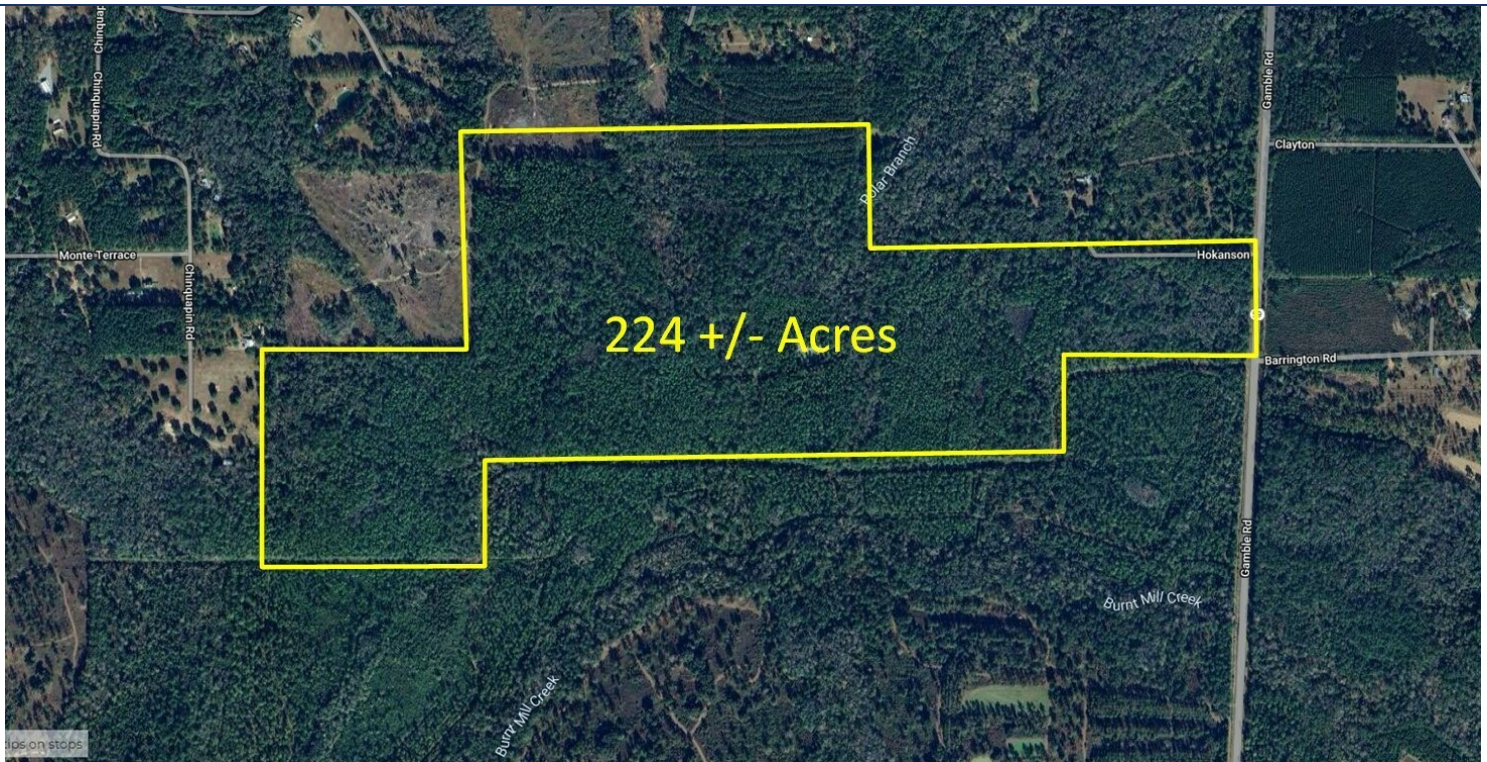




## EXECUTIVE SUMMARY

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

**TLG REAL ESTATE SERVICES**  
 3520 Thomasville Road, Suite 200, Tallahassee, FL 32309  
 850.385.6363



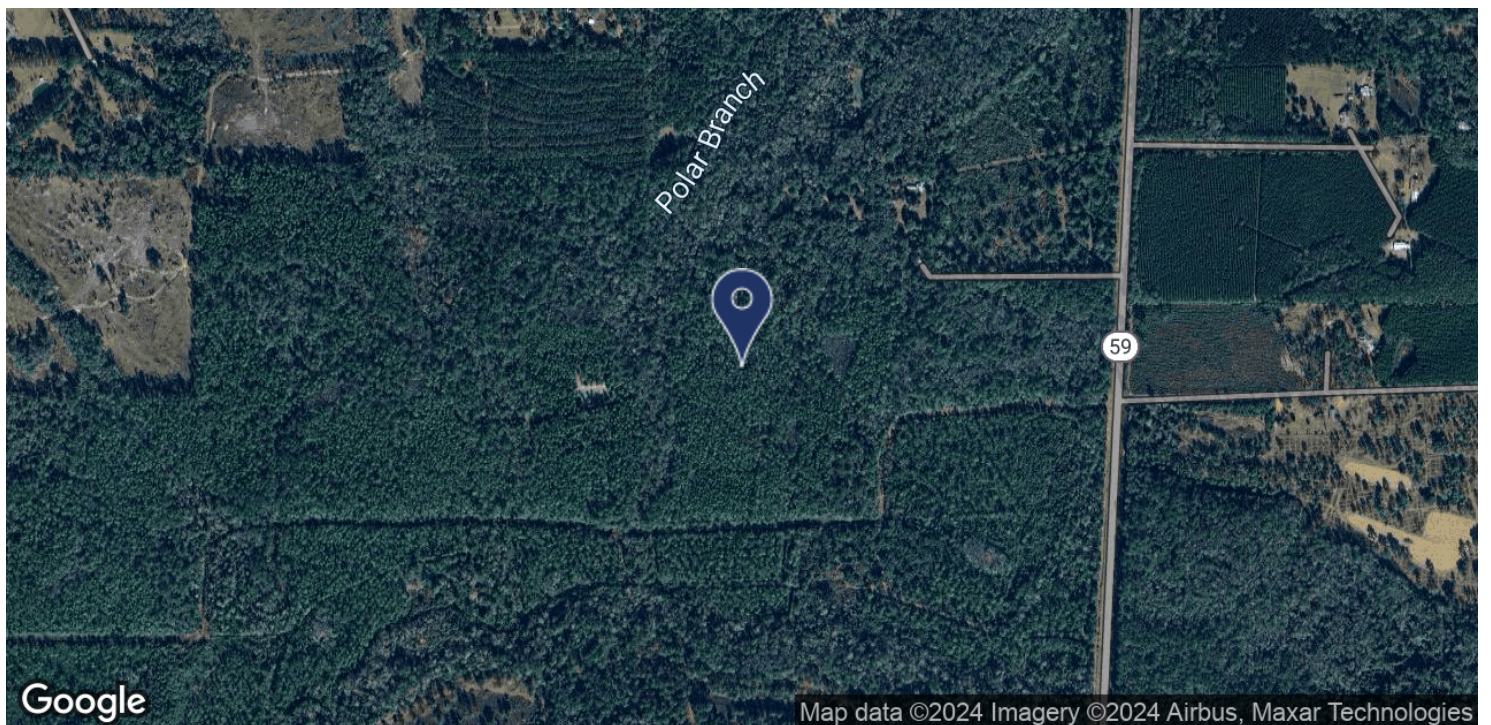
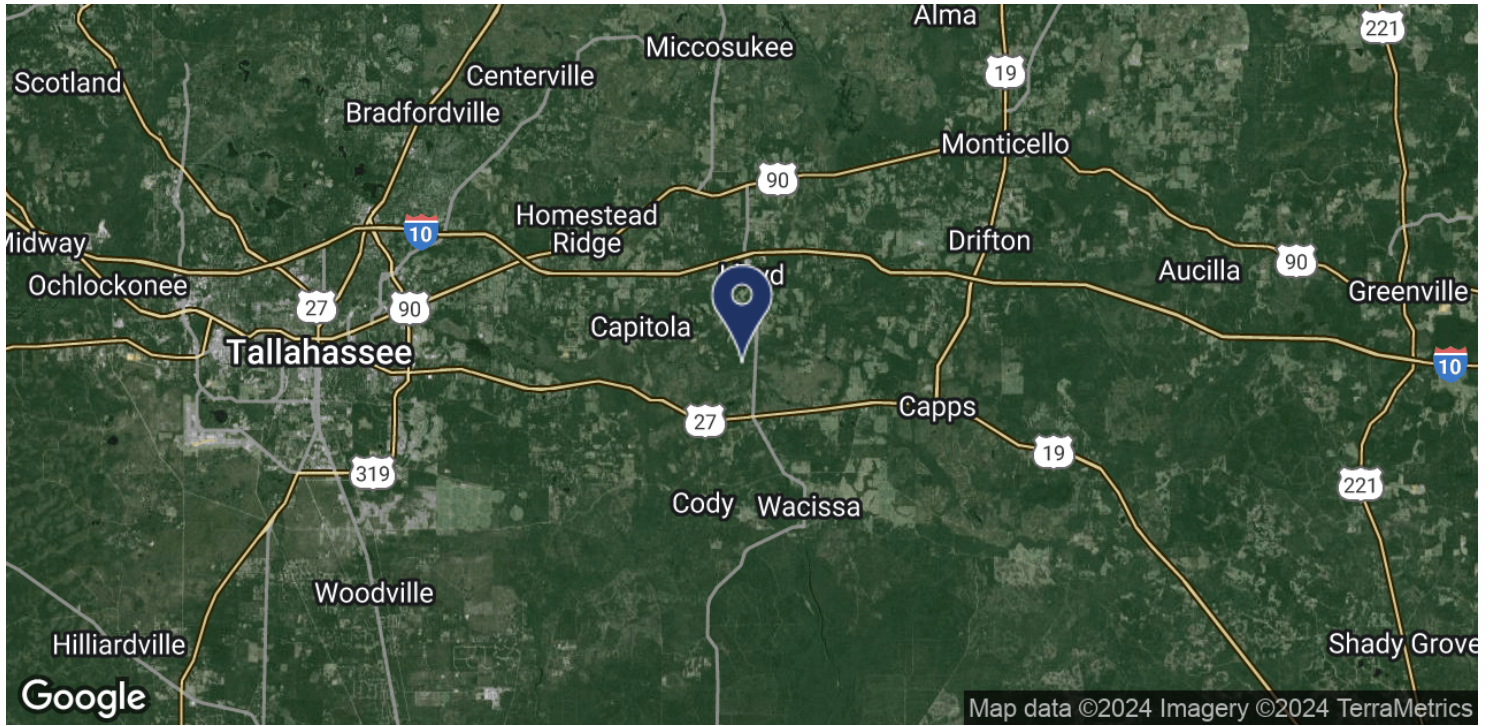




LOCATION MAP

224 +/- ACRES

GAMBLE RD., JEFFERSON COUNTY, FL 32344



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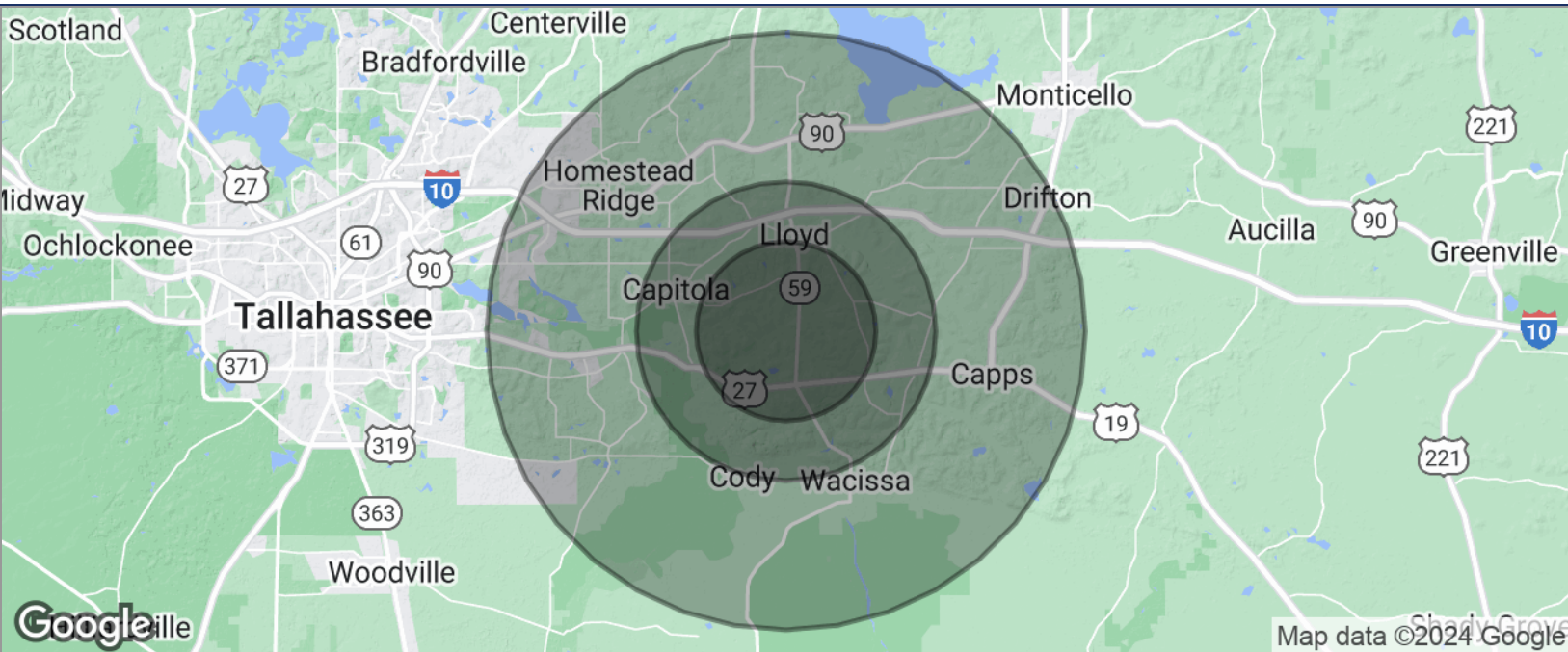




## DEMOGRAPHICS MAP

224 +/- ACRES

GAMBLE RD., JEFFERSON COUNTY, FL 32344



<b>POPULATION</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
TOTAL POPULATION	979	4,130	29,359
MEDIAN AGE	47	47	45
MEDIAN AGE (MALE)	47	47	44
MEDIAN AGE (FEMALE)	48	48	46
<b>HOUSEHOLDS &amp; INCOME</b>	<b>3 MILES</b>	<b>5 MILES</b>	<b>10 MILES</b>
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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