



**COMMERCIAL REAL ESTATE**

LAND FOR SALE



# Scotland Road Farm

1055 Scotland Rd, Havana, FL 32333

**MARK BEAUDOIN**

Broker/Associate  
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**TLG REAL ESTATE SERVICES**

3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
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## 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.**

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



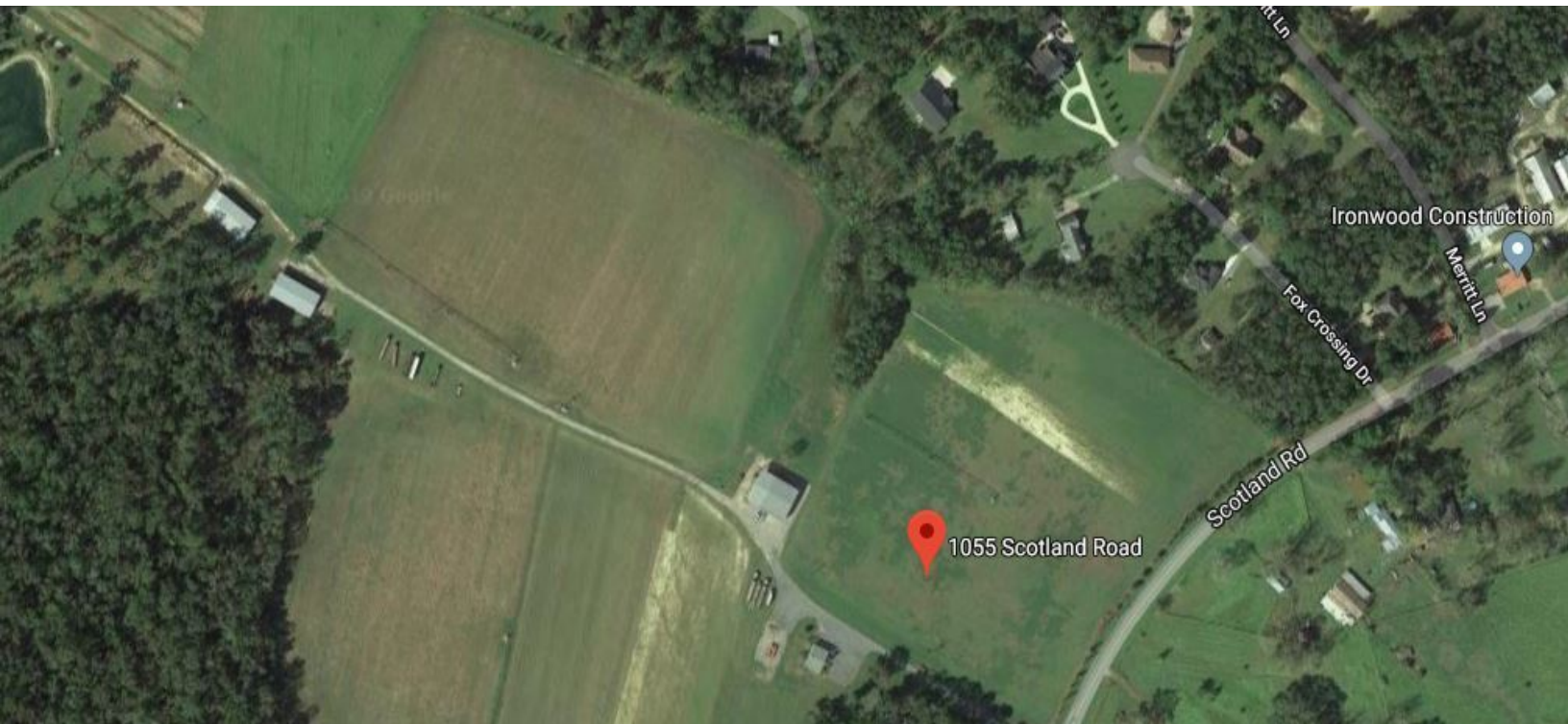
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PARCEL MAPS  
**SCOTLAND ROAD FARM**  
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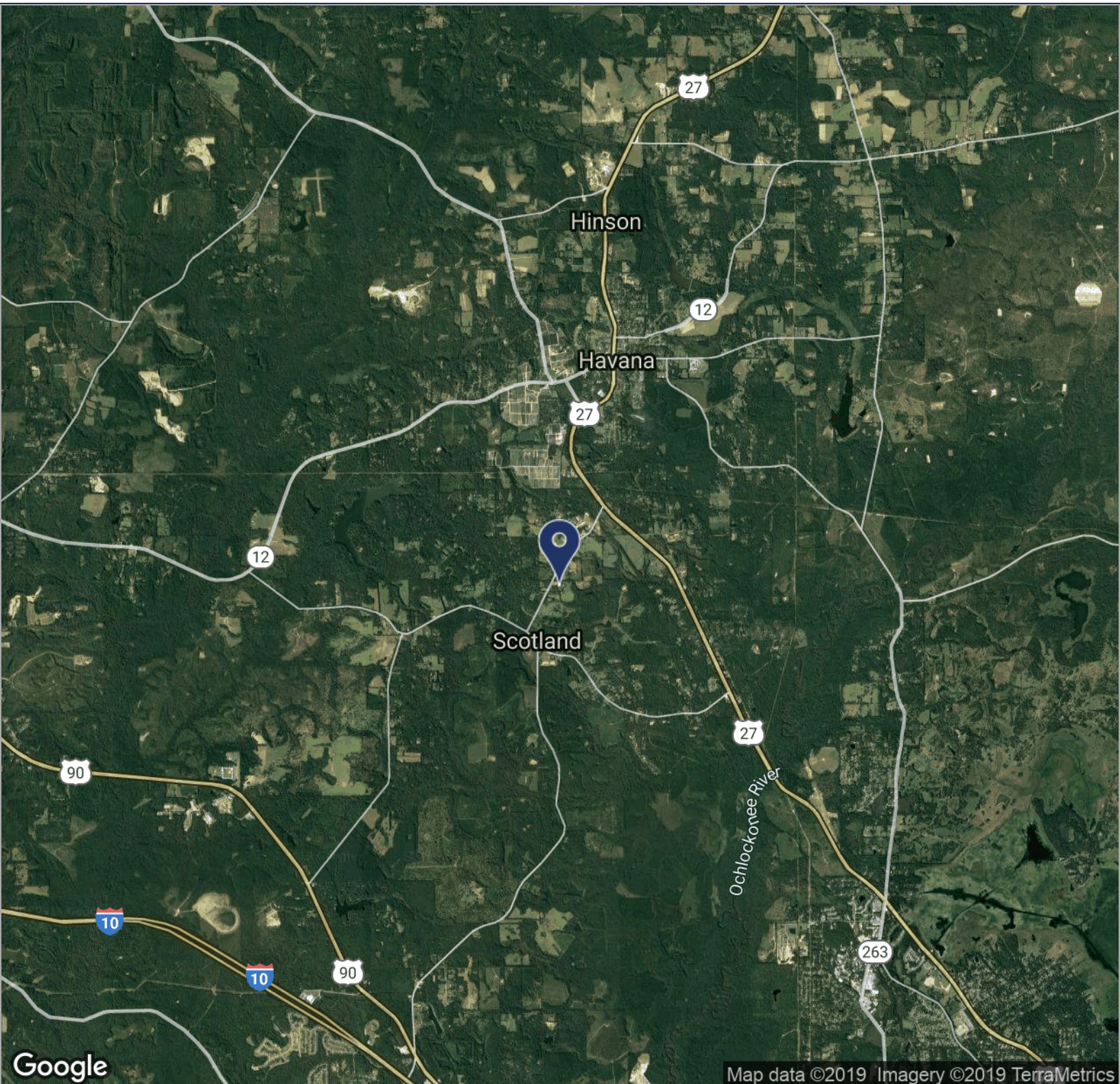




LOCATION MAP

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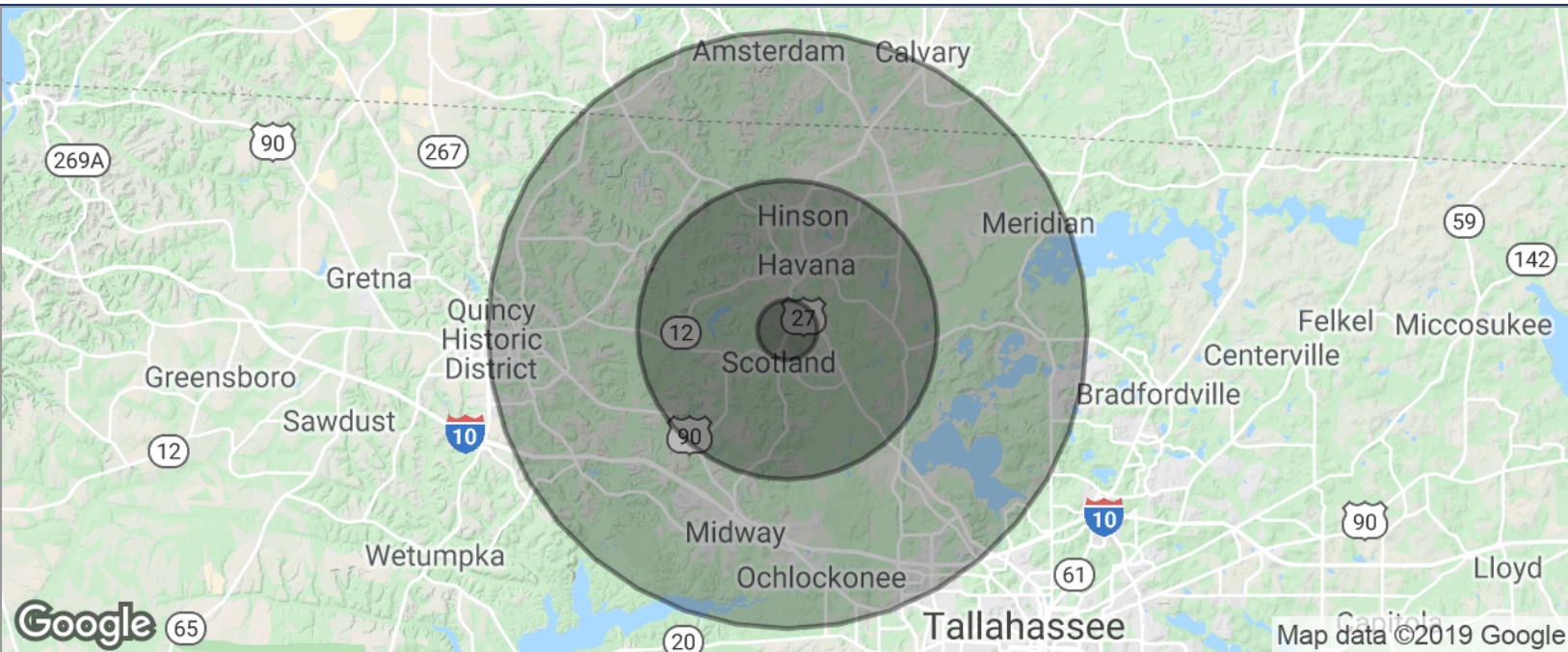




## DEMOGRAPHICS MAP

## SCOTLAND ROAD FARM

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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	285	7,351	50,749
MEDIAN AGE	48.3	43.6	36.0
MEDIAN AGE (MALE)	46.3	42.4	35.0
MEDIAN AGE (FEMALE)	49.2	43.5	36.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL HOUSEHOLDS	120	2,984	19,879
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$65,353	\$57,695	\$56,780
AVERAGE HOUSE VALUE	\$225,025	\$223,087	\$195,960

\* Demographic data derived from 2010 US Census

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