



GRACEVILLE DUCK POND FARMLAND

CLIFF RD
GRACEVILLE, FL 32440

Dusty Calderon
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Property Overview



Sale Price

\$1,083,672

PROPERTY OVERVIEW

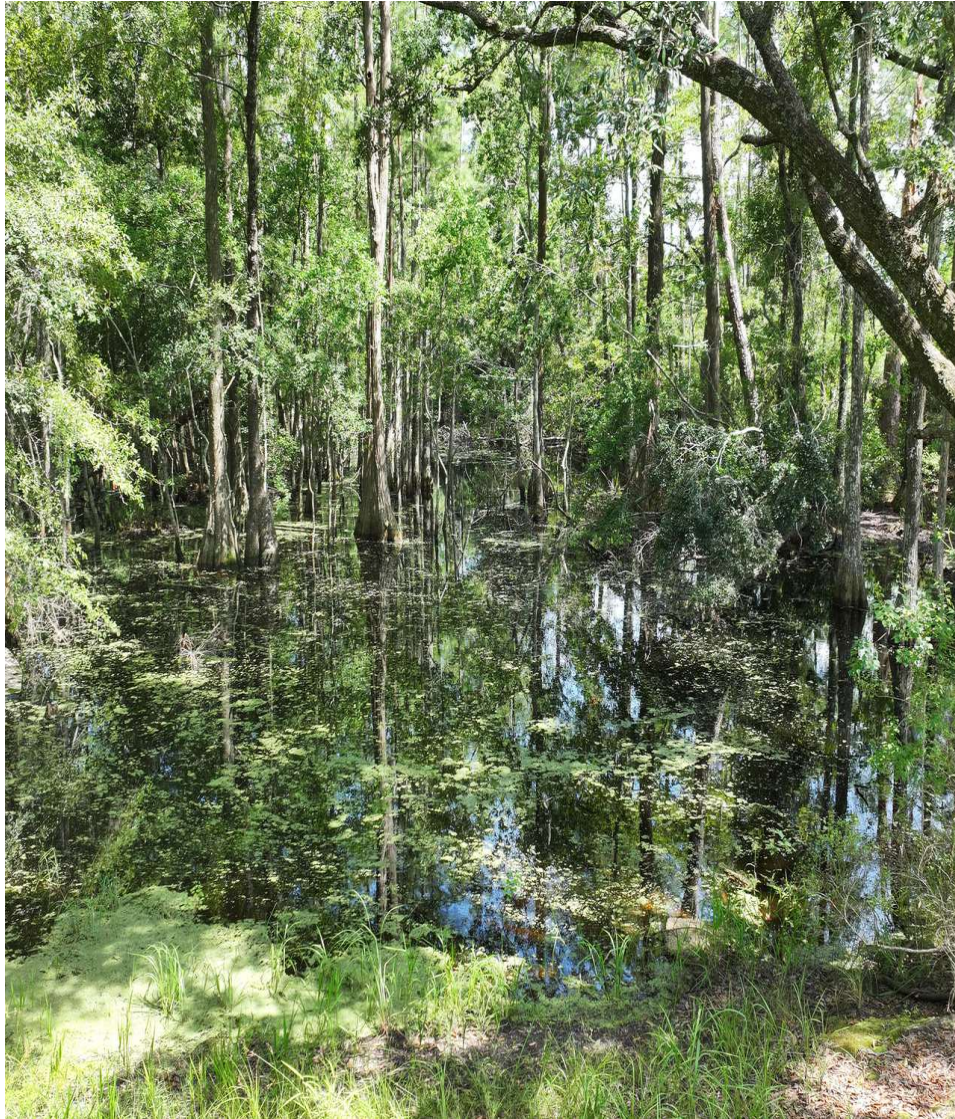
This serene 186.84 ± acre property consists primarily of non irrigated cultivated farm land, with corn currently growing on the property. Hunting also functions as a great use, with deer, turkey, and hog found throughout the 180 + acres, along with three exceptional ponds used for duck hunting and fishing 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:	186.84 ± Acres
Price / Acre:	\$5,800
City:	Graceville
County:	Jackson
Property Type:	Land: Agricultural Farmland, Hunting & Recreation
Video:	View Here

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Other

Zoning / FLU:

Ag

Lake Frontage / Water Features:

Duck Hunting / Fishing Ponds

Road Frontage:

Everett Road: 2,620 ± FT / Cliff Road:
1,930 ± FT / Barron Road: 305 ± FT

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:

Agricultural Farmland

Potential Recreational / Alt Uses:

Fishing / Deer, Turkey, & Hog Hunting

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 14-6N-13000000700011
13-6N-13000000900010

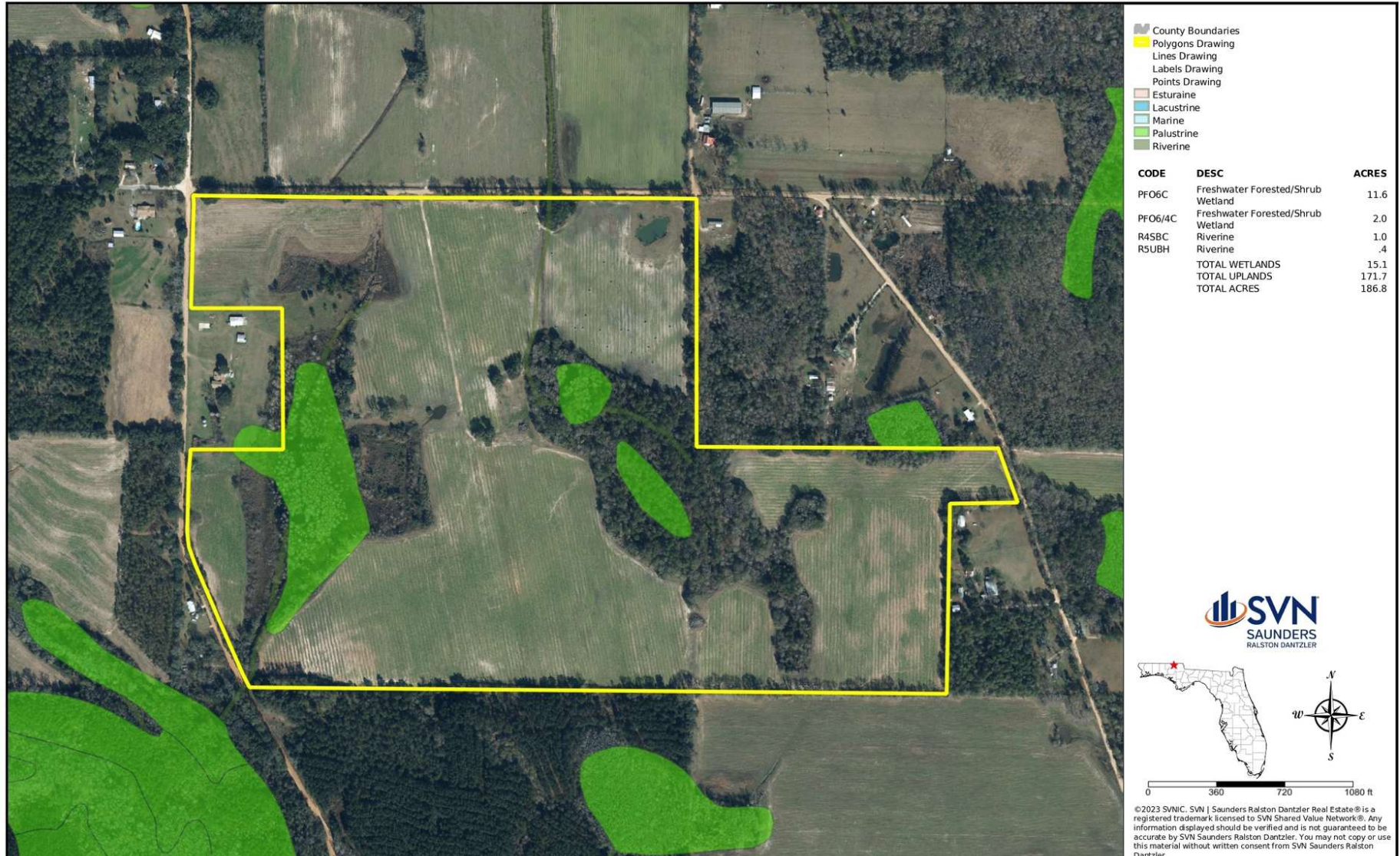
GPS: 30.9233253, -85.5074572

Driving Directions: Heading northbound on State Road 77 (Cotton St), turn right on Everett Road, after approximately half a mile, the property will be located on the corner of Cliff Road and Everett Road

Showing Instructions: Contact Agent



Wetlands Map





Everett Road

Cliff Road



Aerials



Additional Photos



Hunting Photos





DUSTY CALDERON

Senior Advisor

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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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