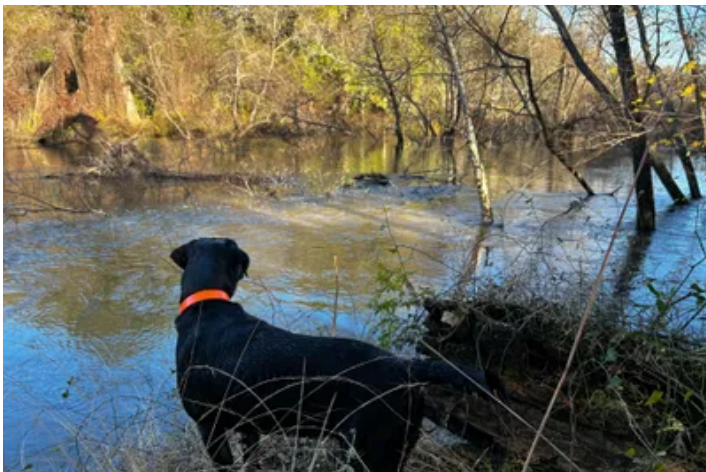


Ochlockonee River Place  
Tallahassee, FL 32312

**\$364,980**  
60.280± Acres  
Leon County



**MORE INFO ONLINE:**

**[jonkohler.com](http://jonkohler.com)**



**Ochlockonee River Place**  
**Tallahassee, FL / Leon County**

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**SUMMARY**

**City, State Zip**

Tallahassee, FL 32312

**County**

Leon County

**Type**

Hunting Land, Recreational Land, Undeveloped Land, Riverfront

**Latitude / Longitude**

30.630145 / -84.22788

**Acreage**

60.280

**Price**

\$364,980

**Property Website**

<https://www.landleader.com/property/ochlockonee-river-place-leon-florida/50587>



**MORE INFO ONLINE:**

**[jonkohler.com](https://www.jonkohler.com)**

## Ochlockonee River Place Tallahassee, FL / Leon County

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### **PROPERTY DESCRIPTION**

This 60.28 +/- acres boasts frontage on the Ochlockonee River, is bordered by and in the neighborhood of major plantations, has excellent deer and turkey, is located in the famed Red Hills Plantation belt, and is only 14 miles to Tallahassee's Bradfordville. Ochlockonee River Place is the epitome of what people look for when they want a small acreage, high-quality recreational property in the corridor of some of the best deer hunting in Leon County.

"This is one of the few remaining, small acreage dream properties bordering a major Leon County hunting plantation that has not yet been acquired by one of the neighboring plantations." - Jon Kohler

The property has gorgeous hardwoods; some of the best examples of mixed pine and upland hardwoods found anywhere. The natural woodlands are diverse and productive. There are great roads throughout and numerous access points to the river.

With more than 1.25 +/- miles of river frontage, there is abundant recreation, including kayaking and fishing. Two seasonal creeks also course the southeast portion of the property. An oxbow in the river makes for even more diverse habitat.

There is a large hill overlooking the river that would make a perfect cabin site. The property is an excellent family recreational property, or an exceptional annex for a larger property, which is what it's used for today.

"This is one of those rare, extremely easy places to own where you simply fill the feeders every few months and just show up. The game is there. The wildlife corridor doesn't get any better than this." - Jon Kohler

This Florida property is located 20 minutes from shopping and restaurants in Bradfordville in Tallahassee. It is 25 miles from Thomasville, GA.

This is the best bang for your buck recreation-wise for under \$400,000. It is a great place to buy and hold while enjoying it for family recreation. This is a rare opportunity for a high-quality recreational property this close to Tallahassee with excellent deer and turkey, gorgeous hardwoods, and river frontage.

"Priced at just \$6,000 per acre for a total of only \$365,000, it's impossible to find a better return on one's recreational dollar!" - Jon Kohler

for more information, maps and photos visit [jonkohler.com](http://jonkohler.com)

**MORE INFO ONLINE:**

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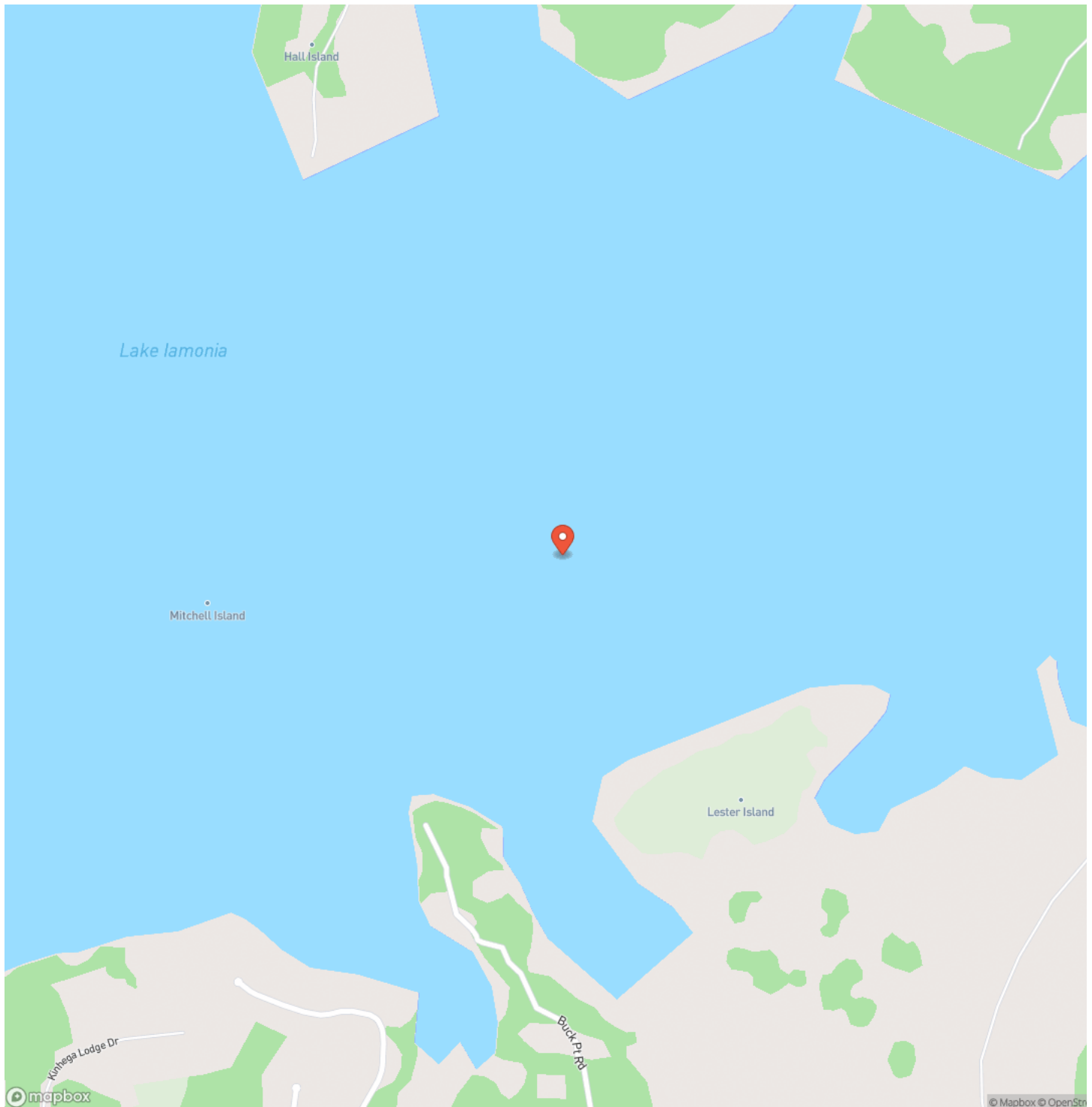




**MORE INFO ONLINE:**

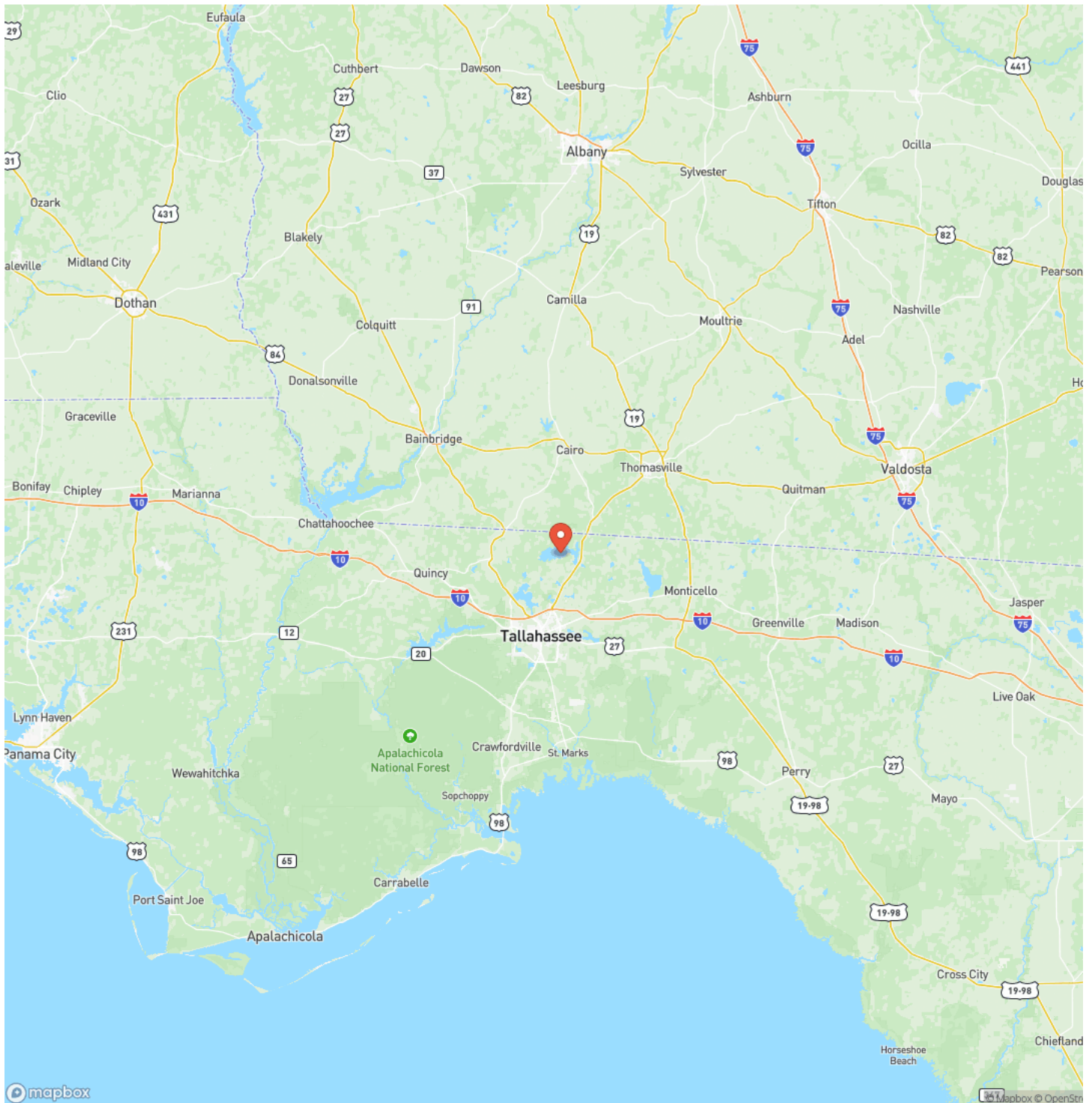
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## Locator Map





## Locator Map





## Satellite Map



**MORE INFO ONLINE:**

**[jonkohler.com](http://jonkohler.com)**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Jon Kohler

## Mobile

(850) 508-2999

## Email

land@jonkohler.com

**Address**

434 SW Mt Olive Church Rd

## City / State / Zip

Lamont, FL 32336

## NOTES

[illegible]



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## **DISCLAIMERS**

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Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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