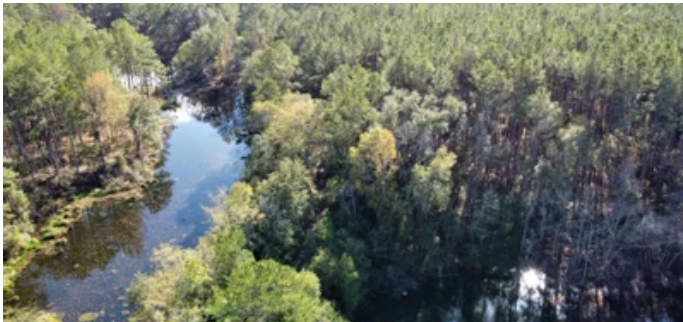


B & C Creekside
1266 Chaff Chason Rd.
Quincy, FL 32352

\$1,748,500
538± Acres
Gadsden County



B & C Creekside
Quincy, FL / Gadsden County

SUMMARY

Address

1266 Chaff Chason Rd.

City, State Zip

Quincy, FL 32352

County

Gadsden County

Type

Recreational Land

Latitude / Longitude

30.6304 / -84.485

Dwelling Square Feet

2160

Bedrooms / Bathrooms

2 / 2

Acreage

538

Price

\$1,748,500

Property Website

<https://www.landleader.com/property/b-c-creekside-gadsden-florida/35172>



PROPERTY DESCRIPTION

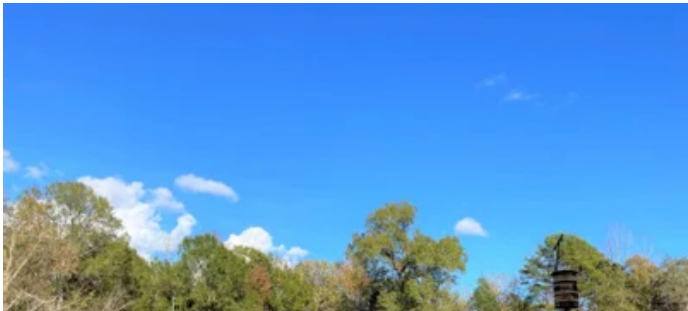
- 538 acres high-quality recreational waterfront property located in Gadsden County, FL
- 2,160 sq ft house, 2 BD/2 BTH, 720 sq ft. screened-in front porch
- Metal Bldg/shop 40X60, 20X60 overhang on back; Pole Barn, 30X50
- Approx. 1.74 miles frontage on the Attapulugus Creek; Approx. 1.2 miles frontage on the Willacoochee Creek; beautiful hardwood bottoms
- Five small fishing and duck ponds
- Approx. 20 miles to Tallahassee; approx. 8 miles to Quincy; approx. 9 miles to Havana
- Borders other large landowners
- Managed for turkey and deer
- End-of-the-road privacy
- Good roads throughout, including beautiful live oaks throughout property
- Food plots and condo stands in place
- One 4-inch wells
- Future timber revenue

Overview:

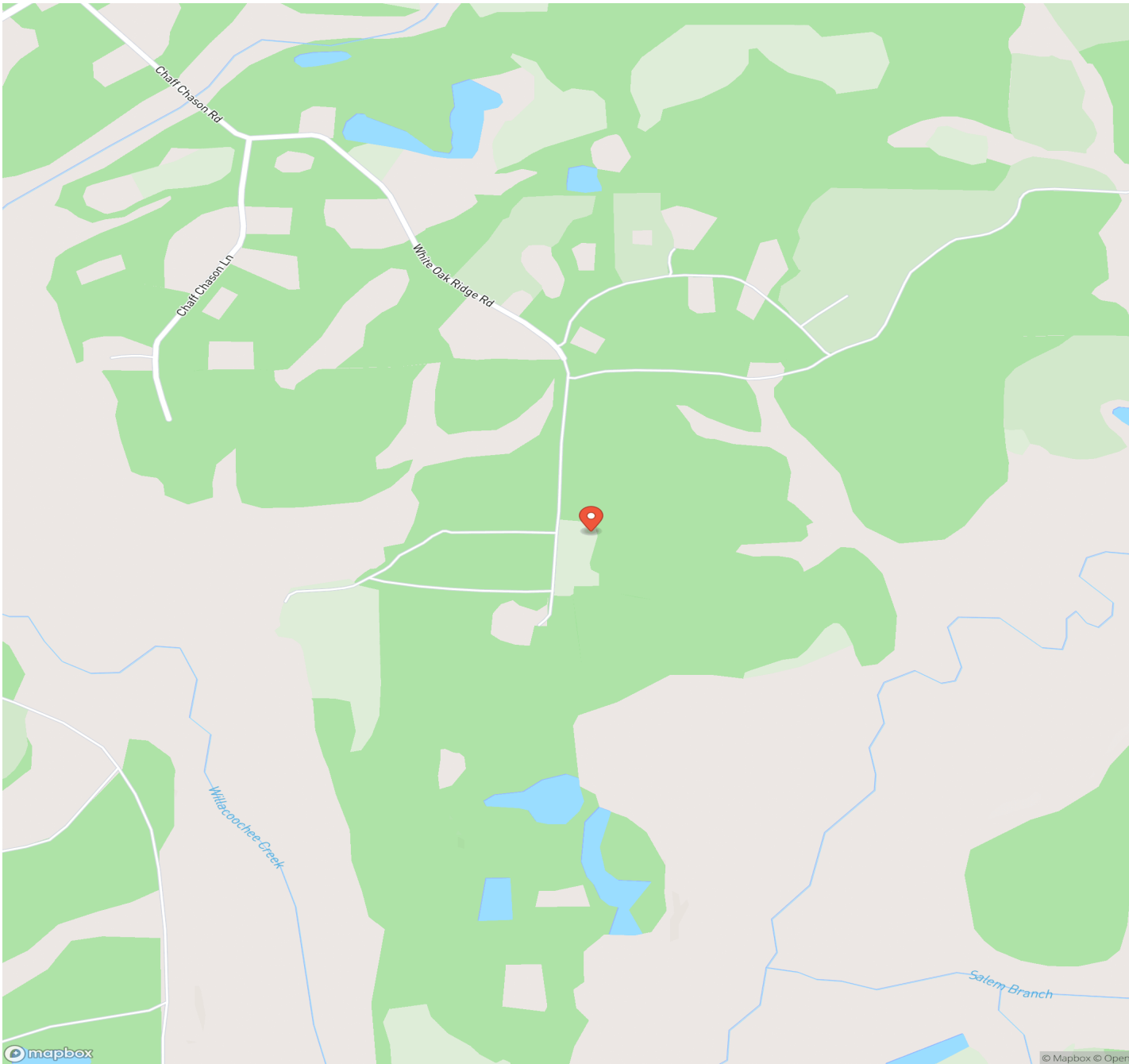
B & C Creekside consists of approximately 538 acres of high-quality recreational property that is bordered by Attapulugus Creek on the east property line with approximately 1.74 miles, and on the west side is bordered for approx. 1.2 miles by the Willacoochee Creek. These creeks are exceptionally-beautiful sand bottom creeks lined with majestic white oaks, live oaks, water oaks that provide excellent mast production for all kinds of wildlife. The deer and turkey hunting is outstanding, along with duck hunting on the creek and numerous small ponds. The 2,160 sq ft home located on property is nice and comfortable for entertain family and friends. Wildlife can be viewed scampering around the yard from the spacious screen-in porch.

Broker's Statement:

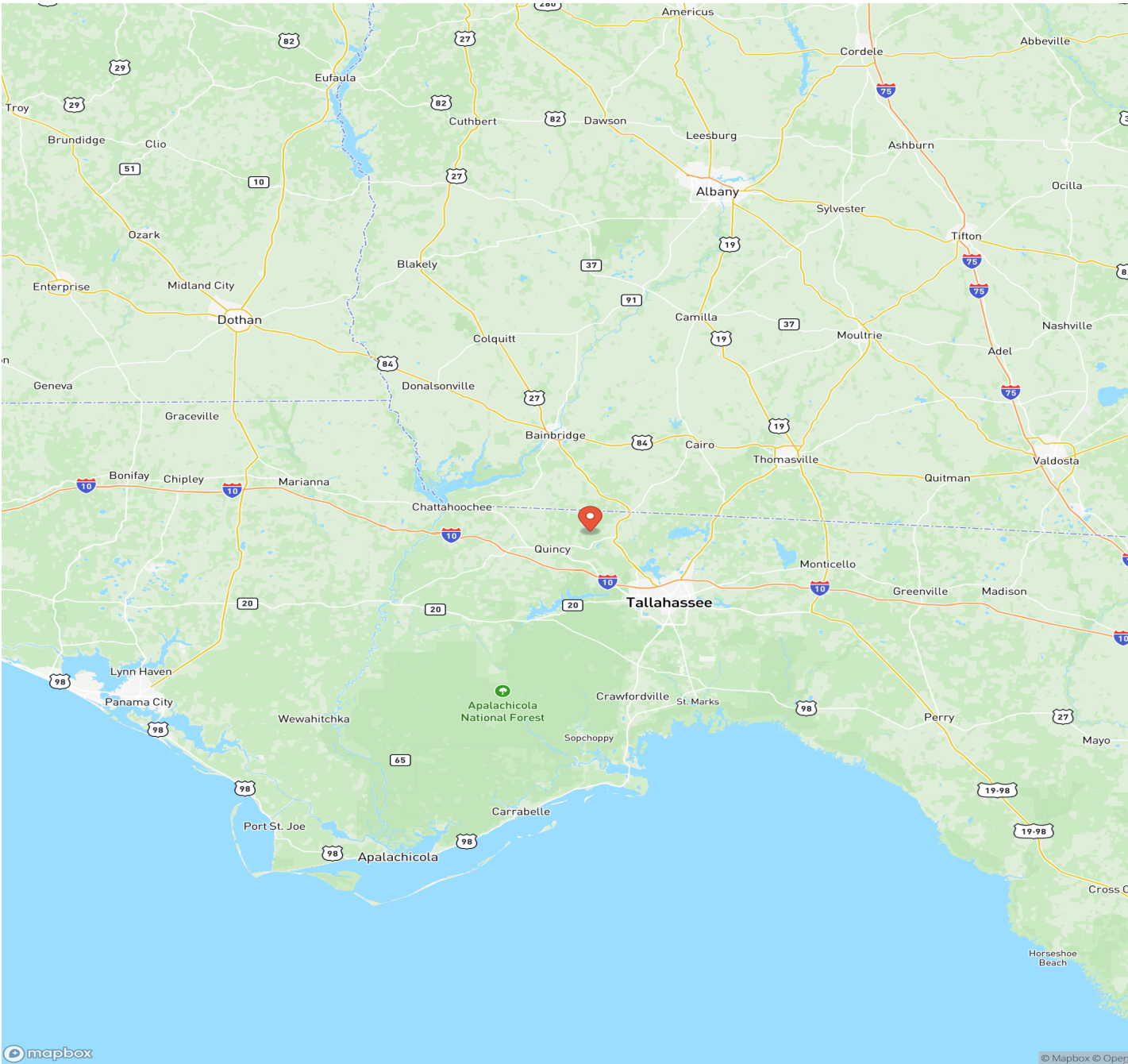
If you enjoy hunting and hiking through beautiful hardwood creek bottoms, B & C Creekside has that attribute in abundance. The hardwood creek bottoms provide exceptional habitat for a great turkey and deer population, along with some duck hunting as well. The house provides privacy, comfort, and good for entertaining family and friends. Plenty of storage in outside structures for your equipment and toys. - Walter Hatchett



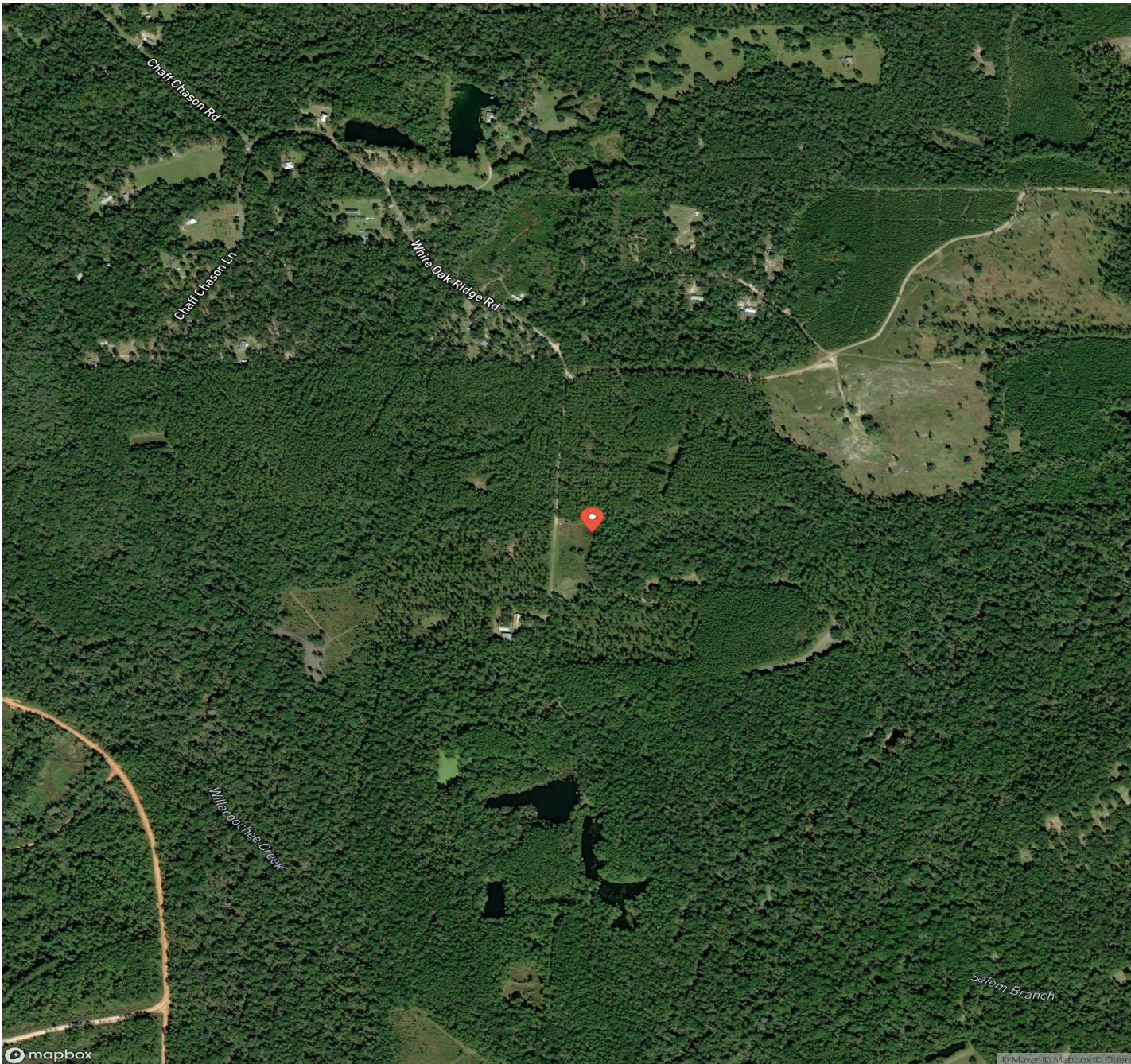
Locator Map



Locator Map



Satellite Map



LISTING REPRESENTATIVE

For more information contact:



Representative

Walter Hatchett

Mobile

(850) 508-4564

Email

Walter@JonKohler.com

Address

434 SW Mt Olive Church Rd

City / State / Zip

Lamont, FL 32336

NOTES



NOTES

This image shows a blank sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

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.

MORE INFO ONLINE:

jonkohler.com

Jon Kohler & Associates
434 SW Mount Olive Church Rd
Lamont, FL 32336
(850) 508-2999
jonkohler.com

