

Shafer Land Sales

Jerry G. Shafer
Licensed Real Estate Broker
3516 Kilkenny Drive East
Tallahassee, Florida 32309
Office/Cell (850) 385-8060
www.shaferlandsales.com
E-mail: jerry@shaferlandsales.com

FOR SALE

INFORMATION SHEET

PROPERTY: Lot 14; Rio Paz Sub; Wakulla County

SIZE: 13.06 +/- acres

IMPROVEMENTS: Wood Walkway across wetlands and Dock on river

ZONING: RR 5; One home per 5 acres

PRICE: ~~\$175,000.00~~—Reduced to ~~\$150,000.00~~ **Reduced to \$110,000.00**

FINANCING: Cash

COMMENTS: The wood walkway is one of the nicest I have observed on the Wakulla River. The owner built it to last. There are many large hardwoods such as Beech, Oak, and Magnolia. The property offers a great variety of uses and is a short boat ride to the gulf. If you click on Area Information on my website, you can find out all about the St. Marks Refuge and the Apalachicola National Forest.

PRESENTED BY: Jerry Shafer, Licensed Real Estate Broker

If you are planning to buy or sell, Shafer Land Sales specializes in acreage.

While the above information is believed to be correct, none is guaranteed, is subject to errors, omissions, and changes without notice and should be independently verified.

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In consideration of the services of JERRY G. SHAFER, (Broker), SHAFER LAND SALES, I hereby give to Broker and Exclusive Right to broker to Sell the property described below, exclusively for a period of 12 months from the date hereof, and agree to pay a commission of 10% of the selling price. If the property is sold, exchanged or leased by anyone within six (6) months after the termination of this agreement to any third party to whom the said Broker has specifically offered the property, the commission set forth in this agreement shall be paid to said Broker. It is understood by Owner that the term "offered," as used in the preceding sentence, is not construed to mean that said Broker must have reached the negotiation stage of any dealing with such third parties. The undersigned Owner does hereby acknowledge that a commission will be payable to JERRY G. SHAFER, (Broker), SHAFER LAND SALES upon sale or lease even if the undersigned or said party brings about such sale or lease and does further acknowledge that this agreement constitutes and is an exclusive right to sell and is not merely a listing contract. In addition to granting an exclusive right to sell, the undersigned does further agree to pay said commission, if during the effective period of the contract, JERRY G. SHAFER, (Broker), SHAFER LAND SALES secures a ready, willing, and able purchaser at the price and terms as set forth herein or as otherwise agreed to by the undersigned.

Date of Listing 12-05-17 Date of Expiration 12-04-18

LEGAL DESCRIPTION: Lot 14, Rio Paz Subdivision,, 13.06 +/- acres

Tax ID Number: 29-3S-01E-244-05506-A14

Property Description: Raw Land

Sale Price: \$110,000.00

Terms: Cash

Owner: _____

Owner: _____

Address: 4044 Deer Lane Drive

Tallahassee, FL 32312

850-519-5351

Accepted by: _____

Broker

Mr. Walt Cofer
4044 Deer Lane Drive
Tallahassee, FL 32312

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