



# Shafer Land Sales

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## FOR SALE

### INFORMATION SHEET

**PROPERTY:** West Leon County, Coe Landing Road

**SIZE:** 40.59 acres +/- (Two tracts sold as one.)

**IMPROVEMENTS:** None

**ZONING:** Urban Fringe - Acreage, Not Ag

**PRICE:** \$14,000/Acre

**FINANCING:** Cash

**COMMENTS:** Beautiful, mixed hardwood with some open, wildlife areas. While it does not border Lake Talquin, you can see the lake from the north side of the property. The tract is surrounded on three sides by the Lake Talquin State Forest and the fourth side is residential. There is a legal, documented, 60' easement to the property through the forest. This would make a great recreational property, possible housing development, or an equestrian development. Easy access to the Apalachicola National Forest and Lake Talquin. Coe Landing Road has a first-rate, county-maintained boat ramp. These two tracts are being sold together. No division.


**PRESENTED BY:** Steve Shafer, Licensed Real Estate Agent  
Office - 850-385-8060 x101  
Cell and Text - 850-510-3010  
E-mail – [steve@shaferlandsales.com](mailto:steve@shaferlandsales.com)

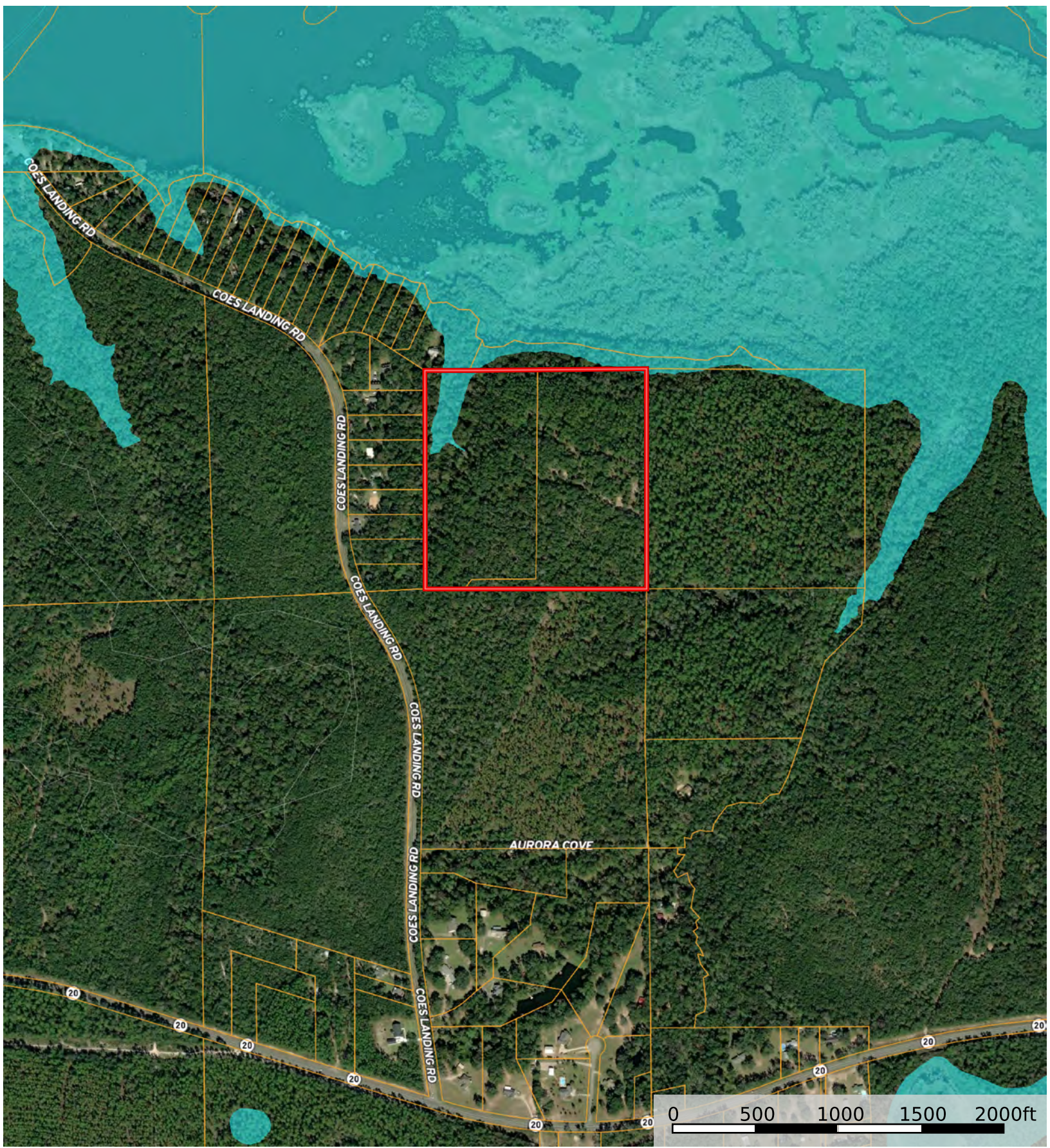
**If you are planning to buy or sell, Shafer Land Sales specializes in acreage.**

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.

Jerry G. Shafer, Licensed Real Estate Broker, 3516 Kilkenny Dr. E, Tallahassee, FL 32309  
Phone - 850•510•3010  
[www.shaferlandsales.com](http://www.shaferlandsales.com)



 Boundary



- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included



**PROPERTY INFORMATION**

HTTPS://TINYURL.COM/LEONCOFLPA  
850.606.6201

Property ID:	2230206020000
Mailing Address:	755 EPPS BRIDGE PKWY # 405 ATHENS GA 30606
Subdivision:	Not in a Subdivision
Certified Tax District:	COUNTY
Certified Market Value:	\$ 80800
Save Our Homes Value:	\$ 80800
Certified Exempt Value:	\$ 0
Certified Taxable Value:	\$ 80800

**ADDRESSING INFORMATION**

HTTPS://TINYURL.COM/LEONCOADDRESSING  
850.606.1300

Site Address:	No Site Address On Parcel
City Limits:	OUT

**PROPERTY TAX INFORMATION**

HTTPS://TINYURL.COM/LEONCOTAX  
850.606.4700

Property Tax:	\$ 1186
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**ZONING & LAND USE INFORMATION**

HTTPS://TINYURL.COM/TALGOVPLANNING  
850.891.6400

Zoning District:	UF <a href="https://tinyurl.com/TalGovZoning">https://tinyurl.com/TalGovZoning</a>
Zoning Code:	Urban Fringe <a href="https://tinyurl.com/TalGovZoning">https://tinyurl.com/TalGovZoning</a>
Future Land Use:	Urban Fringe <a href="https://tinyurl.com/LeonCoFutureLandUse">https://tinyurl.com/LeonCoFutureLandUse</a>
Historic Preservation Overlay:	No
Urban Service Area:	No

**PLANNING AREAS**

Downtown Overlay:	No
Multi-Modal Transportation District:	No
Springs Protection <a href="https://tinyurl.com/SpringsProtection/">https://tinyurl.com/SpringsProtection/</a> Priority Focus Area <a href="https://tinyurl.com/PriorityFocusArea">https://tinyurl.com/PriorityFocusArea</a>	No / No
Advanced Wastewater Treatment Required: <a href="https://tinyurl.com/WasteWaterPlan">https://tinyurl.com/WasteWaterPlan</a>	No
Southern Strategy:	No
Canopy Road Protection Zone:	Not Present

**ECONOMIC INCENTIVE AREAS**

HTTP://OEVFORBUSINESS.ORG/  
850.219.1080

Downtown Community Redevelopment Area:	No
Frenchtown/Southside Community Redevelopment Area:	No
Historically Underutilized Business Zone:	No
Urban Jobs TCA:	No

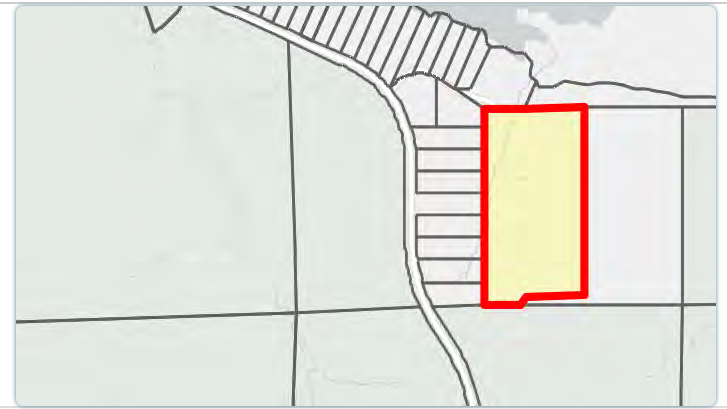
**SCHOOL ZONE INFORMATION**

HTTPS://TINYURL.COM/LEONCOSCHOOLZONE  
850.487.7110

Elementary School:	Ft Braden School
Middle School:	Ft Braden School
High School:	Godby High School

**EMERGENCY SERVICES INFORMATION**

Police District: <a href="https://tinyurl.com/TalGovPublicSafety">https://tinyurl.com/TalGovPublicSafety</a>	
Police Area:	
Police Beat:	
Sheriff District: <a href="http://www.leoncountyso.com">http://www.leoncountyso.com</a>	LC Sheriff
Fire Response Zone: <a href="https://tinyurl.com/TalGovFire">https://tinyurl.com/TalGovFire</a>	Fire Station No. 14
Fire Station Address:	16614 BLOUNTSTOWN HWY



**ELECTIONS INFORMATION**

HTTPS://WWW.LEONVOTES.ORG  
850.606.8601

Voter Precinct:	2359
Poll Location:	Berean Christian Fellowship
Poll Address:	
School Board Dist.:	3
School Board Rep.:	Darryl Jones
Phone:	850-487-7110
County Comm Dist.:	2
County Comm.:	Christian Caban
Phone:	850-606-5362
County Comm At-Large:	Carolyn Cummings
Phone:	850-606-5369
County Comm At-Large:	Nick Maddox
Phone:	850-606-5367
Mayor:	
Phone:	
City Comm.:	
City Comm.:	
City Comm.:	
City Comm.:	
Phone:	
FL House Dist.:	8
FL House Rep.:	Gallop Franklin
Phone:	850-717-5008
FL Senate Dist.:	3
FL Senate Rep.:	Corey Simon
Phone:	850-487-5003
US Congress Dist.:	2
US Congress Rep.:	Neal Dunn
Phone:	850-891-8610

**FLOOD INFORMATION**

HTTPS://TINYURL.COM/LEONCOFLOOD  
850.606.1300

Flood Management Agency:	Leon County Environmental Management (850) 606-1300
Special Flood Hazard Area Designation:	In Zone AE

**FEMA Disclaimer:** The flood plain information shown here only represents special flood hazard areas identified by FEMA on the Flood Insurance Rate Maps (FIRM) This information may not represent all potential flood hazards on a property; unmapped floodplains and/or other sources of flooding may be present. Areas located outside the FEMA Flood Zones on this map and outside any unmapped flood zones are located in a moderate-to-low risk or an undertermined-risk area. Contact the agency above for more information.

**Note:** This product has been compiled from the most accurate source data available in the public records of Leon County. For more information visit: [tlgis.org](http://tlgis.org)