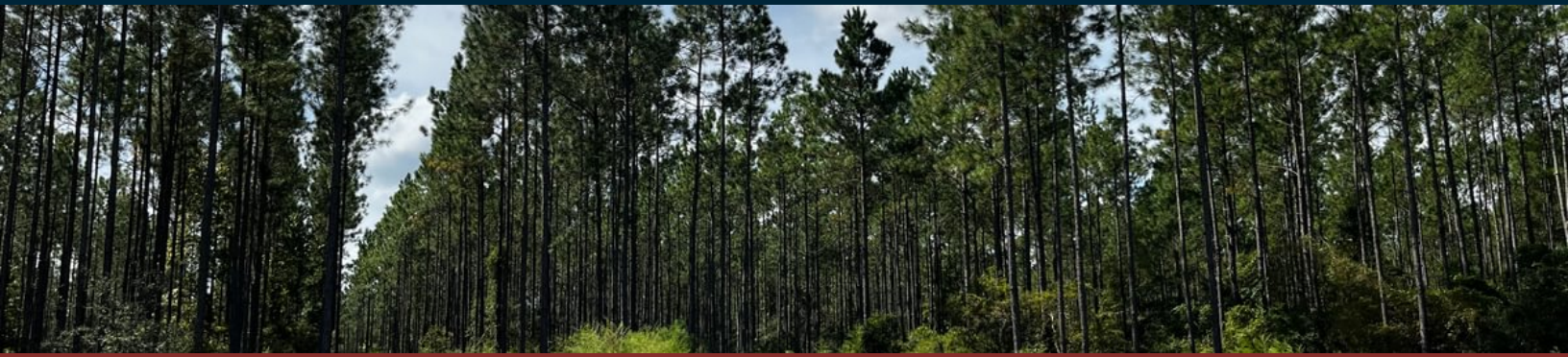




SOLD · SET PRICE

Rose Woodlands

± 715 Acres | Leon County | Florida | Near Tallahassee

Leon County, FL. Land!

PRICE	PRICE / ACRE	ACREAGE
\$3,219,300	\$4,502	± 715

PROPERTY OVERVIEW

±715 Acres of Natural Beauty in Leon County, FL – Ideal for Outdoor Recreation! Discover a ±715-acre property in the heart of Leon County, Florida, offering endless recreational opportunities. This diverse landscape includes: • ±175.6 acres of long-leaf pines – Ideal for wildlife and natural beauty • ±309.3 acres of slash pines – A thriving ecosystem perfect for exploring • ±209.2 acres of hardwoods – Rich with biodiversity and stunning scenery • Good road system This property is located just minutes from downtown Tallahassee and the St. Marks River. It offers easy access to some of the best fresh and saltwater fishing in the region. Whether you're an outdoor enthusiast seeking a private hunting retreat, a nature lover looking for peaceful hiking trails, or someone who simply enjoys being...

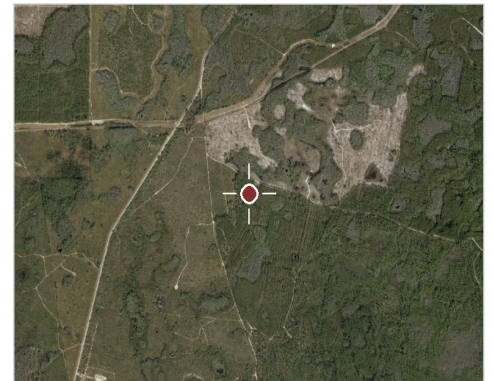
PROPERTY DETAILS

TYPE Acreage Estates (Sportsman Plantation) · Development (Home/Cabin site) · Recreation (ATV-UTV) · Timberland (Bottomland Hardwood)	ACCESS Legal Access · Paved Road
UTILITIES Electric	VIEWS Timber
IMPROVEMENTS Roads	COUNTY TAX PARCEL IDS 32-34-20-060-001.0 & 32-34-20-060-000.0

DOCUMENTS INCLUDED

Rose Woodlands Flyer · Location · Aerial with stand map · Topography with stand map

LOCATION



Leon County, Florida



David Williamson

Real Estate Salesperson, AL, FL, GA
O: 850.545.8635 C: 850.545.8635
david.williamson@afmforest.com
Principal Broker: Chuck Mathis (Florida)

SCAN TO VIEW



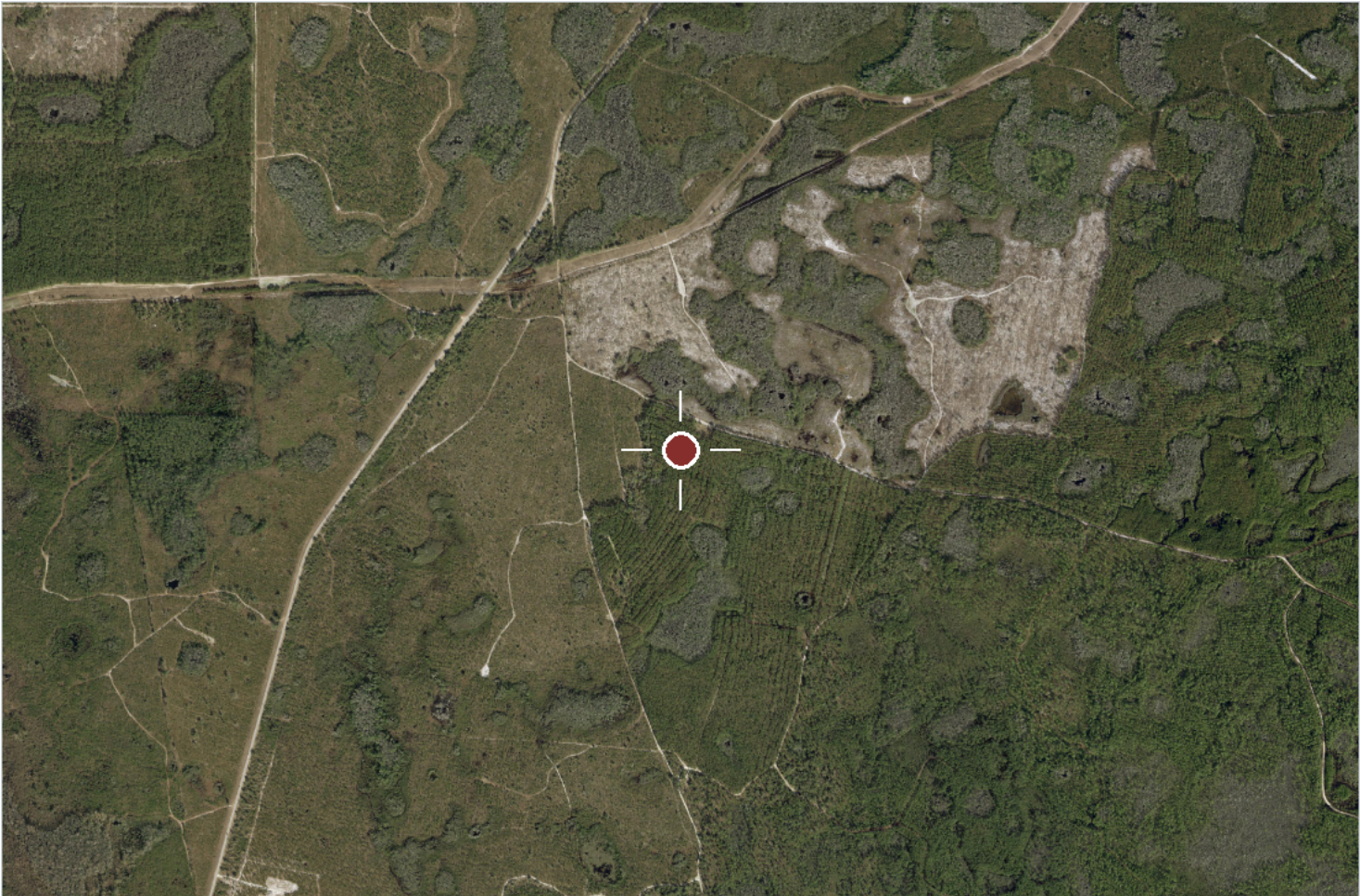
Property Photos

Rose Woodlands · Leon County · Florida · Near Tallahassee

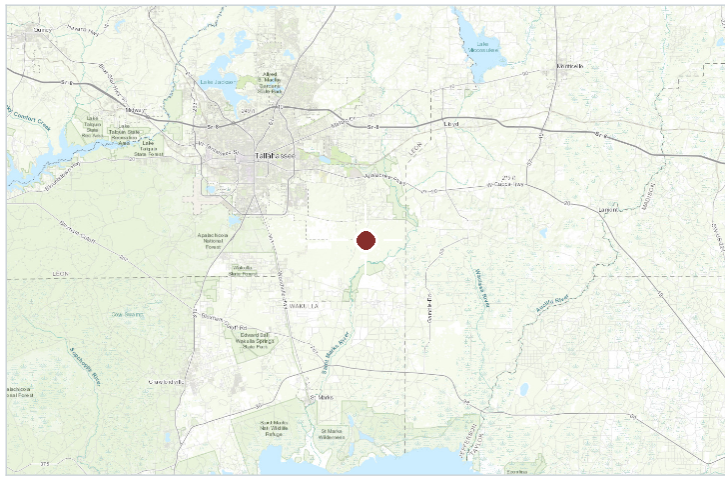


Location & Access

Rose Woodlands · Leon County · Florida · Near Tallahassee



Aerial imagery centred on the tract. Boundaries shown elsewhere in this package are approximate and for illustration only.



Regional locator

COUNTY & STATE
Leon County, Florida

NEAREST CITY
Tallahassee

APPROXIMATE CENTRE
30.34603, -84.12979

COUNTY TAX PARCEL IDS
32-34-20-060-001.0 & 32-34-20-060-000.0



**AFM
REAL ESTATE**

FOR SALE

Rose Woodlands

715± Acres - \$3,219,300

Leon County, Florida

AFM Real Estate is pleased to announce the exclusive offering of the Rose Woodlands tract. Located near Tallahassee, Florida.

715+/- Acres of Natural Beauty in Leon County, FL – Ideal for Outdoor Recreation!

Discover a pristine 715+/-acre property in the heart of Leon County, Florida, offering endless recreational opportunities. This diverse landscape includes:

- **175.6+/- acres of longleaf pines** – Ideal for wildlife and natural beauty
- **309.3+/- acres of slash pines** – A thriving ecosystem perfect for exploring
- **209.2+/- acres of hardwoods** – Rich with biodiversity and stunning scenery
- **Good road system**

Located just minutes from the St. Marks River, this property offers easy access to some of the best **fishing** in the region. Whether you're an outdoor enthusiast seeking a private hunting retreat, a nature lover looking for peaceful hiking trails, or someone who simply enjoys being close to water for fishing and kayaking, this land has something for everyone.

Don't miss this chance to own a large tract of land where you can immerse yourself in Florida's natural beauty



CONTACT:

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Licensed in GA, FL, AL
AFM Real Estate
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Neither seller nor its representatives warrant the completeness or accuracy of the information. Each prospective purchaser should make its own determination as to timber volumes, timber quality, logging feasibility, acreage, access, and federal and state environmental and regulatory constraints relating to the use of the property and the harvest of timber therefrom. Seller, its brokers, managers, agents and employees, make no representation or warranties, express or implied, as to the accuracy or completeness of the information contained herein or as to the property, its condition, boundaries, timber volumes, acreage, wetlands, or fitness for a particular purpose. The successful purchaser will accept the property in its present condition, "AS IS, WHERE IS, with all faults", at closing.

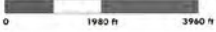
ROSE WOODLANDS

COUNTY:LEON

STATE:FL

ACRES: 715

Map Scale 1 in = 3960 ft
Reference Scale 1:47520



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REAL ESTATE**

AFM Real Estate
AFMRealEstate.com

ROSE WOODLANDS

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ROSE WOODLANDS

COUNTY:LEON

STATE:FL

ACRES: 715.1

Map Scale 1 in :1320 ft
Reference Scale 1:15840

0 660 ft 1320 ft



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ROSE WOODLANDS

COUNTY:LEON
STATE:FL
ACRES: 715.1

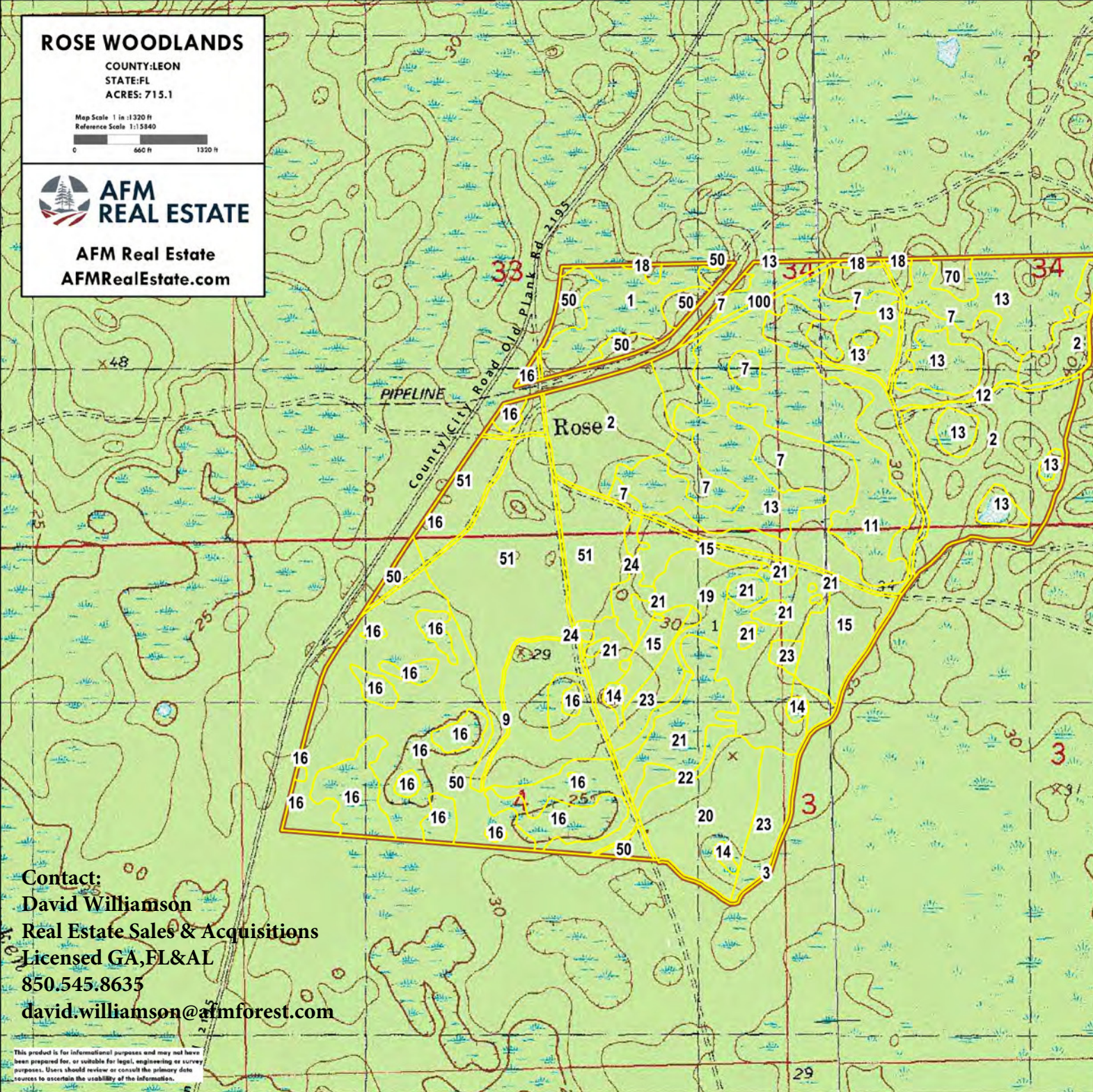
Map Scale 1 in = 1320 ft
Reference Scale 1 in = 5280 ft

0 660 ft 1320 ft



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