



EXECUTIVE SUMMARY

MC FARMS

12200 225TH RD, LIVE OAK, FL 32060

**OFFERING SUMMARY****Sale Price:** \$8000.00 Per Acre**Lot Size:** 45+/- Acres**Zoning:** AG**APN:** 15-035-11E-11725-003000**PROPERTY OVERVIEW**

Located just minutes from Dowling Park and Live Oak.

PROPERTY HIGHLIGHTS

- Former Chicken Farm
- Three Barns
- Two Wells
- 500-700 Bales of Hay per Year

Clark Smith
850.510.6333
csmith@tlgproperty.com

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





ADDITIONAL PHOTOS

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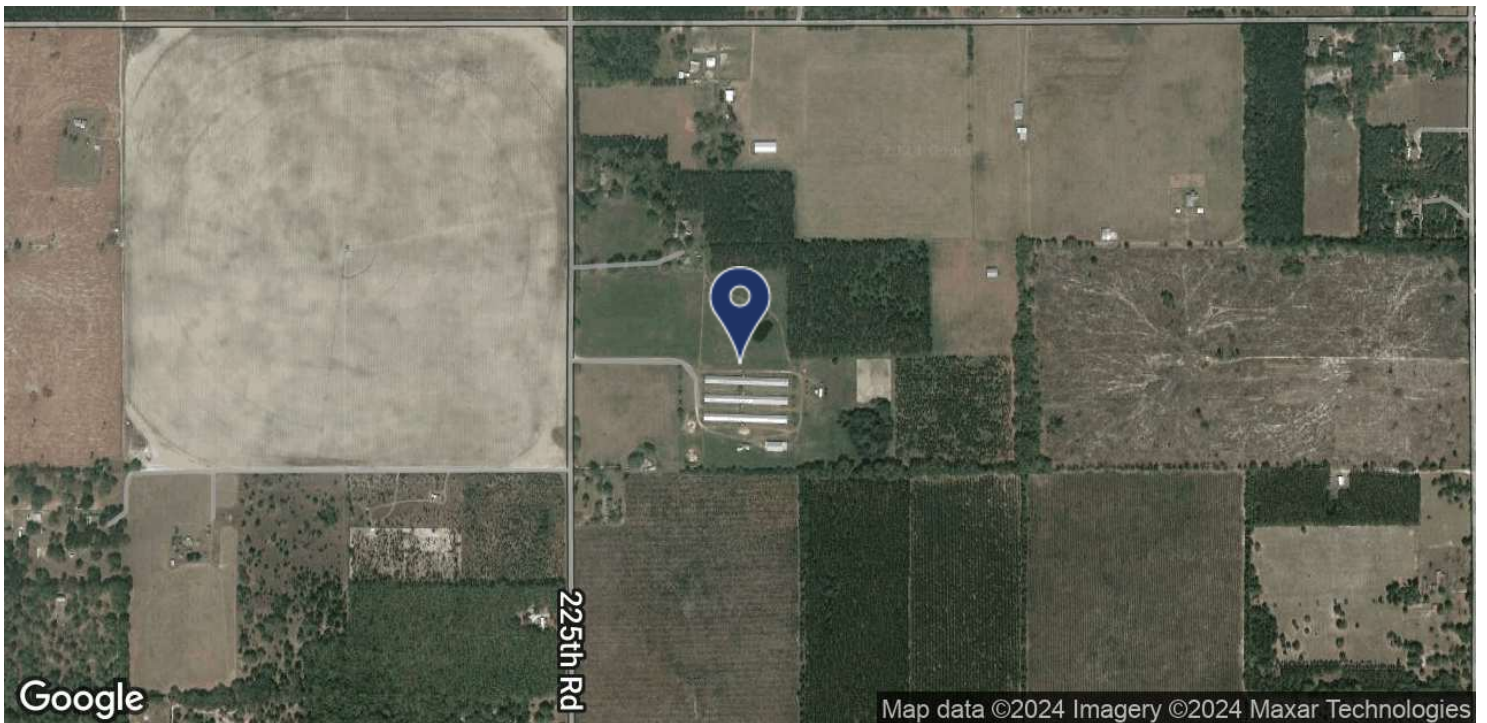
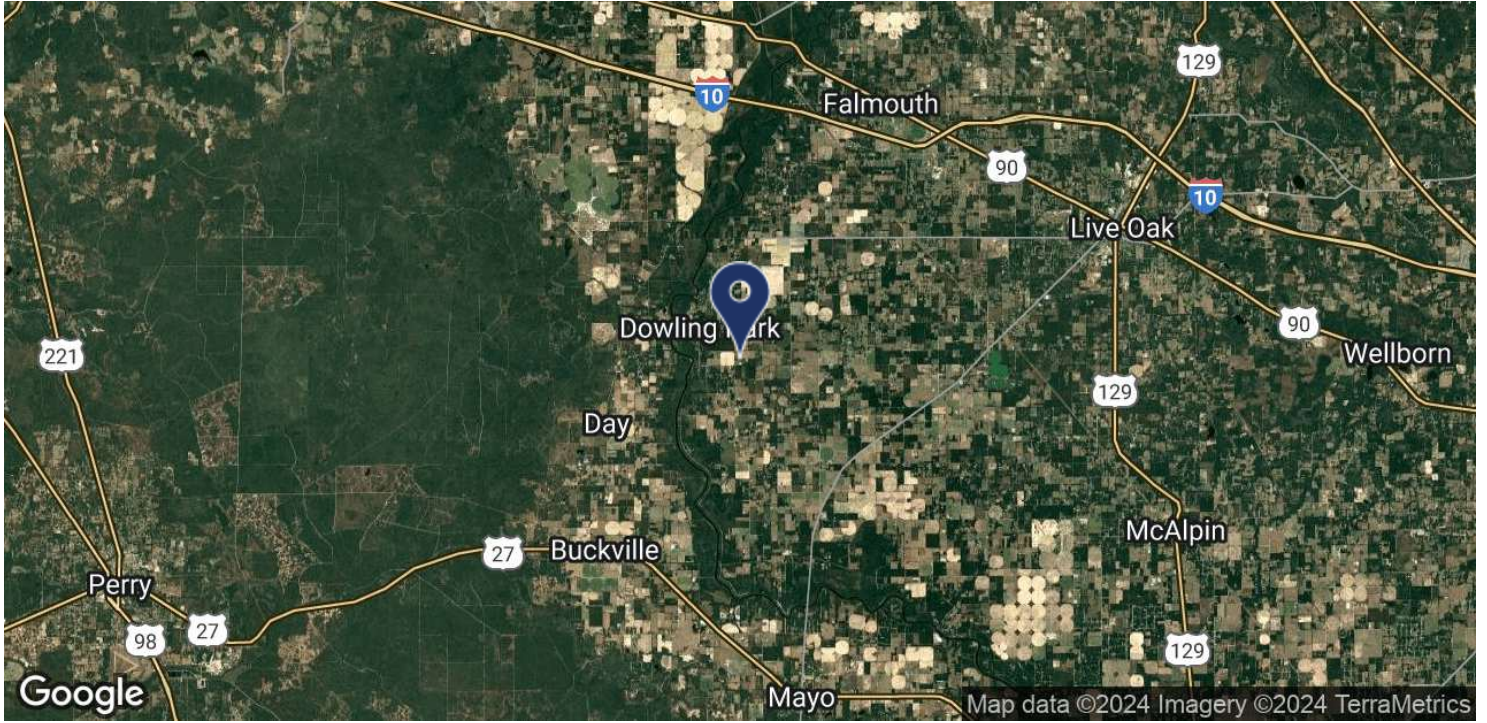
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LOCATION MAP MC FARMS

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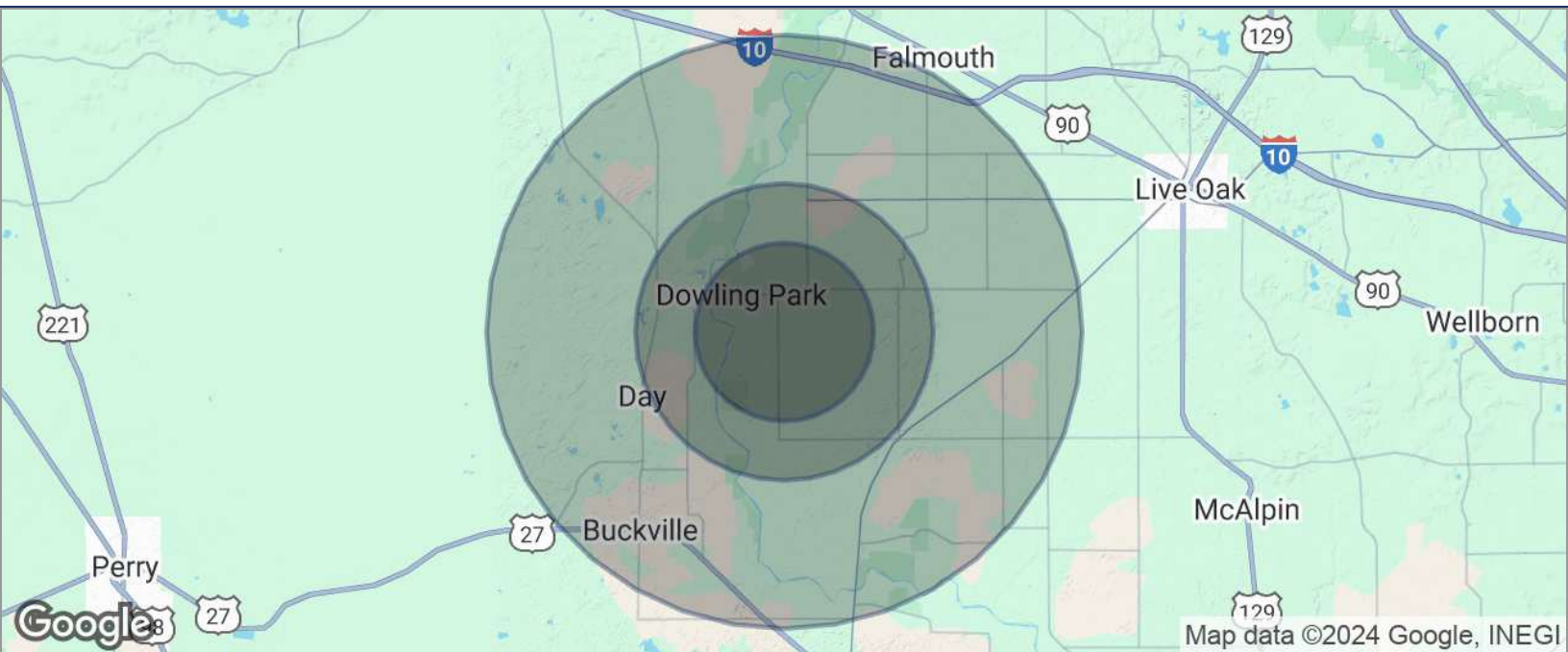




DEMOGRAPHICS MAP

MC FARMS

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POPULATION	3 MILES	5 MILES	10 MILES
TOTAL POPULATION	2,091	3,629	10,934
MEDIAN AGE	57	52	48
MEDIAN AGE (MALE)	54	51	47
MEDIAN AGE (FEMALE)	58	54	49
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	973	1,574	4,265
# OF PERSONS PER HH	2.1	2.3	2.6
AVERAGE HH INCOME	\$73,913	\$73,927	\$73,489
AVERAGE HOUSE VALUE	\$201,720	\$192,051	\$183,358

* Demographic data derived from 2020 ACS - US Census

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