

LAND FOR SALE



## Scotland Road Farm 1055 Scotland Rd, Havana, FL 32333

MARK BEAUDOIN

#### TLG REAL ESTATE SERVICES

3520 Thomasville Road, Suite 200 Tallahassee, FL 32309 O: 850.385.6363

Broker/Associate 850.545.0395 mbeaudoin@tlgproperty.com

# TLG

### EXECUTIVE SUMMARY SCOTLAND ROAD FARM 1055 SCOTLAND RD, HAVANA, FL 32333



OFFERING SUMMARY		
Sale Price:	\$799,000	
Price / Acre:	\$5,420	
Lot Size:	147.43 Acres	
Zoning:	AG-1	
APN:	3-10-2N-2W-0000-00212-0000 3-10-2N-2W-0000-00222-0100	

#### **PROPERTY OVERVIEW**

This unique offering consists of a 147.43 acre working sod farm and includes a 1,750 Sq. Ft. office, 6,300 Sq. Ft. shop/ warehouse, 5,350 Sq. Ft. warehouse and a 5,000 Sq. Ft. equipment shed.

#### HIGHLIGHTS

- Equestrian or private estate homesite
- Completely fenced in
- 10" deep well, 3 phase power
- Property can be used for a variety of agriculture uses
- Horse corral, irrigation and paved road
- This property is in the highly desirable Scotland Road area of Gadsden County, ten miles from Tallahassee
- Please contact agent for additional property information.

REALTOR

Mark Beaudoin 850.545.0395 mbeaudoin@tlgproperty.com **TLG REAL ESTATE SERVICES** 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309 850.385.6363 <sub>REA</sub>

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## ADDITIONAL PHOTOS SCOTLAND ROAD FARM 1055 SCOTLAND RD, HAVANA, FL 32333



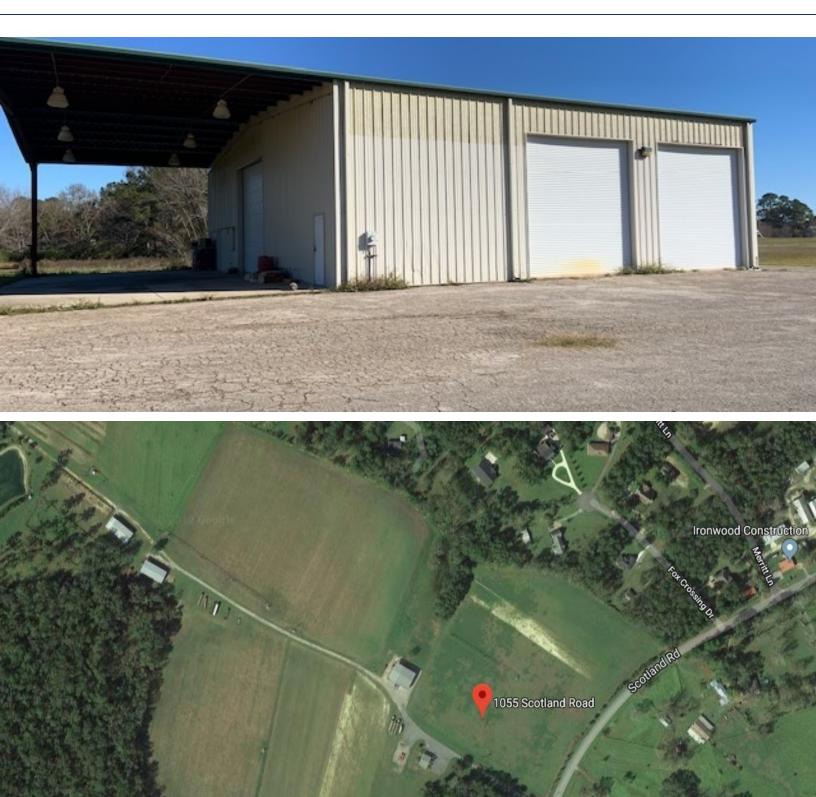
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### PARCEL MAPS SCOTLAND ROAD FARM 1055 SCOTLAND RD, HAVANA, FL 32333

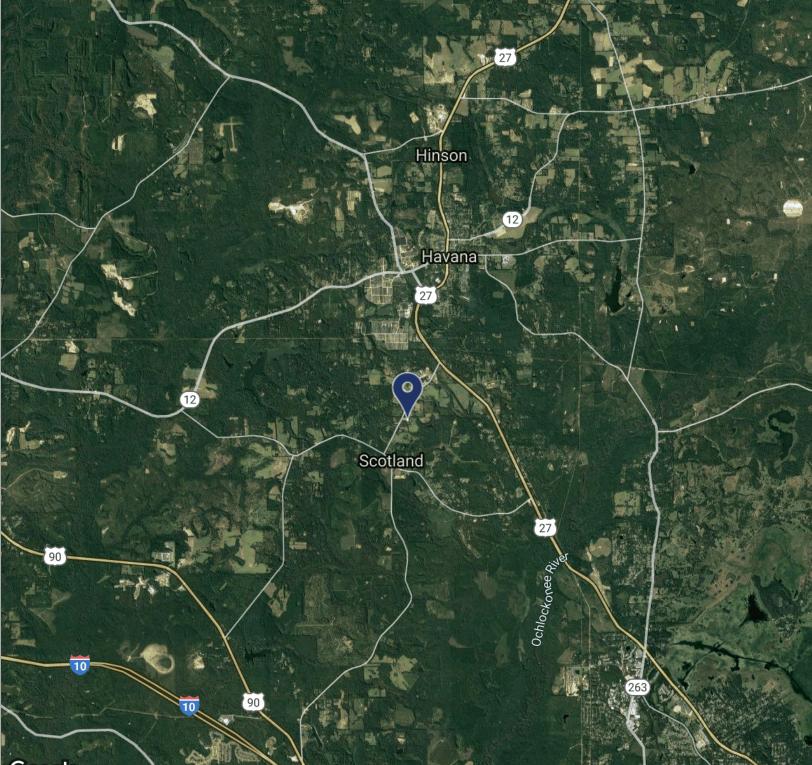


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## LOCATION MAP SCOTLAND ROAD FARM 1055 SCOTLAND RD, HAVANA, FL 32333



#### Google

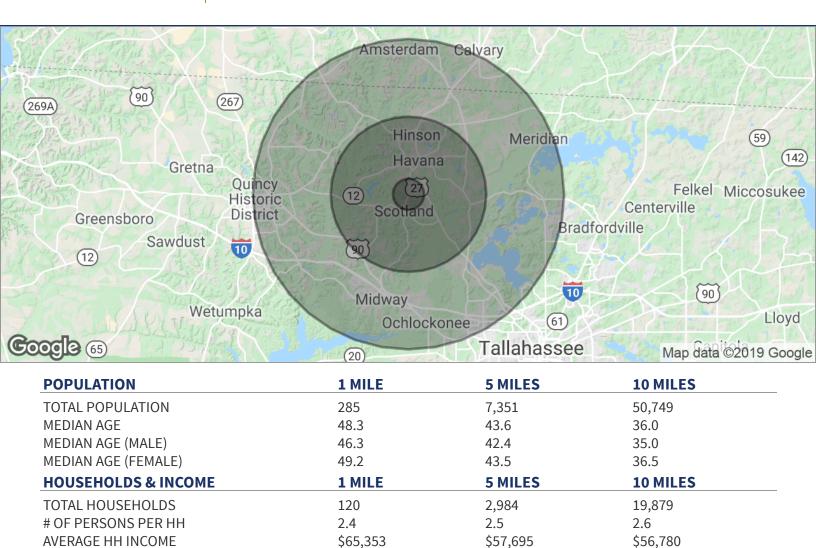
Mark Beaudoin 850.545.0395 mbeaudoin@tlgproperty.com Map data ©2019 Imagery ©2019 TerraMetrics

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#### DEMOGRAPHICS MAP SCOTLAND ROAD FARM 1055 SCOTLAND RD, HAVANA, FL 32333



\$225,025

\$223,087

\* Demographic data derived from 2010 US Census

AVERAGE HOUSE VALUE

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\$195,960

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