



GRACEVILLE DUCK POND FARMLAND

Cliff Rd, Graceville, FL 32440

Dusty Calderon

407.908.9525

dusty@saundersrealestate.com



PROPERTY OVERVIEW



Sale Price

\$745,920

OFFERING SUMMARY

Acreage: **186.84 ± Acres**

Price / Acre: **\$3,992**

City: **Graceville**

County: **Jackson**

Property Type: **Land: Agricultural
Farmland, Hunting &
Recreation**

Video: [View Here](#)

PROPERTY OVERVIEW

This serene 186.84 ± acre property consists primarily of non irrigated cultivated farm land, with corn currently growing on the property. Hunting also functions as a great use, with deer, turkey, and hog found throughout the 180 + acres, along with three exceptional ponds used for duck hunting and fishing scattered throughout the property.

The property is located in Graceville, Florida, a very quaint town with wonderful holiday parades and seasonal festivals. Additionally, Graceville has convenient 15 ± minute access to the ever growing city of Dothan. Both cities are also conveniently located in close proximity to Rehobeth, Alabama, which is quickly becoming a popular destination. The property is also located near the growing town of Chipley, FL, which has everything from grocery stores, Walmart, Tractor Supply, lumber yards, and local feed stores

SPECIFICATIONS & FEATURES



SPECIFICATIONS & FEATURES

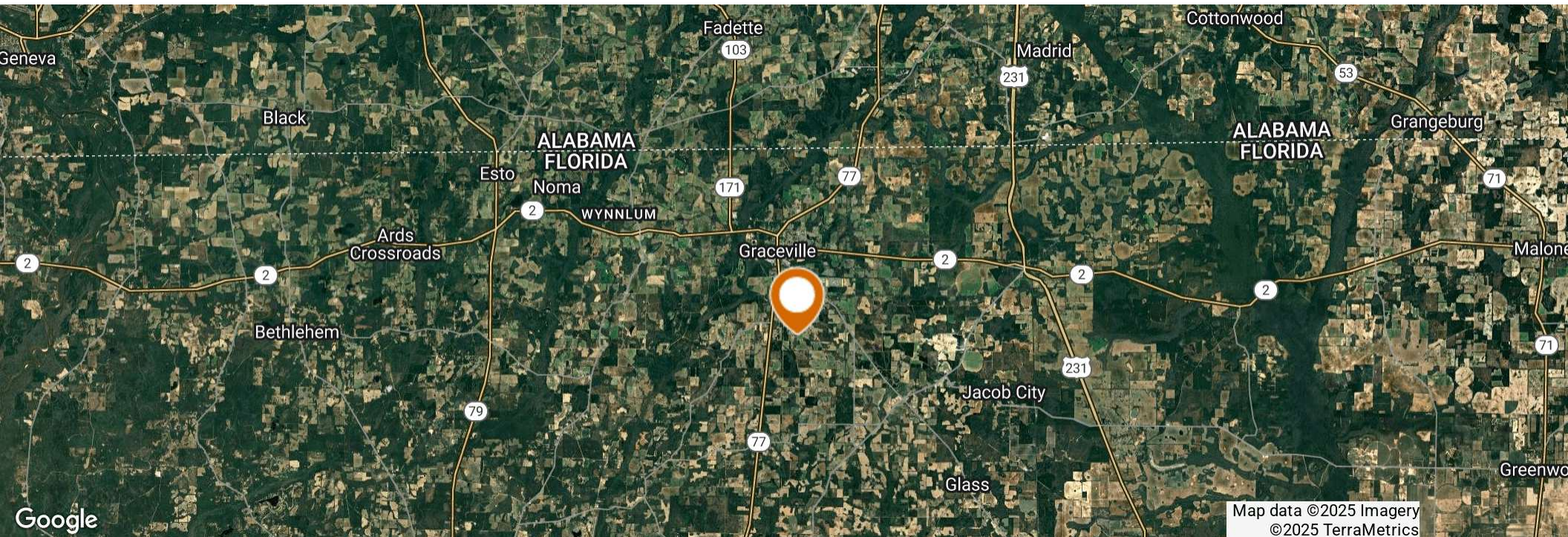
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Land Other
Zoning / FLU:	Ag
Lake Frontage / Water Features:	Duck Hunting / Fishing Ponds
Road Frontage:	Everett Road: 2,620 ± FT / Cliff Road: 1,930 ± FT / Barron Road: 305 ± FT
Nearest Point of Interest:	Downtown Graceville: 2.7 ± Miles Chipley, FL: 12 ± Miles Marianna, FL: 23 ± Miles Rehobeth, AL: 16 ± Miles Dothan, AL: 25 ± Miles
Current Use:	Agricultural Farmland
Potential Recreational / Alt Uses:	Fishing / Deer, Turkey, & Hog Hunting

LOCATION

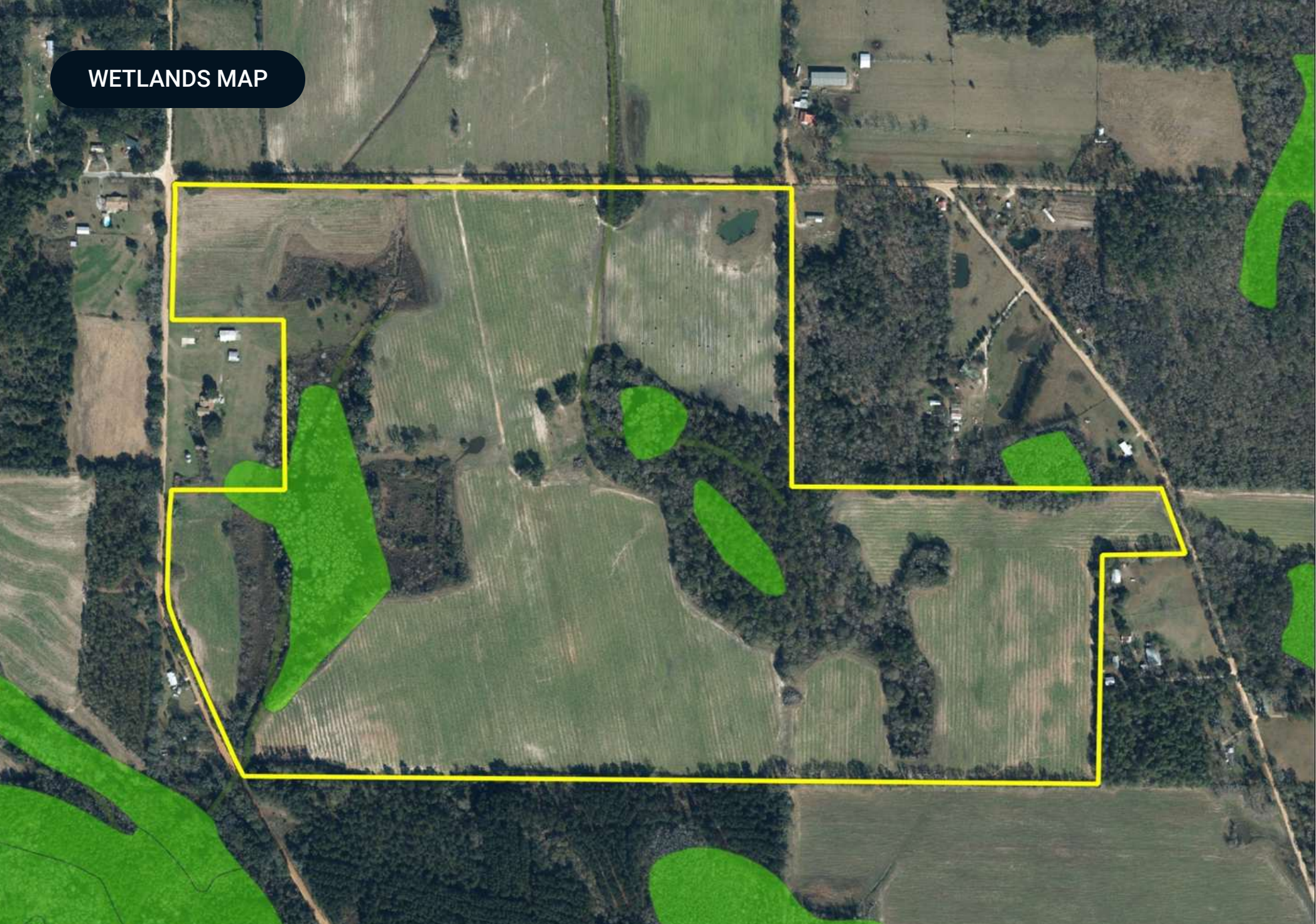


LOCATION & DRIVING DIRECTIONS

Parcel:	14-6N-13000000700011 13-6N-13000000900010
GPS:	30.9233253, -85.5074572
Driving Directions:	Heading northbound on State Road 77 (Cotton St), turn right on Everett Road, after approximately half a mile, the property



WETLANDS MAP





Everett Road

Cliff Road



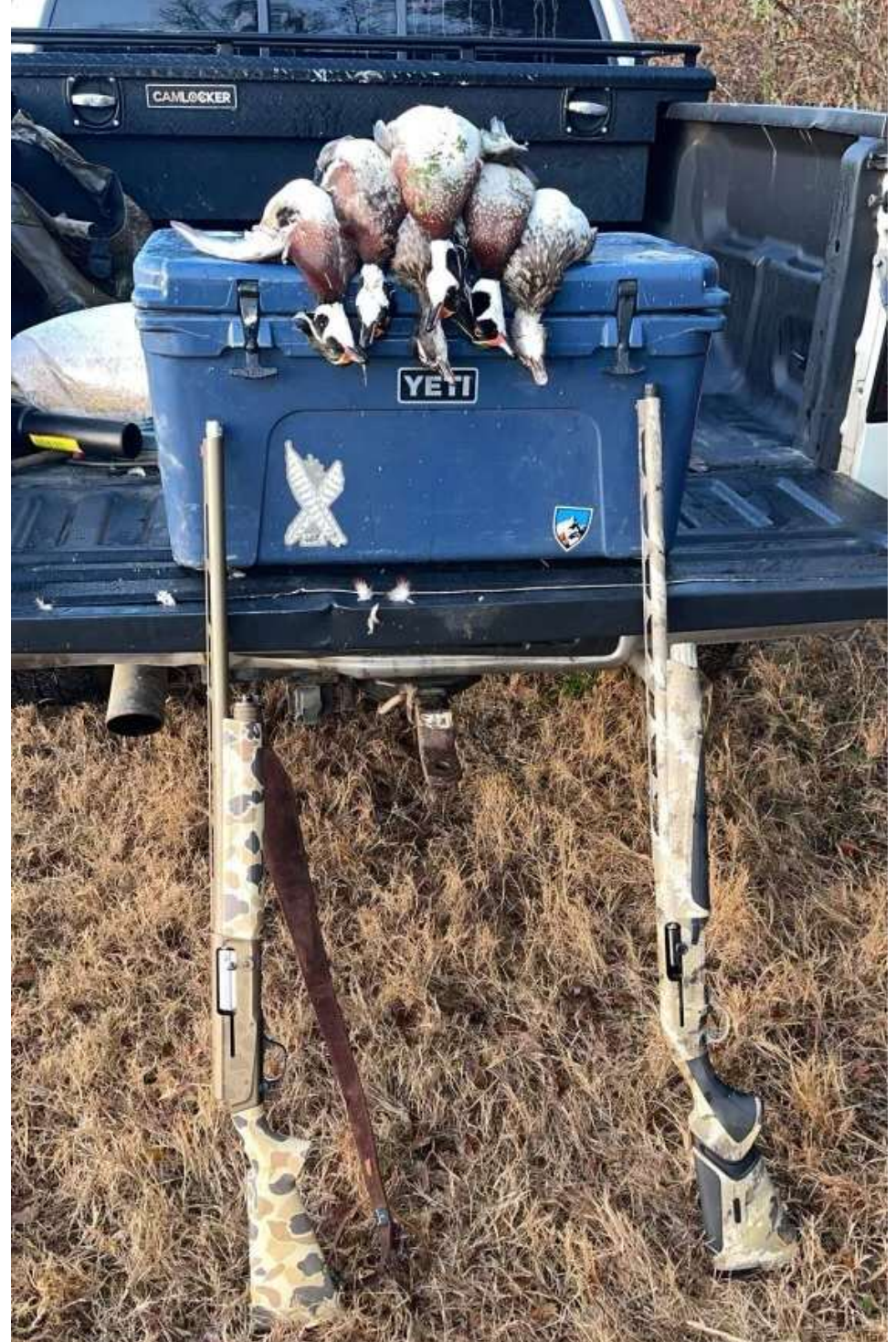
AERIALS



ADDITIONAL PHOTOS



HUNTING PHOTOS



ADVISOR BIOGRAPHY



DUSTY CALDERON

Senior Advisor

dusty@saundersrealestate.com

Direct: **877.518.5263 x376** | Cell: **407.908.9525**

PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzer Real Estate in Lakeland, Florida.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit on the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at McNeese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,098-acre ranch and recreational property in Levy County, a 3,707-acre ranch and timberland tract in Tennille, as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, South America, and continues to expand his client base beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family, and friends to sell or acquire land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and then buy and sell real estate here in America.

He is a member of the Florida Cattlemen's Association, Silver Spurs Riding Club, Professional Rodeo Cowboys Association (PRCA) and National Audubon Society. He is a lifetime member of American Bucking Bull, Inc. (ABBI) and a Professional Bull Riders (PBR) stock contractor. Additionally, Dusty is a founding board member for the Harmony Pop Warner Youth Football and Cheer League, and a past member of Osceola County Lakes Advisory Committee.

Dusty enjoys spending time with his family like his Cowboy ancestors. It's in his blood to be working cows & breaking colts, rodeoing, hunting, and fishing. Dusty and his wife, Lucrecia, have been married since 1994 and have three children and a granddaughter. They attend City of Life church in Kissimmee, Florida. Dusty enjoys seeing new lands on horseback and helping people realize their dreams in real estate like he has been able to.

Dusty specializes in:

- Ranch Land
- Agricultural Land Management
- Farmland
- Waterfront Specialist
- 1031 Tax-Free Exchanges



ONE OF AMERICA'S BEST BROKERAGES



One of America's
Best Brokerages



APEX 2022 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
5000 Regional List



For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street
Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
479.582.4113

