Cody Church Recreational & Investment Tract
1,611.5 +/- Acres

Tallahassee, FL
Leon and Jefferson Counties

Timber Production, Recreational Hunting, Conversion to Irrigated Agriculture, Residential Estate Home Development
Cody Church Recreational & Investment Tract
Tallahassee, FL • Leon and Jefferson Counties

Cody Church Recreational and Investment Tract sprawls though both Leon and Jefferson Counties in north Florida. A beautiful property, it has gently rolling woodlands that have been in timber production for many years. It has a variety of land types to include thinned planted and natural pine, small clearcuts, scattered forested hammocks, and forested wetlands along drains and creeks that meander though the property. Burnt Mill and Sweetwater Branch Creeks with associated hardwoods provide an abundance of habitat for native wildlife.

Located just 12 miles east of Tallahassee with over 2-1/2 miles of road frontage on US 27, the property is suitable for the continuation of timber production, recreational hunting, conversion to irrigated agriculture or estate residential home development.

**Total Acres:** 1,611.5 +/- acres total includes:
- Cody Church North: 484.6 +/- acres
- Cody Church West: 406 +/- acres
- Cody Church East: 720.9 +/- acres

**Total Sale Price:** $3,450,000
*(Sold in 3 individual tracts or sold together - see individual pages for each tract and individual price)*

**Counties:** Jefferson County, Leon County

**Site Address:** Apalachee Parkway (US 27), Tallahassee, Florida 32311

**Road Frontage:** Tracts East and North have a combined 2.5 +/- miles on US 27

**Soils:** Chipley, Plummer, Ortega Fine Sands

**Zoning/FLU:**
- Jefferson County: Agri-20
- Leon County: Rural

**Parcel IDs:**
- Leon County: 32122000600000, 32132002000000
- Jefferson County:
  - 17-1S-3E-0000-0020-0000; 18-1S-3E-0000-0010-0000
  - 19-1S-3E-0000-0010-0000; 07-1S-3E-0000-0020-0000
  - 20-1S-3E-0000-0010-0000

**GPS:** 30.406066, -84.062391

**Directions:**
- The property is located about 9 miles east of US 319 along US 27

View Aerial Video!
SREland.com/CodyChurch
Cody Church North

NORTH

Acres: 484.6 +/- acres
Total Price: $1,037,462
Price per Acre: $2,141

Uplands: 310.9 +/- acres
Wetlands: 173.7 +/- acres

Road frontage:
• 1.12 +/- miles on US 27
  (Apalachee Parkway)
• 2000 +/- FT on Cody Church Road

1.1 +/- Miles of Land Bordering State-Owned Land

Great for Hunters!

Sold in 3 Tracts Individually or Together!
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Tallahassee, FL • Leon and Jefferson Counties

Cody Church North, East, West

Sold in 3 Tracts Individually or Together!
Cody Church Recreational & Investment Tract
Tallahassee, FL • Leon and Jefferson Counties

Cody Church Wetlands

<table>
<thead>
<tr>
<th>CODE</th>
<th>DESC</th>
<th>ACRES</th>
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<tr>
<td>630</td>
<td>Wetland Forested Mixed</td>
<td>295.3</td>
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<tr>
<td>621</td>
<td>Cypress</td>
<td>27.4</td>
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<tr>
<td>6490</td>
<td>Treeless Hydric Savanna</td>
<td>36.2</td>
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<tr>
<td>6170</td>
<td>Mixed Wetland Hardwoods</td>
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<td>6430</td>
<td>Freshwater Marshes</td>
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<tr>
<td>6320</td>
<td>Lakes</td>
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<tr>
<td>6330</td>
<td>Wetland Marshes</td>
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<td>TOTAL WETLANDS</td>
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</table>
EAST

Acres: 720.9 +/- acres
Total Price: $1,543,347.81
Price per Acre: $2,141
Uplands: 596.2 +/- acres
Wetlands: 124.7 +/- acres
Road frontage:
- 1.2 +/- miles on US 27 (Apalachee Parkway)
- 1.7 +/- miles on Cody Church Road
Cody Church Recreational & Investment Tract
Tallahassee, FL • Leon and Jefferson Counties

Cody Church West

WEST

Acres: 406 +/- acres
Total Price: $869,190.20
Price per Acre: $2,141
Uplands: 134.8 +/- acres
Wetlands: 271.2 +/- acres
Road Frontage:
3,200 +/- FT on Cody Church Road
1,611.5+/- Acres • 3 Tracts • Sold Individually or Together
North Florida • Hunting & Recreation! Deer, Turkey, Hogs • Minutes to Tallahassee!
Timber Production, Residential Estate Development • In Area of Conservation Lands

Cody Church Recreational & Investment Tract - 1,611.5 +/- Acres

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Aerial Video!
SREland.com/CodyChurch