

GRACEVILLE LONGVIEW FARM

4980 HEISLER RD
GRACEVILLE, FL 32440

Dusty Calderon
407.908.9525
dustyc@svn.com

Property Overview



Sale Price

\$765,000

PROPERTY OVERVIEW

This serene property consists of 153 ± acres of farming, timber, and hunting land. It has approximately 40 acres of non-irrigated cultivated farmland which is currently growing peanuts. The area is well known for its excellent Whitetail deer, turkey, and hog hunting. A portion of the property is not cultivated and has been cut over, allowing it to be converted to a pasture or farmland as a blank slate. The property also has unique elevation changes allowing for a spectacular view when looking down onto the farmland. Several small water holes are scattered throughout the property.

The property is located in Graceville, Florida, a very quaint town with wonderful holiday parades and seasonal festivals. Additionally, Graceville has convenient 15 ± minute access to the ever growing city of Dothan. Both cities are also conveniently located in close proximity to Rehobeth, Alabama, which is quickly becoming a popular destination. The property is also located near the growing town of Chipley, FL, which has everything from grocery stores, Walmart, Tractor Supply, lumber yards, and local feed stores.

OFFERING SUMMARY

Acreage:	153 ± Acres
Price / Acre:	\$5,000
City:	Graceville
County:	Jackson
Property Type:	Land: Farmland, Timberland, Hunting & Recreation
Video:	View Here



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Other
- Timberland

Zoning / FLU:

Ag

Lake Frontage / Water Features:

Small ponds scattered throughout the property.

Road Frontage:

835 ± FT (Heisler Road)

Nearest Point of Interest:

Downtown Graceville: 2.7 ± Miles
Chipley, FL: 12 ± Miles
Marianna, FL: 23 ± Miles
Rehobeth, AL: 16 ± Miles
Dothan, AL: 25 ± Miles

Current Use:

Farming/Hunting & Timber

Potential Recreational / Alt Uses:

Fishing / Whitetail Deer, Turkey, & Hog Hunting

Location

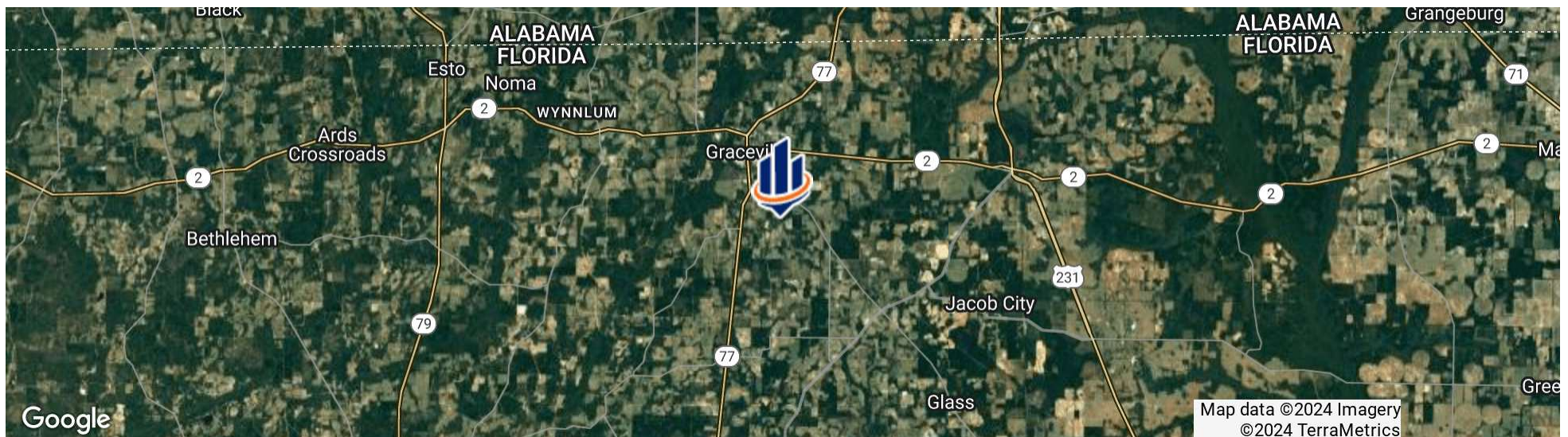


LOCATION & DRIVING DIRECTIONS

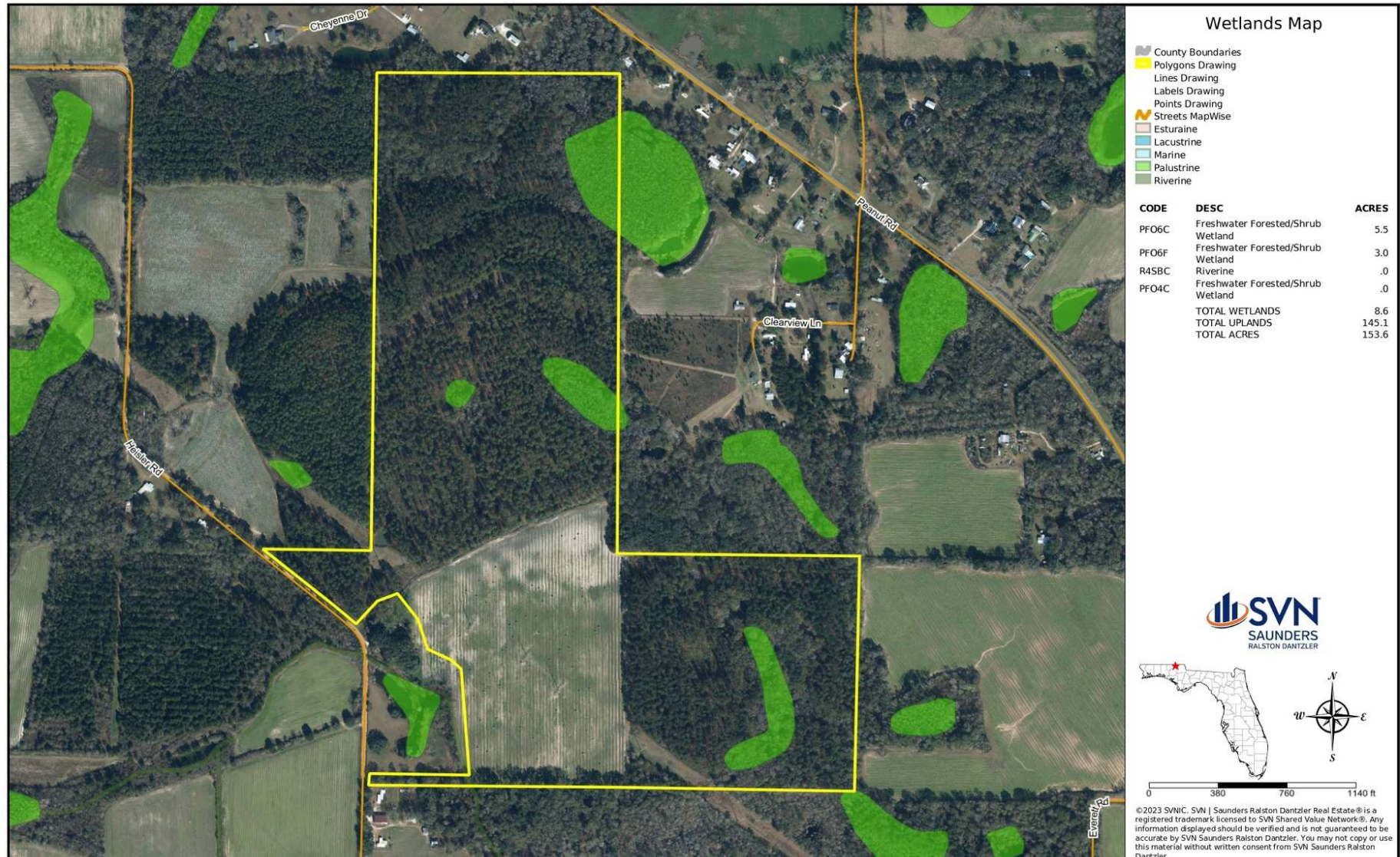
Parcel: 14-6N-13-0000-0010-0000 13-6N-13-0000-0070-0000 11-6N-13-0000-0200-0020

GPS: 30.9296965, -85.5010221

Driving Directions: Head north on State Road 77 [Cotton St], turn right on Everett Road, after 1 mile, turn left on Heisler Road and the property will be approximately 0.2 miles down the road to the right



Wetlands Map







Additional Photos





DUSTY CALDERON

Senior Advisor

dustyc@svn.com

Direct: 877.518.5263 x376 | Cell: 407.908.9525

PROFESSIONAL BACKGROUND

Dusty Calderon is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit on the saddle. He has worked in ranch and grove management, development project management, land sales and acquisitions, and entitlement processes. Dusty brings years of industry experience to his role in real estate.

As a 6th-generation Floridian from a pioneering family in Osceola County, Dusty has a lifetime of solid networking throughout Florida. He went to college at McNeese State University on a bull riding scholarship and was 3rd in the southern region intercollegiate ranks in Bull riding for 2 years running.

In 2021, he closed almost \$200 million in properties. Some of his current listings include a 12,098-acre ranch and recreational property in Levy County, a 3,707-acre ranch and timberland tract in Tennille, as well as several development properties in Osceola County. He is also brokering a \$1 million property in New Mexico, a 293-acre ranch in Oklahoma, and recently closed on Green Island Ranch, a 5,977-acre family legacy property in Osceola County that sold for \$150,000,000.

He also brokers properties from the Southwest to the Deep South, the Midwest, South America, and continues to expand his client base beyond Florida. He has helped ranchers, farmers, timber companies, domestic and foreign investors, hedge funds, residential and commercial developers, tourism developers, hunters, conservationists, famous celebrities, family, and friends to sell or acquire land of all types.

Dusty worked for a large waterfront developer with over \$1 billion in sales. He has helped Brazilian ranchers, farmers and developers sell their land in Brazil and then buy and sell real estate here in America.

He is a member of the Florida Cattlemen's Association, Silver Spurs Riding Club, Professional Rodeo Cowboys Association (PRCA) and National Audubon Society. He is a lifetime member of American Bucking Bull, Inc. (ABBI) and a Professional Bull Riders (PBR) stock contractor. Additionally, Dusty is a founding board member for the Harmony Pop Warner Youth Football and Cheer League, and a past member of Osceola County Lakes Advisory Committee.

Dusty enjoys spending time with his family like his Cowboy ancestors. It's in his blood to be working cows & breaking colts, rodeoing, hunting, and fishing. Dusty and his wife, Lucrecia, have been married since 1994 and have three children and a granddaughter. They attend City of Life church in Kissimmee, Florida. Dusty enjoys seeing new lands on horseback and helping people realize their dreams in real estate like he has been able to.



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HEADQUARTERS

1723 Bartow Rd
Lakeland, FL 33801
863.648.1528

ORLANDO

605 E Robinson Street, Suite 410
Orlando, Florida 32801
386.438.5896

NORTH FLORIDA

356 NW Lake City Avenue
Lake City, Florida 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, Georgia 31792
229.299.8600

ARKANSAS

112 W Center St, Suite 501
Fayetteville, Arkansas 72701
479.582.4113

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