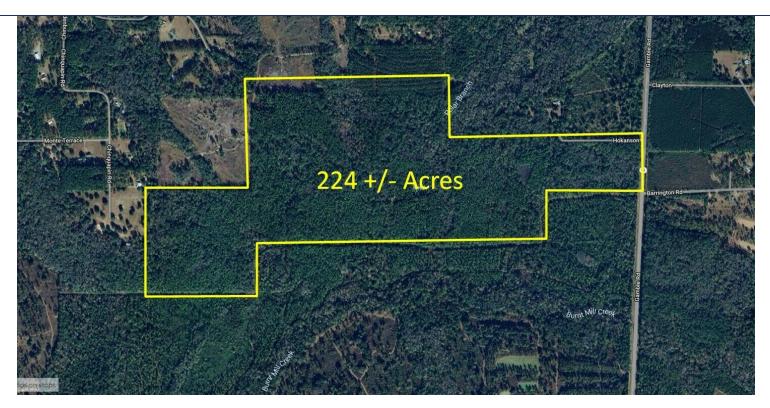


# EXECUTIVE SUMMARY **224 +/- ACRES** GAMBLE RD., JEFFERSON COUNTY, FL 32344



### OFFERING SUMMARY

Sale Price:	\$1,568,000.00
Per Acre:	\$7,000.00 per Acre
Lot Size:	224 +/- Acres
APN:	03-1S-3E-0000-0060-0000 04-1S-3E-0000-0020-0000 04-1S-3E-0000-0021-0000 04-1S-3E-0000-0030-0000

#### **PROPERTY OVERVIEW**

224 +/- acre recreational property in Jefferson County, FL for hunting or agriculture. The property is only a 25-minute drive from Tallahassee and a 15-minute drive from downtown Monticello.

There is significant timber value on the property.

#### LOCATION OVERVIEW

Located just off of SR 59 in Jefferson County, FL.

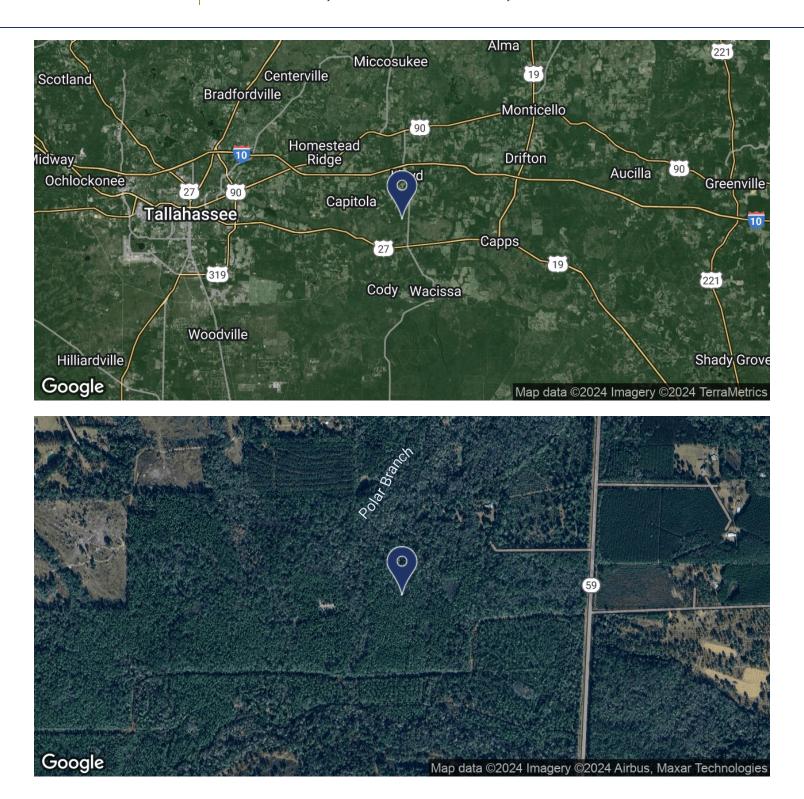
Brad Parker 850.566.2629 brad@tlgproperty.com



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# LOCATION MAP **224 +/- ACRES** GAMBLE RD., JEFFERSON COUNTY, FL 32344



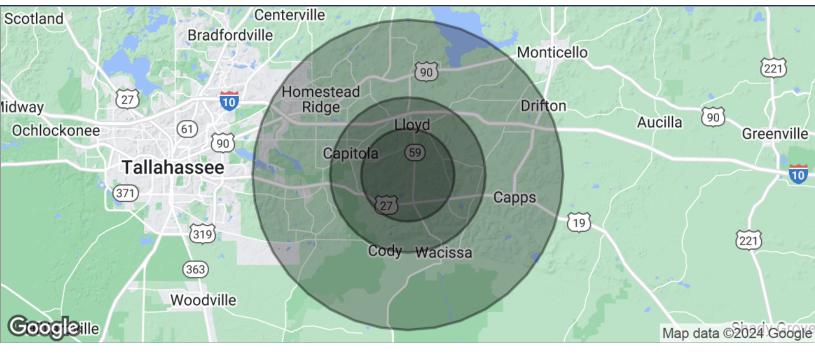


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# DEMOGRAPHICS MAP **224 +/- ACRES** GAMBLE RD., JEFFERSON COUNTY, FL 32344



POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	979	4,130	29,359
MEDIAN AGE	47	47	45
MEDIAN AGE (MALE)	47	47	44
MEDIAN AGE (FEMALE)	48	48	46
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	415	1,724	11,520
# OF PERSONS PER HH	2.4	2.4	2.5
AVERAGE HH INCOME	\$103,770	\$108,612	\$124,952
AVERAGE HOUSE VALUE	\$239,437	\$289,909	\$354,426

\* Demographic data derived from 2020 ACS - US Census

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