

FOR SALE

Cane Creek Road Quincy, FL 32351

NAI TALCOR

Brian Proctor
brian@talcor.com
(850) 599-5963



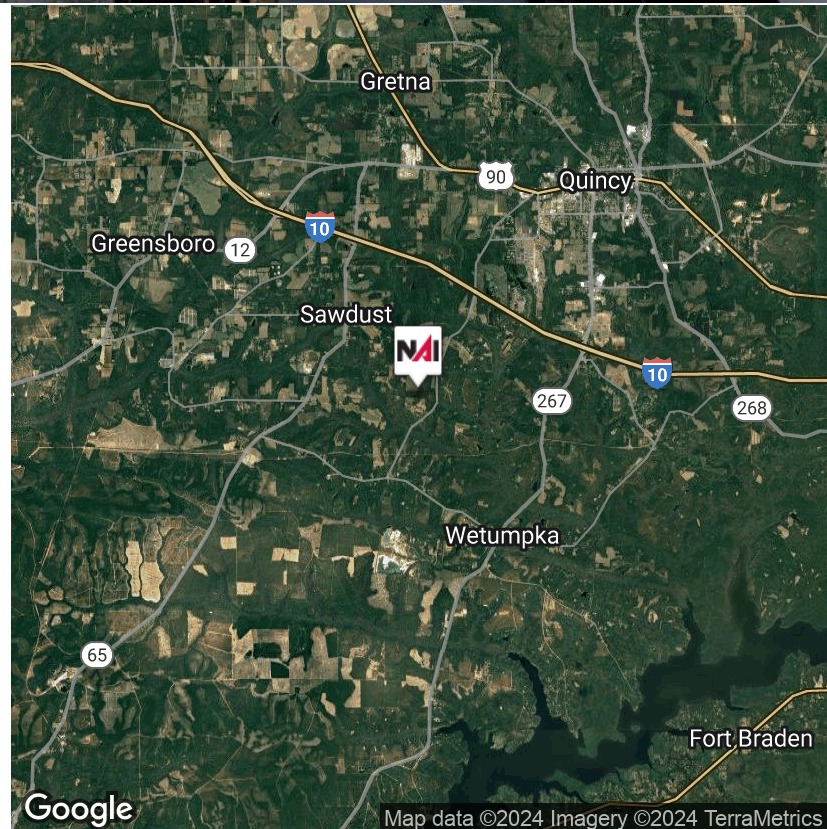
Rob Langford
rob@southernlandrealty.com
(850) 556-7575

Luke Murphy
luke@southernlandrealty.com
(850) 597-4441

Land | 644 Acres

- 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.
- Thirty minutes from Thomasville Road/Interstate 10 interchange in Tallahassee, FL.
- Sturdy steel barn and convenient storage sheds.
- Serene 6-acre lake with a dock.
- Diverse soils suitable for crops or timber growth.
- Potable water well, currently generator-powered, designed for future solar conversion.

Sale Price: \$4,131,000



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+1 850 599 5963
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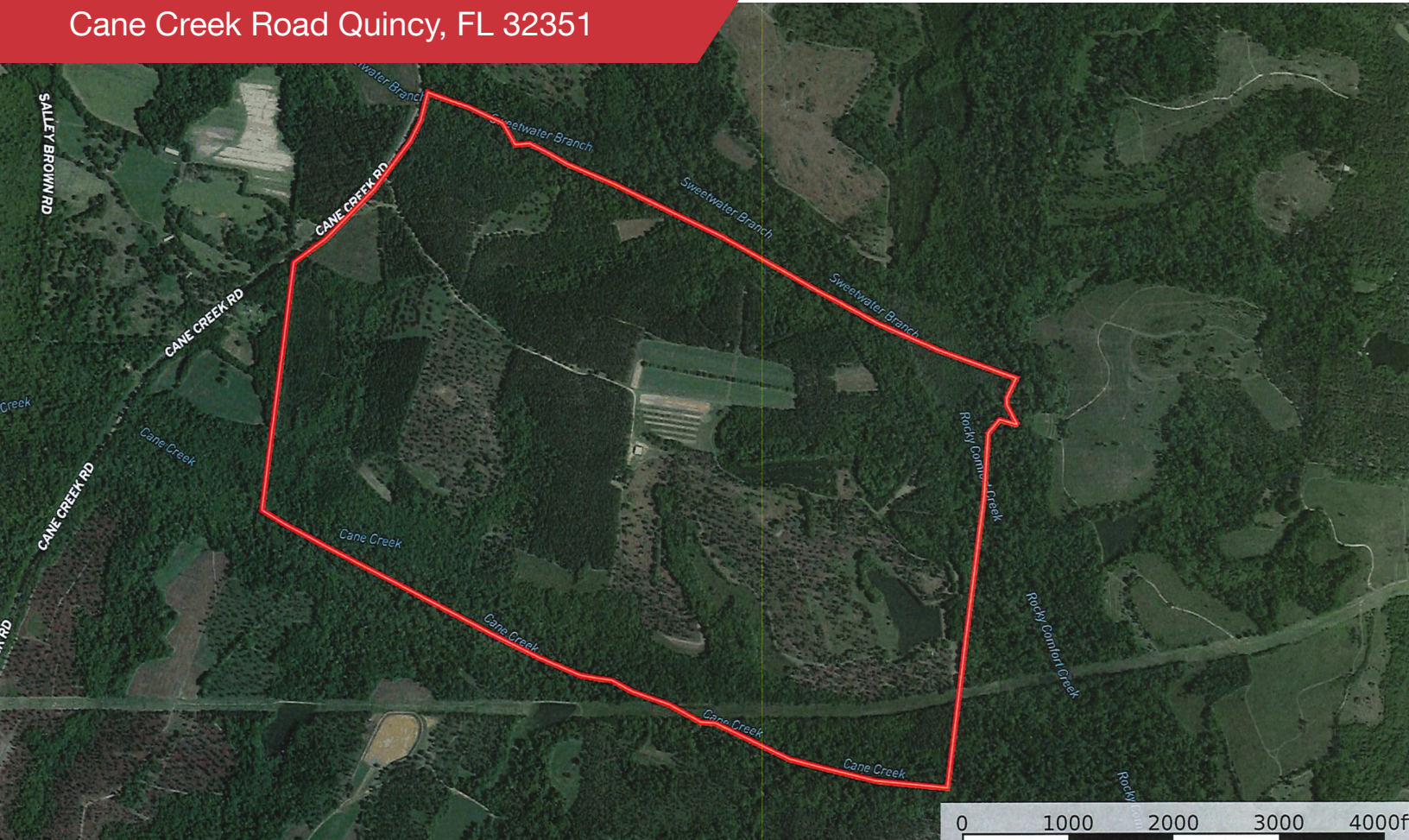


NAI TALCOR
1018 Thomasville Road, Suite 200A
talcor.com

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Overview

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.



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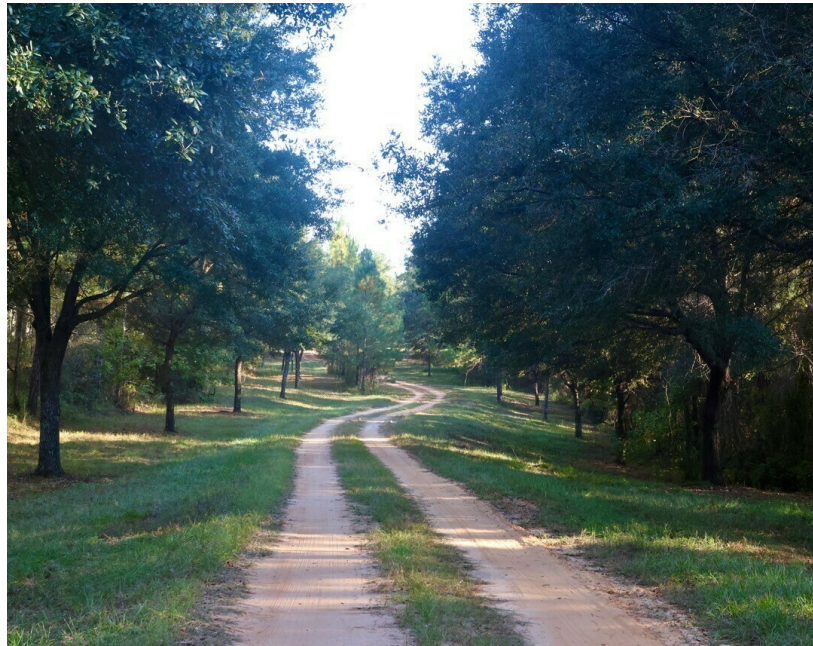
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