



MONTICELLO HOMESITE & INVESTMENT LAND

Aucilla Rd, Monticello, FL 32344

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PROPERTY OVERVIEW



Sale Price

\$570,000

PROPERTY OVERVIEW

Located on Aucilla Rd in Monticello, FL, this versatile AG-5 property offers endless potential for residential, agricultural, and recreational use. The upland portion has been cleared, making it ideal for a homesite or multiple residences, with zoning allowing one unit per five acres and options for family transfers under county guidelines.

For those looking to enjoy North Florida's natural beauty, this property is a haven for wildlife, including deer and turkey. Additional permitted uses include agriculture, outdoor recreation, and select commercial opportunities, with clustering options available to maximize usable land while preserving wetlands and flood-prone areas.

Conveniently located:

- ◆ 1 mile from Aucilla Christian Academy
- ◆ 6 miles from downtown Monticello
- ◆ 6 miles from Highway 19 & I-10, providing easy access to Tallahassee and surrounding areas

Whether you're looking to build, invest, or simply enjoy the land, this property offers flexibility, opportunity, and long-term value in one of North Florida's most desirable rural settings.

Contact us today for more details!

OFFERING SUMMARY

Acreage:	71± Acres
Price / Acre:	\$8,028
City:	Monticello
County:	Jefferson
Property Type:	Homesite, Timber/Rec

SPECIFICATIONS & FEATURES



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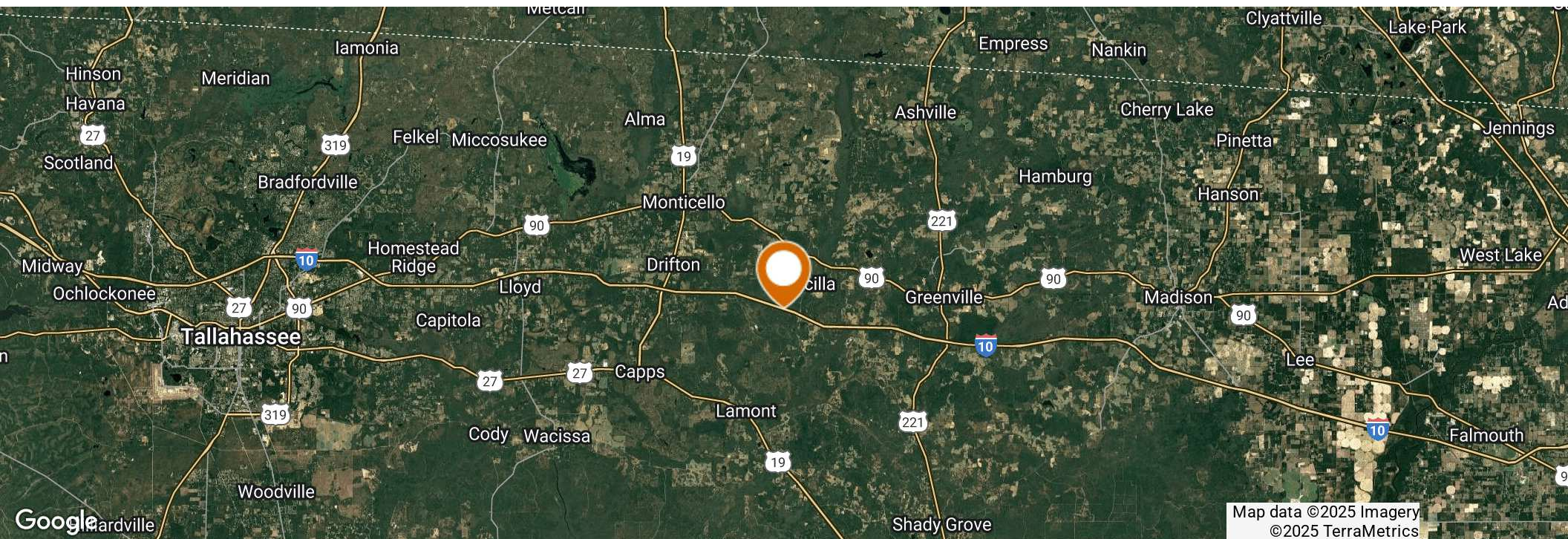
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Investment• Timberland
Uplands / Wetlands:	35± Upland Acres (49%) / 36 ± Wetland Acres (51%)
Soil Types:	Albany; Plummer; Leefield; Surrency
Zoning / FLU:	AGRI-05 (1 D.U. / 5 Acres)
Road Frontage:	1700 ± Feet on Aucilla Road
Nearest Point of Interest:	Monticello - 6 ± Miles Greenville - 9 ± Miles Madison - 22 ± Miles Tallahassee - 28 ± Miles
Current Use:	Timber & Recreation
Potential Recreational / Alt Uses:	Homesites
Land Cover:	Cleared Land (36 ± Acres); Mixed Wetlands Hardwoods (3 ± Acres); Cypress (32 ± Acres)

LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	13-1N-5E-0000-0050-0000
GPS:	30.4875327, -83.7779069
Driving Directions:	Contact JT or Mike
Showing Instructions:	Contact JT or Mike



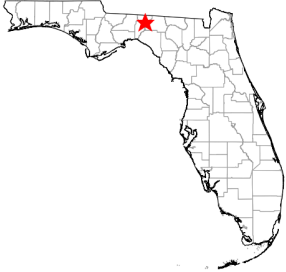
PHOTOS



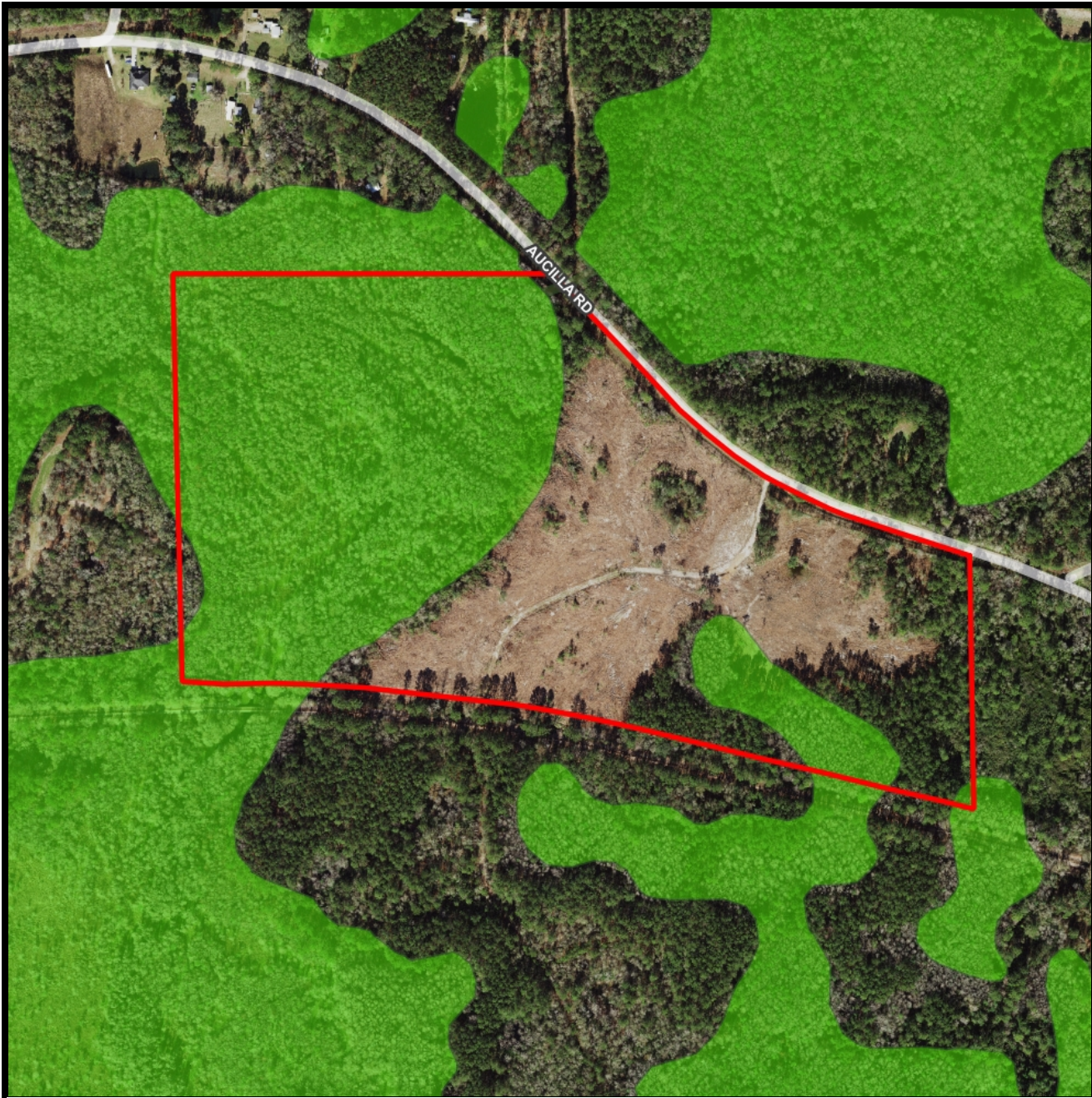


71 Acres

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- ▭ Streets MapWise

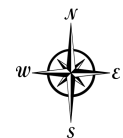
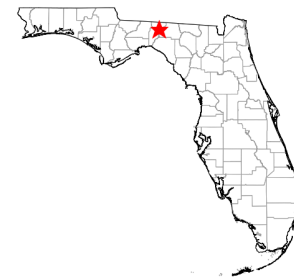


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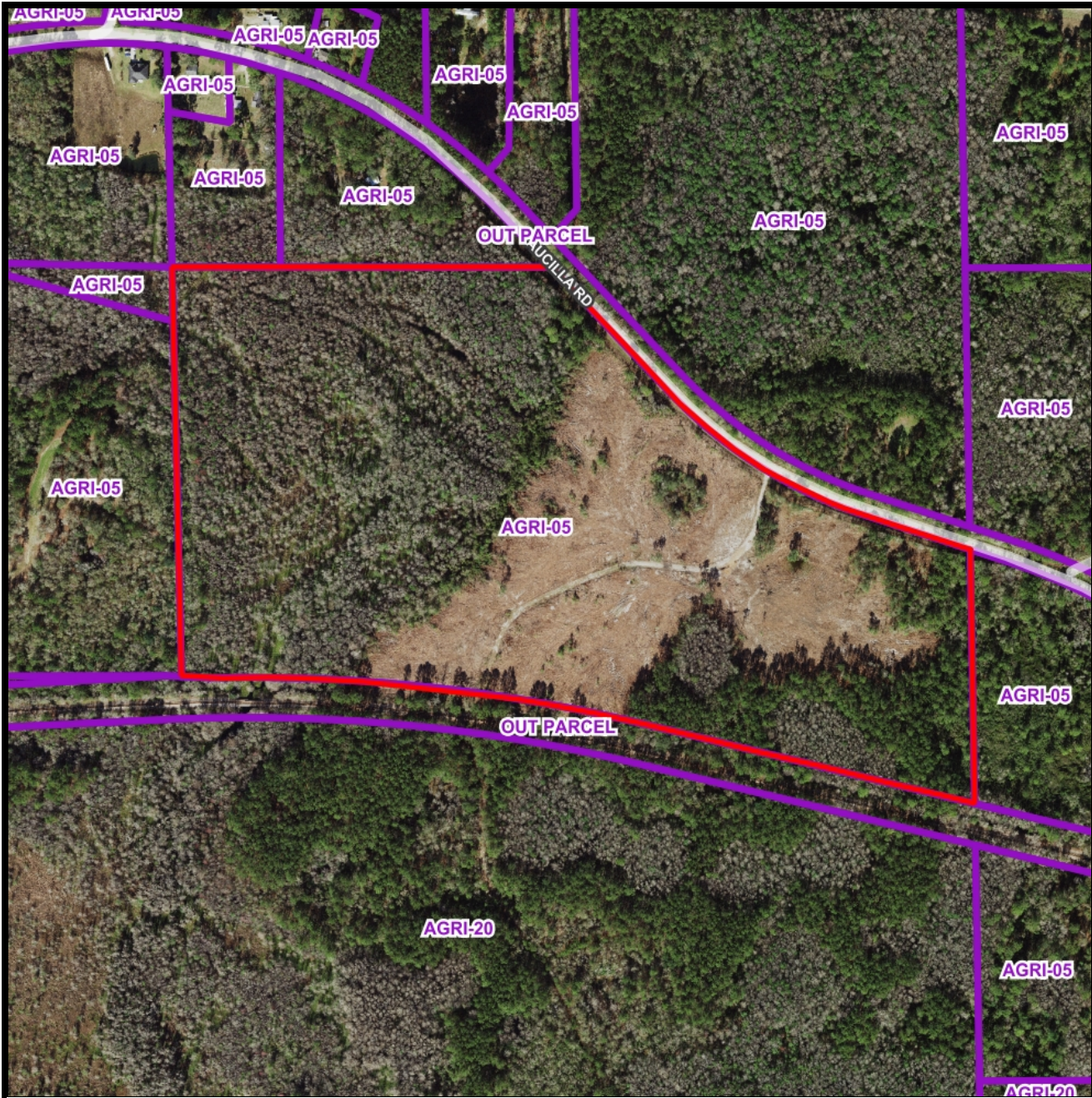


Wetlands

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise
- Esturaine
- Lacustrine
- Marine
- Palustrine
- Riverine

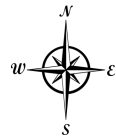


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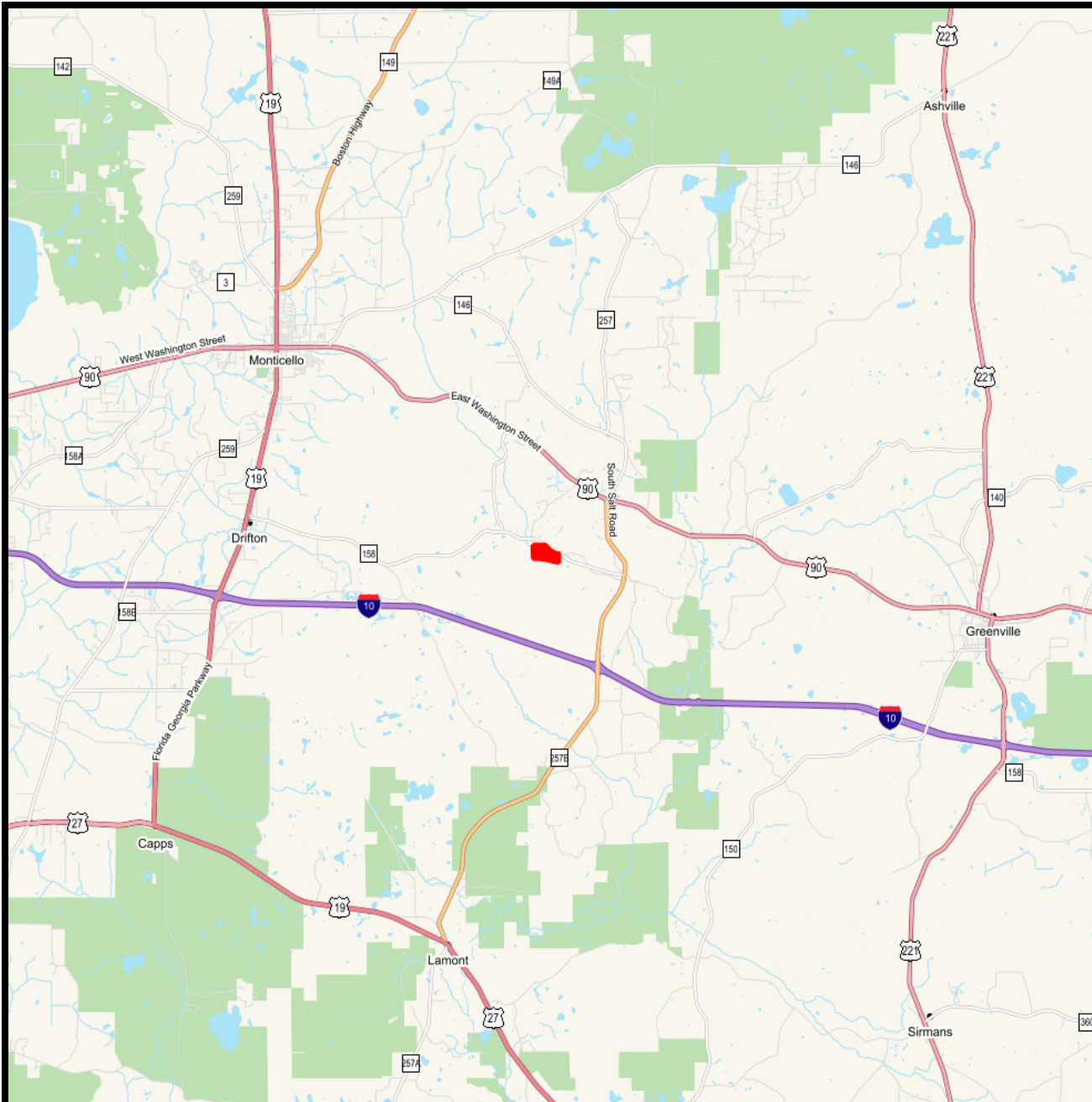


Future Land Use AGRI 05

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing
- Streets MapWise
- Future Land Use Outlines
- Future Land Use Outlines
- Future Land Use Outlines

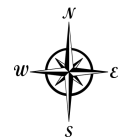
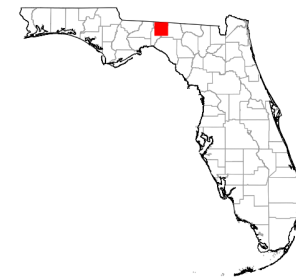


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Vicinity

- Polygons Drawing
- Lines Drawing
- Text Labels Drawing
- Points Drawing



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For more information visit www.saundersrealestate.com

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