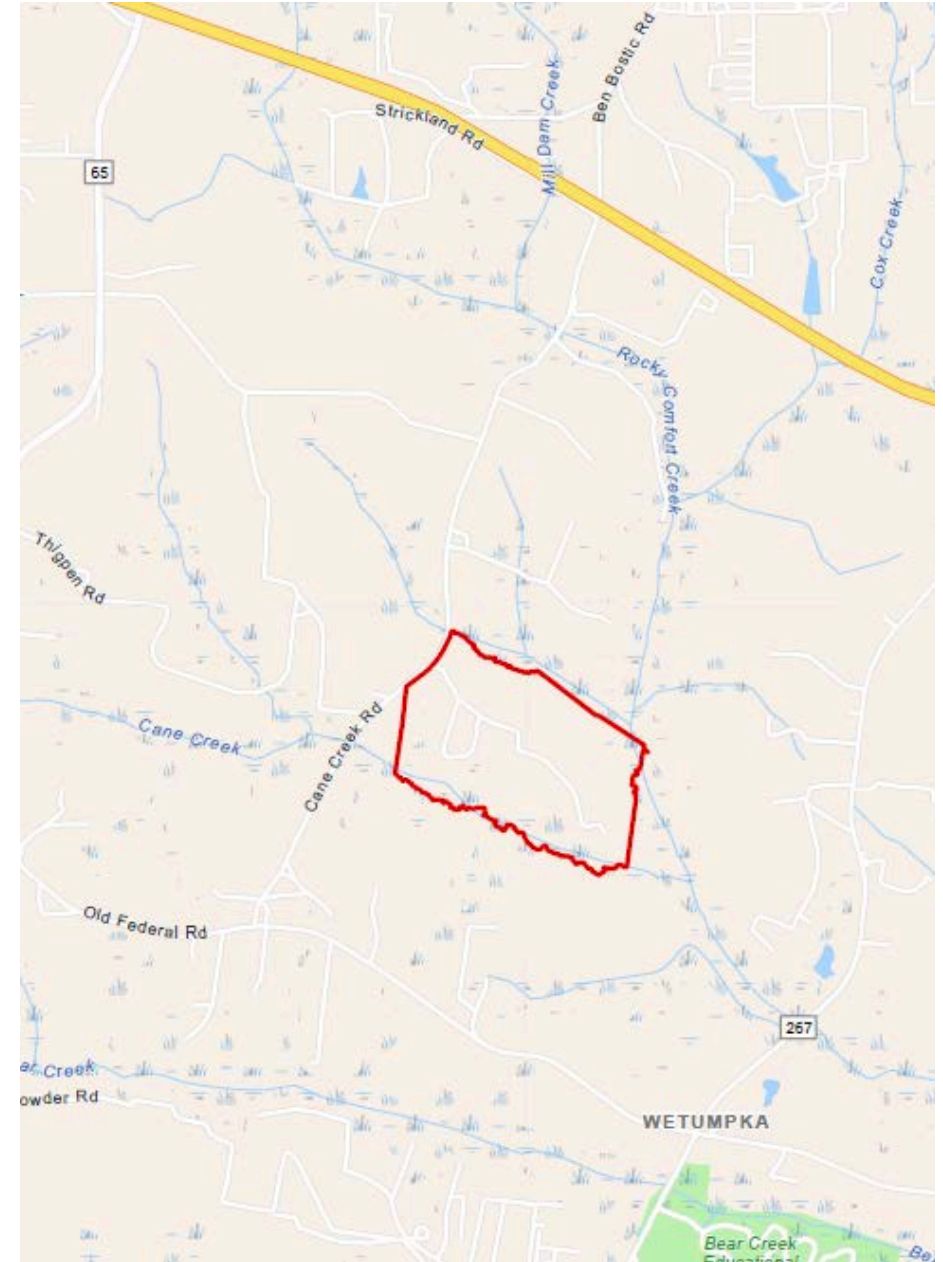
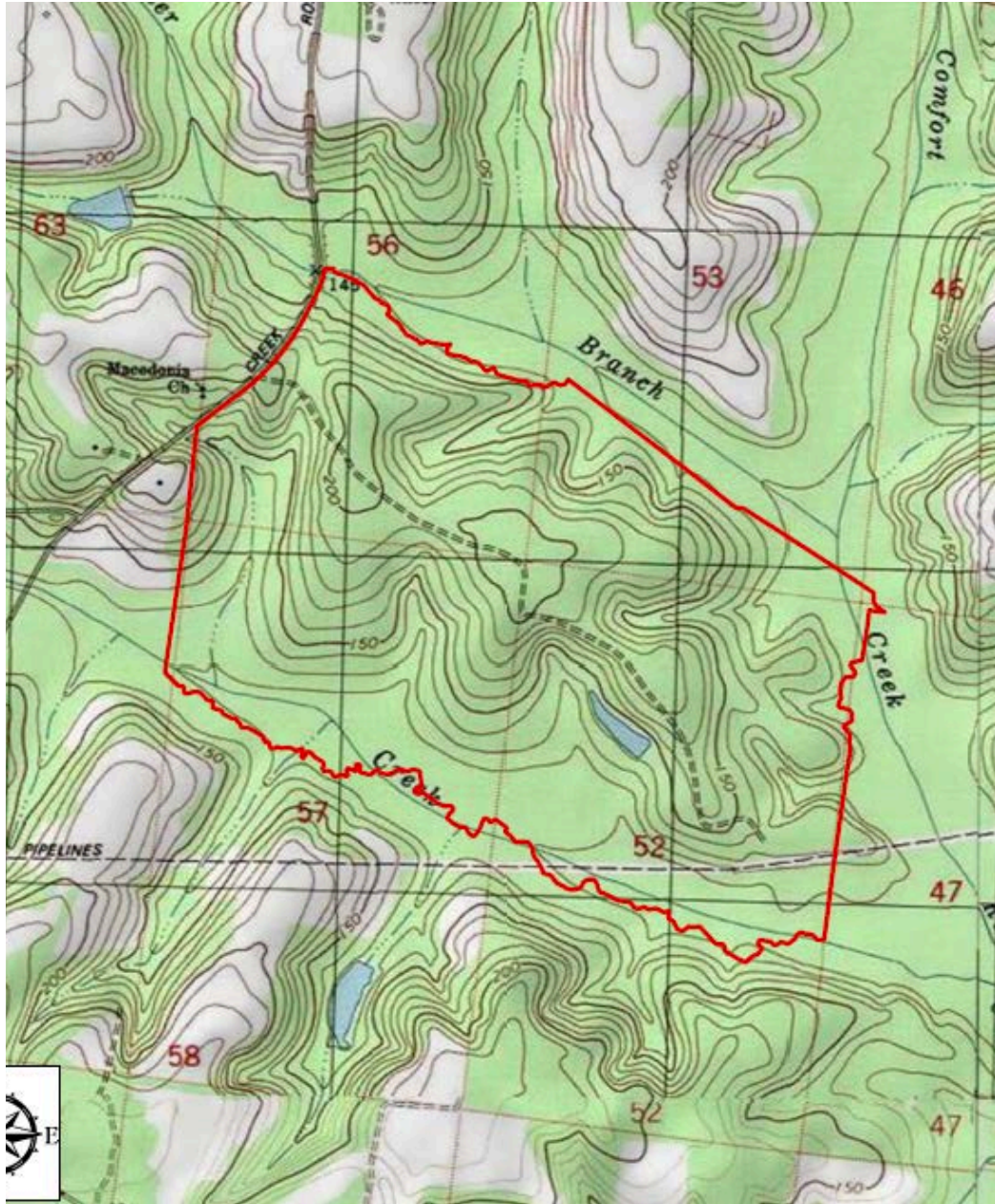
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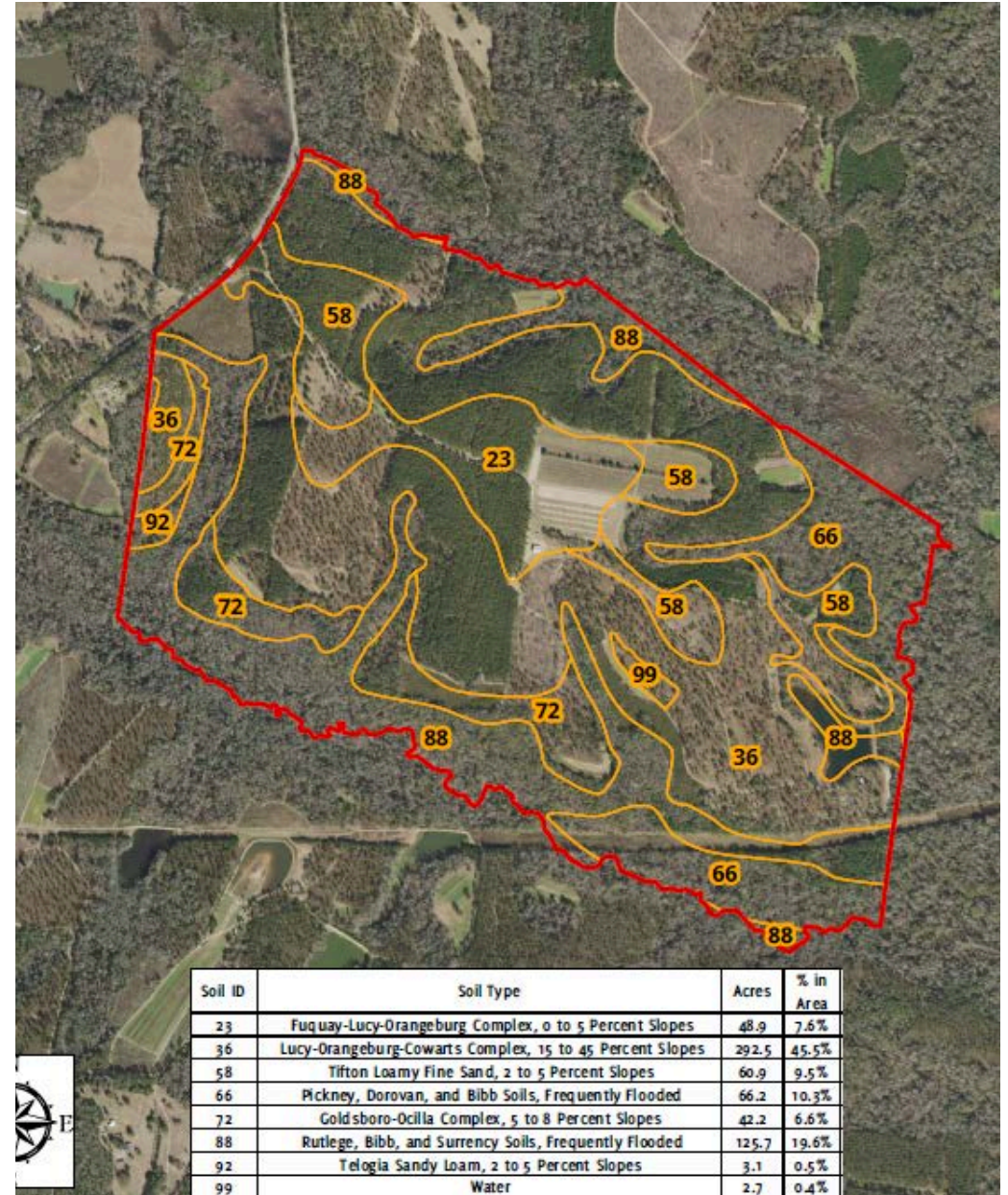
PROPERTY MAP / LOCATION



PROPERTY MAP / TOPOGRAPHIC



PROPERTY MAP / AERIAL & SOILS



PROPERTY MAP / **TIMBER**

— Creeks
 — Property Boundary (+/- 644 Acres)

Stands

- 1 - Natural +/- 232 Ac
- 5 - Loblolly 1983 +/- 25 Ac
- 8 - Loblolly 1999 +/- 5 Ac
- 9 - Longleaf 2001 +/- 81 Ac
- 10 - Slash 1975 +/- 55 Ac
- 11 - Loblolly 1982 +/- 40 Ac
- 12 - Slash 2002 +/- 5 Ac
- 13 - Longleaf 2002 +/- 50 Ac
- 14 - Slash 2016 +/- 14 Ac
- 15 - Loblolly 2016 +/- 10 Ac
- 16 - Slash 2018 +/- 8 Ac
- 17 - Loblolly 2018 +/- 13 Ac
- 18 - Loblolly 2022 +/- 9 Ac
- 20 - Food Plots +/- 14 Ac
- 21 - Hay Field +/- 19 Ac
- 22 - Pond +/- 6 Ac
- 24 - Beaver Pond +/- 2 Ac
- 25 - Pecan Orchard +/- 8 Ac
- 27 - Clearcut +/- 15 Ac
- NF - Non-Forested +/- 33 Ac



0 500 1,000 2,000 Feet



**SOUTHERN
FORESTRY**
CONSULTANTS

By: Matthew Bridges
1/11/2024



Don't miss the opportunity to own a piece of history and natural beauty at Sweetwater Hill. With its rich history, abundant plantable land, modern amenities, and an abundance of wildlife, this property is a rare gem in the heart of Gadsden County, Florida. Contact us today to explore the endless possibilities that Sweetwater Hill has to offer.

GET CONNECTED
WITH US

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