

# LIVE / WORK / PLAY DUAL PARCEL OPPORTUNITY



COLDWELL BANKER  
COMMERCIAL  
HARTUNG



**8701 SALEM ROAD  
QUINCY, FL 32352**

**SALE PRICE: \$1,400,000**

## PROPERTY DETAILS

Residence: 3,560 SF  
Built: 2005  
TTL Acres: 43.34  
Parcel ID: #2-02-3N-3W-0000-00331-0300  
County: Gadsden  
Current Use: Residence + pasture land  
Zoning: Residential & Agriculture

## **CONTACT**

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[cbhartung.com](http://cbhartung.com) *website*

*Hablo Espanol!*

## **SHOWING INSTRUCTIONS**

By Appointment Only  
Available Fridays & Saturdays Only

**Coldwell Banker Commercial Hartung**  
3303 Thomasville Rd.  
Tallahassee, FL 32308  
850.386.6160 Office  
850.386.1797 Fax

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# PROPERTY HIGHLIGHTS



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- An exceptional dual-parcel opportunity totaling 43.34 acres.
- The primary estate at 8701 Salem, features a beautiful 3,560 sq. ft. home on 23.34 acres, offering 3 bedrooms, 3 bathrooms, a private study, a spacious exercise room, pool, private pond, 2 fireplace's (propane) and full fencing.
- With agricultural and residential zoning, the property provides remarkable flexibility for farming, recreation, business use, or multi-generational living.
- The home also includes a unique, versatile layout with two private rooms within the same area, offering its own kitchen, living room, dining area, and private bathroom - perfect for a mother-in-law suite, guest accommodations.
- The second parcel at 8583 Salem Road features a charming 2-bedroom, 2-bath Airbnb cottage on.
- Parcel ID#2-02-3N-3W-0000-00331-0100 (20 Acres)
- Parcel ID#2-02-3N-3W-0000-00331-0300 (23.34 Acres)
- Currently operating as a short-term rental, this income-producing parcel offers both immediate revenue and ample room for expansion.

*\*\*\*Together, these properties present a rare blend of acreage, versatility, income potential, and North Florida tranquility - ideal for investors, homeowners, or those seeking a unique live-work-play opportunity.\*\*\**

# IMAGES



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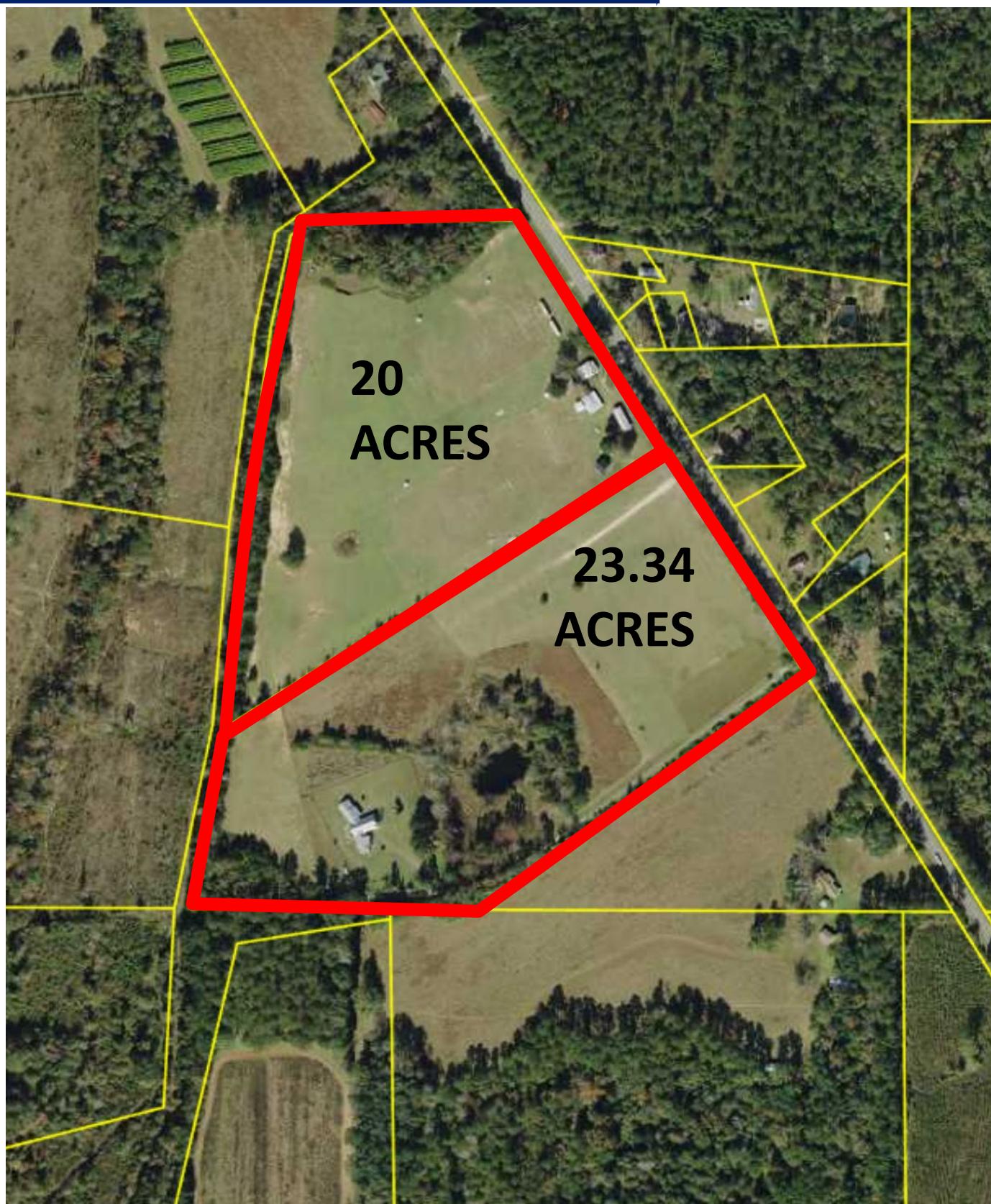


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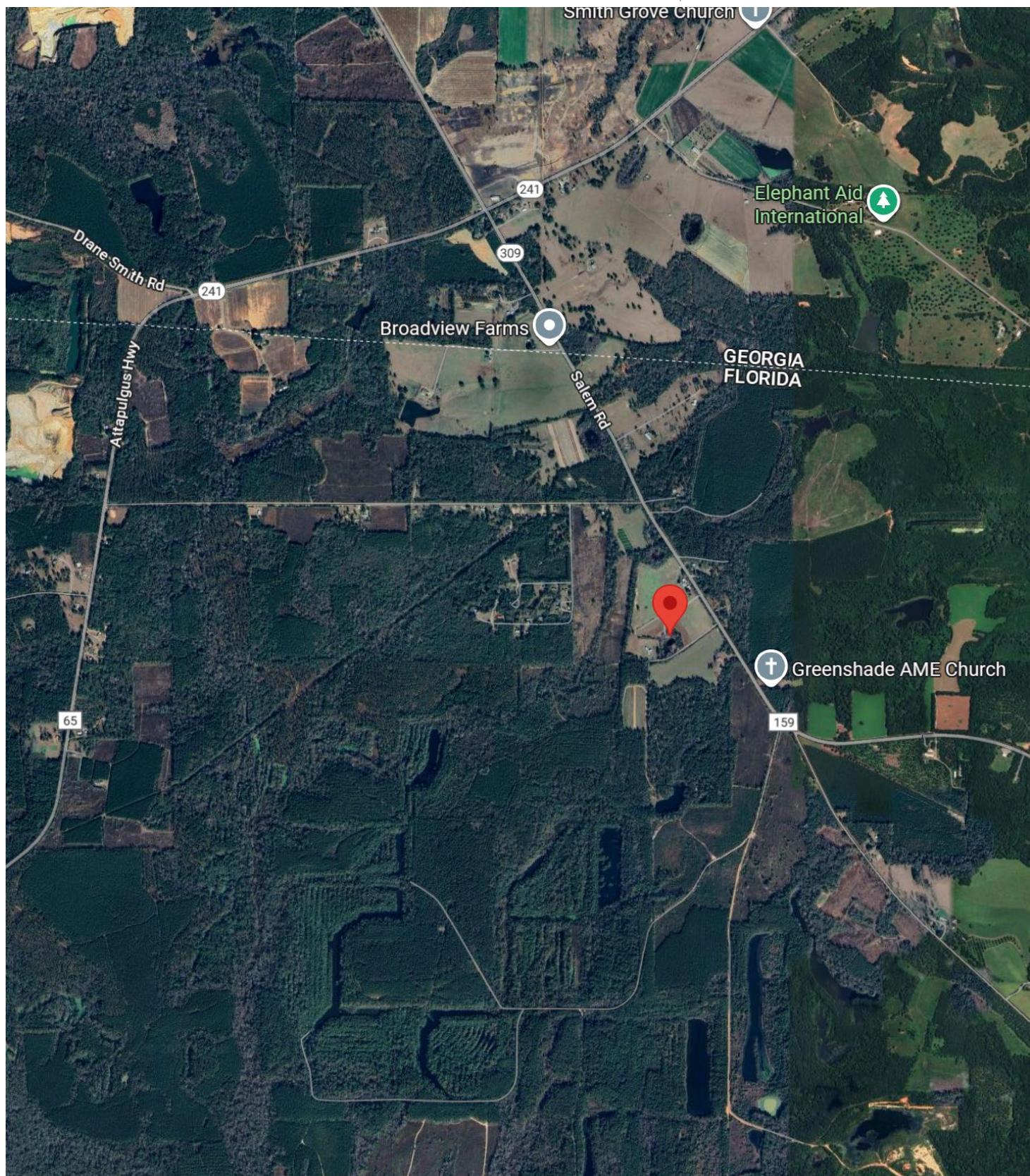
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# LOCATION MAP



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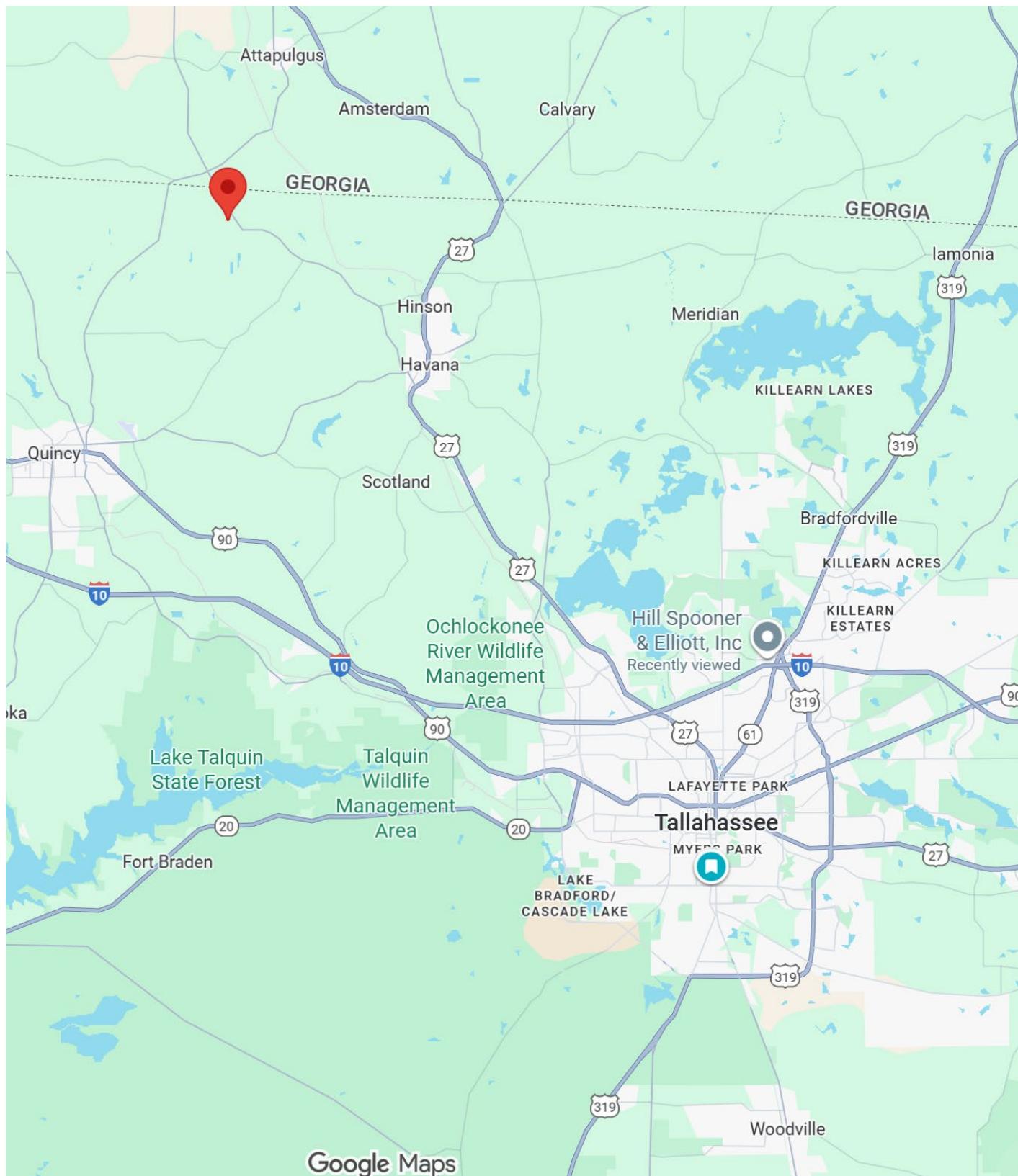
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