

Solitude
Ro Co Co Rd
Tallahassee, FL 32309

\$9,950,000
613± Acres
Leon County



MORE INFO ONLINE:

jonkohler.com

Solitude
Tallahassee, FL / Leon County

SUMMARY

Address

Ro Co Co Rd

City, State Zip

Tallahassee, FL 32309

County

Leon County

Type

Recreational Land, Hunting Land, Lakefront

Latitude / Longitude

30.552918 / -84.021194

Acreage

613

Price

\$9,950,000

Property Website

<https://www.landleader.com/property/solitude-leon-florida/62000>



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PROPERTY DESCRIPTION

Solitude stands as the southernmost portion of Lake Miccosukee. It has been in wild quail management since the inception of this asset class. Solitude's location is a "who's who" of the most noted recreational properties in Florida. The habitat, abundant wildlife, and aesthetics are truly remarkable. This tract is renowned for its 10,000+/- feet of frontage on 6,257-acre Lake Miccosukee and a 150-foot bluff overlooking the lake. When it comes to high-quality recreational properties, it does not get any better than this.

The property is known for exceptional wild quail, trophy whitetail deer, wild turkey, dove, and more. Of course, with almost two miles of frontage on Lake Miccosukee, one of the top waterfowl lakes in Florida, the duck hunting here is phenomenal. There are also several future flooded duck pond sites.

This property is now a renowned, highly managed sporting plantation with a rich heritage in the highly desirable area of Leon County, Florida. Its pedigree and history are impeccable, and today, it is one of the most outstanding properties in North Florida.

The land is exceptionally beautiful, with moss-draped live oaks and towering southern yellow pines.

This property happens to not only be a spectacular recreational property but also one of the most spectacular undeveloped properties left in northern Leon County. Not only is 40% of all the Red Hills under a conservation easement, but 38.64% of all of Leon County is under an easement or held by State or Federal agencies.

Solitude also benefits from being in high-demand Northeast Leon County. Today, it is one of only 20+/- undeveloped but developable large properties in all of Leon County, making this a rare "two asset class" investment grade recreational property with appreciation potential far surpassing most other recreational properties. For the recreational buyer, these facts also provide opportunities as this is not just a one-asset class property; it's multi-dimensional.

This is an opportunity to own a part of one of the original famed Red Hills Quail Plantations. Unlike most properties, this one has additional investment opportunities due to its location. These opportunities can be monetized now or at any time through a conservation easement, placing this property among 40% +/- of the land in the Red Hills. Alternatively, one could leave it unencumbered. Based on historical trends, one can expect its value to increase significantly, given that it is already in the pre-development stage and can be converted at any time. Unlike in the past, national homebuilders have entered this region, bringing it into the focus of Wall Street.

This is an opportunity for a hero to step in and steward over one of Florida's most treasured properties - to recreate and build wealth.

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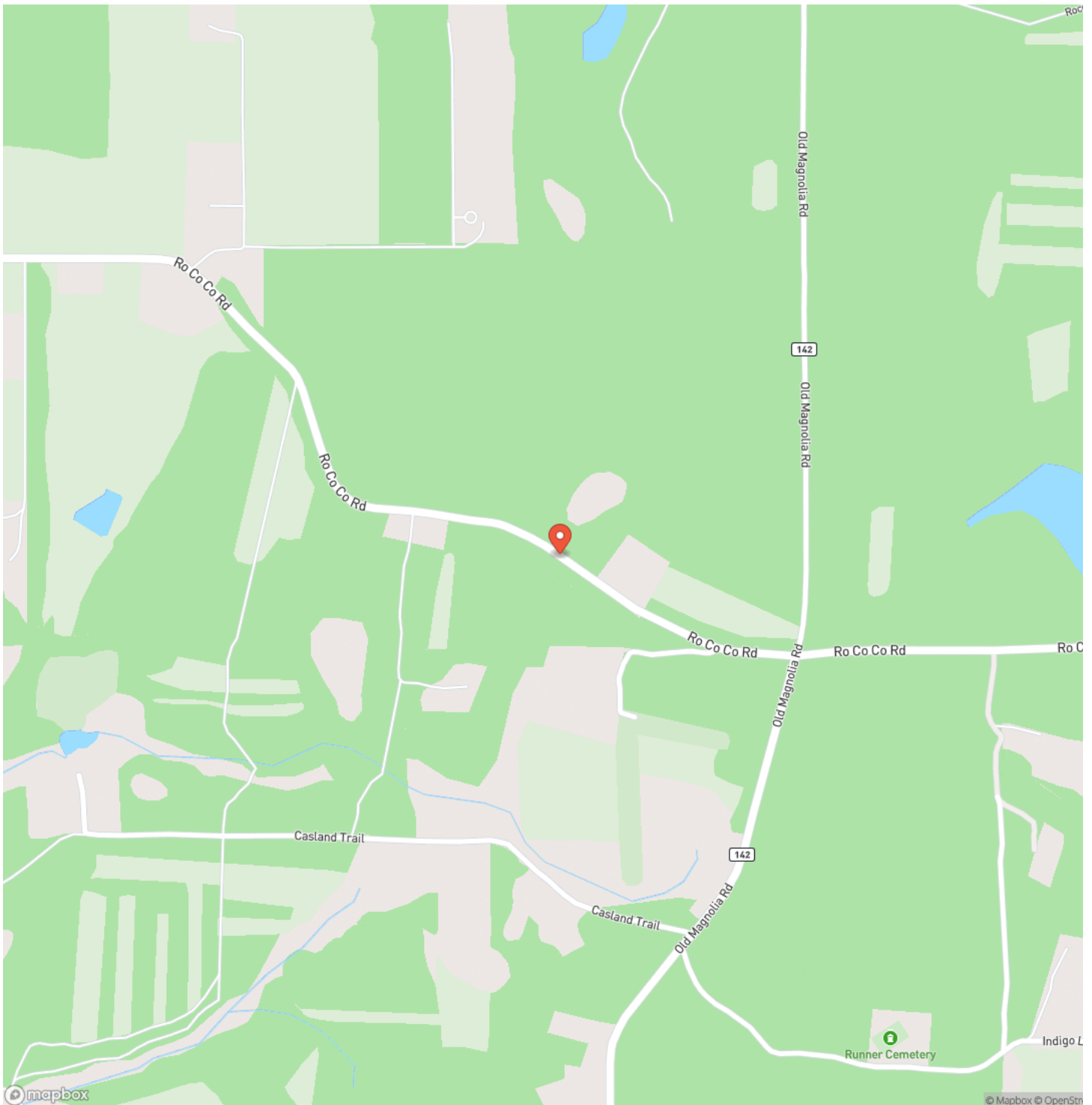
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Locator Map

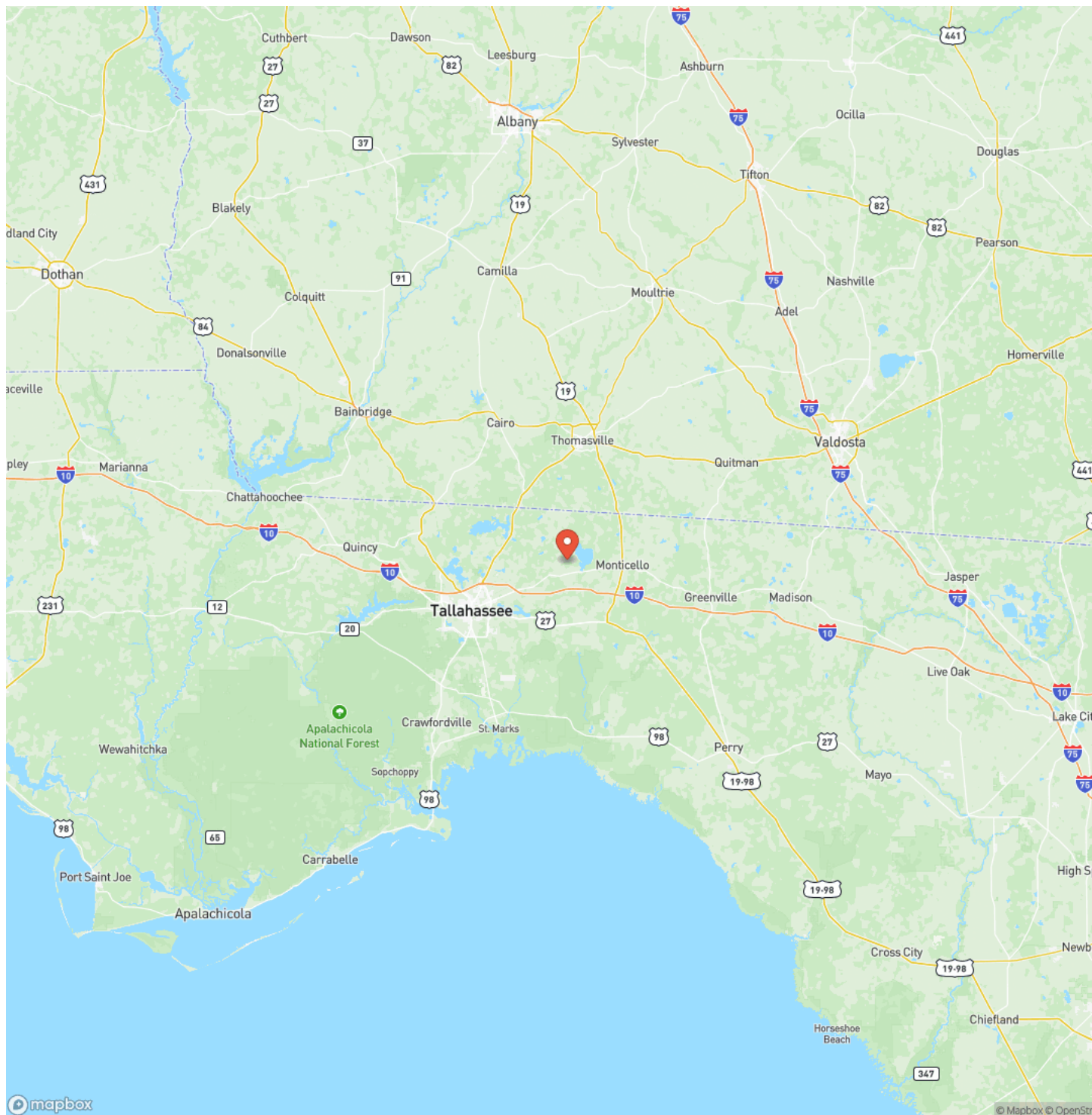


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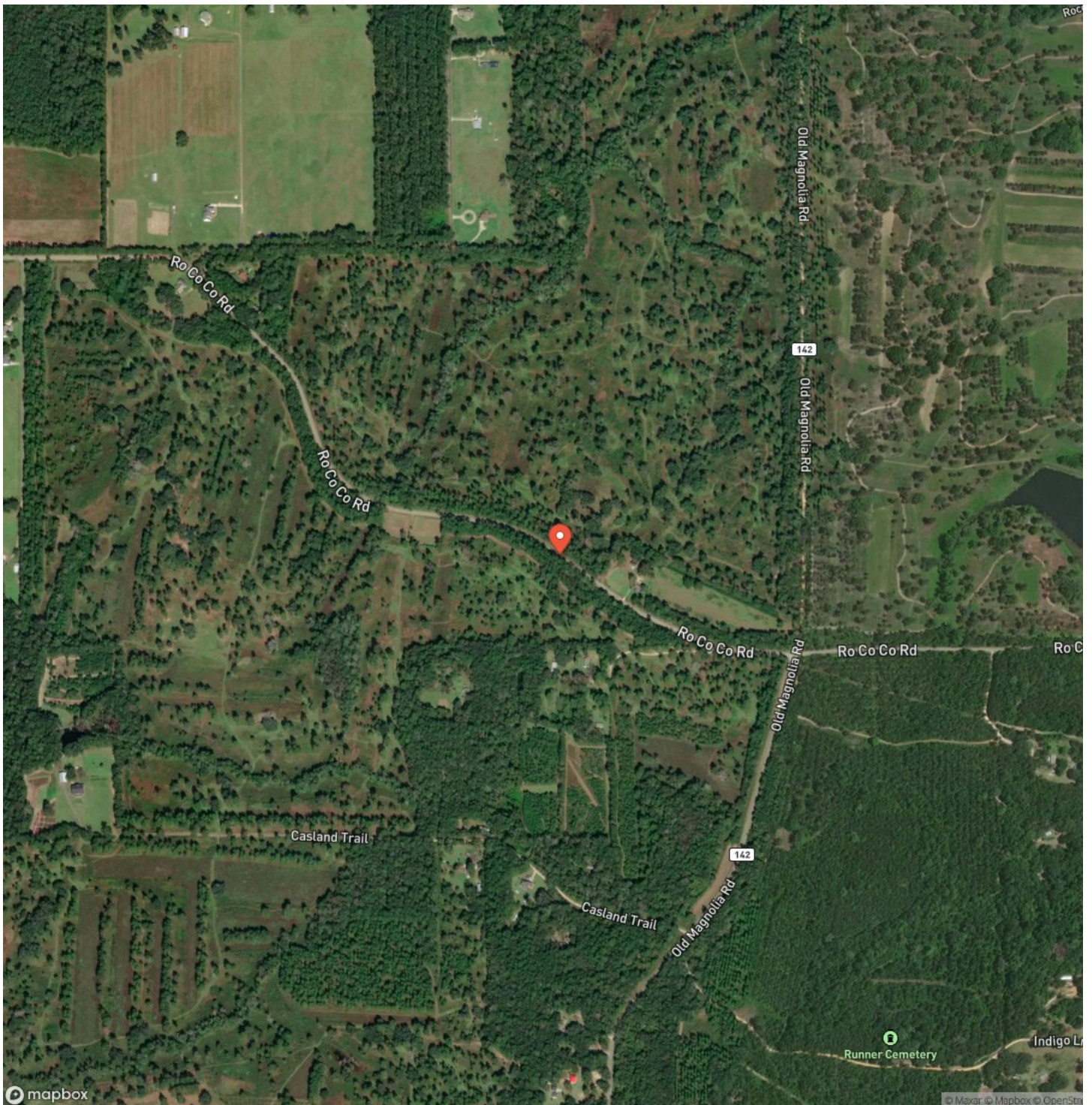
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Locator Map



Satellite Map



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LISTING REPRESENTATIVE

For more information contact:



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NOTES

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