



# Shafer Land Sales

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## FOR SALE

### INFORMATION SHEET

**PROPERTY:** NE Corner of I-10 and Flat Creek Rd, Gadsden County, FL

**SIZE:** 18 +/- acres

**IMPROVEMENTS:** None. Raw land

**ZONING:** Ag Timber II

**PRICE:** \$25,000/acre

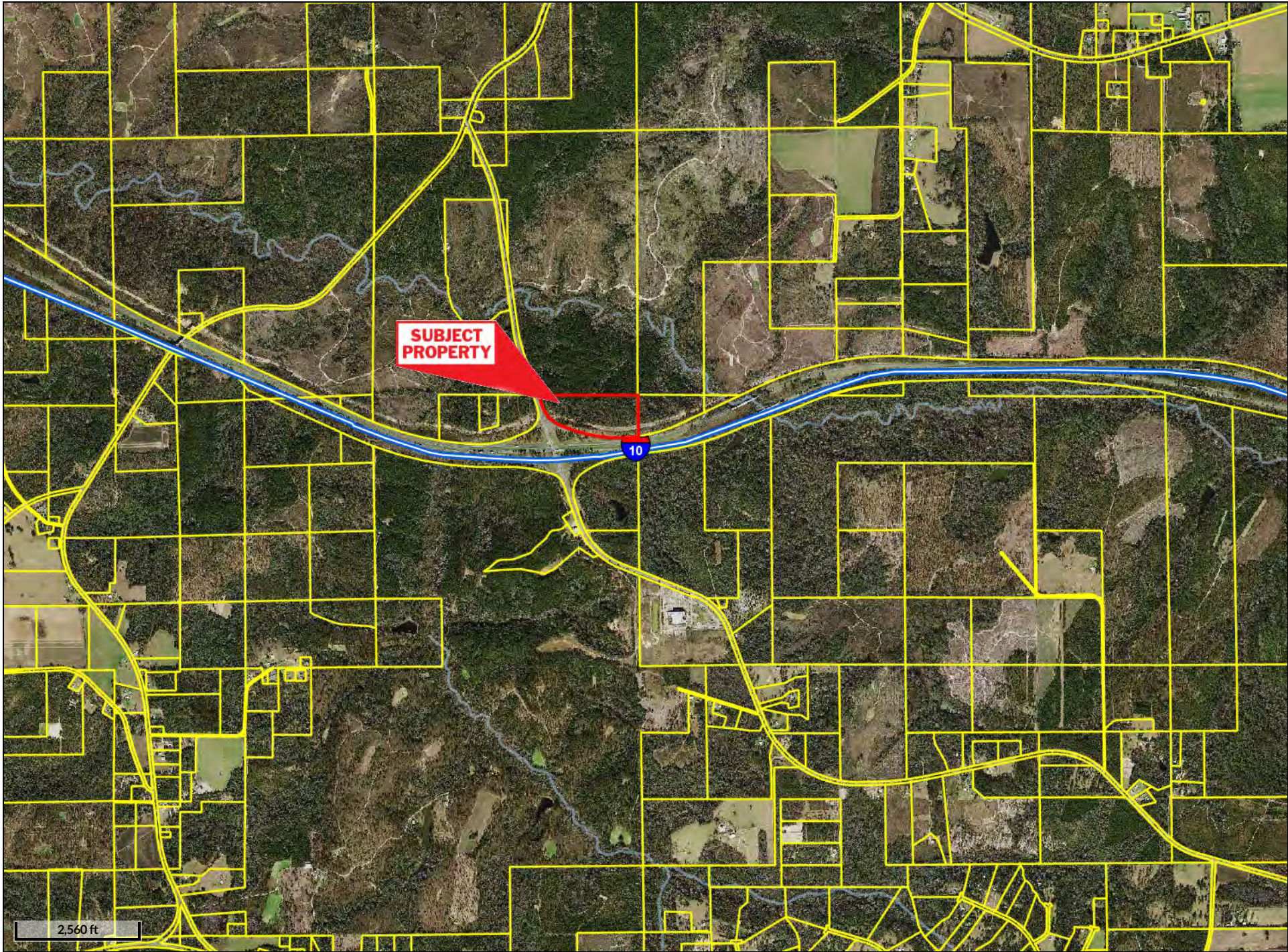
**FINANCING:** Cash

**COMMENTS:** On the NE corner of I-10 and Flat Creek Rd. Approximately 6 miles south of Chattahoochee, FL. 18 acres +/- of high ground. This property does not have an easement, but the landowner will work with a buyer to secure access. Other businesses located at this I-10 exit include a Marathon gas station and convenience store as well as a full service campground.

**PRESENTED BY:** Steve Shafer, Licensed Real Estate Agent  
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**If you are planning to buy or sell, Shafer Land Sales specializes in acreage.**

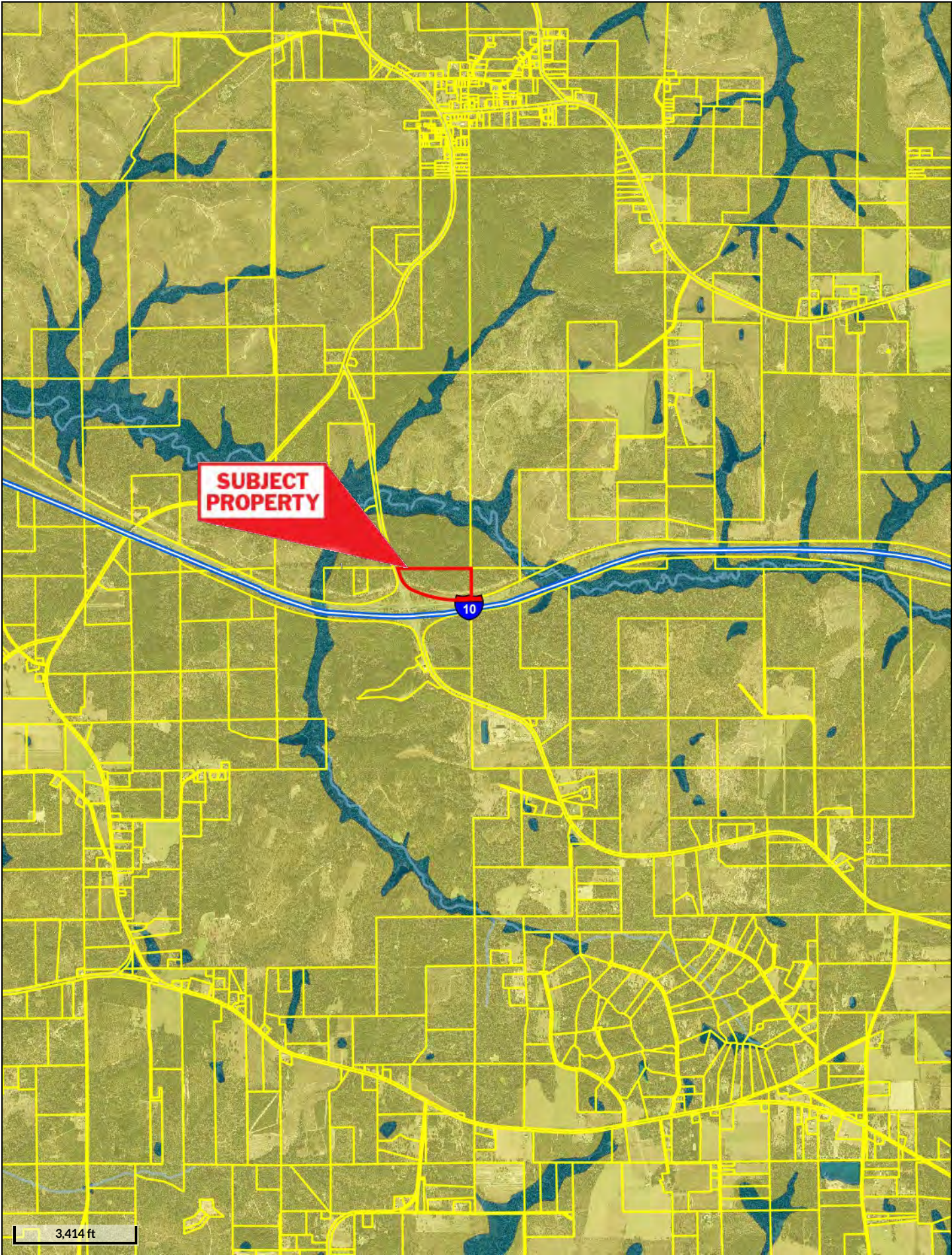
While the above information is believed to be correct, none is guaranteed, is subject to errors, omissions, and changes without notice and should be independently verified.



**SUBJECT  
PROPERTY**

10

2,560 ft



**SUBJECT  
PROPERTY**

10

3,414 ft