



**COMMERCIAL REAL ESTATE**

LAND FOR SALE



**2990 Fanlew Road**  
Monticello, FL 32344

**BRYAN CURETON**  
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**CLARK SMITH**  
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**TLG REAL ESTATE SERVICES**  
3520 Thomasville Road, Suite 200  
Tallahassee, FL 32309  
O: 850.385.6363



EXECUTIVE SUMMARY  
**2990 FANLEW ROAD**  
 MONTICELLO, FL 32344



### OFFERING SUMMARY

<b>Sale Price:</b>	\$595,000
<b>Price / Acre:</b>	\$29,750
<b>Lot Size:</b>	20 Acres
<b>APN:</b>	31-2S-3E-0000-0022-0000
<b>Zoning:</b>	AG

### PROPERTY OVERVIEW

Beautiful 20-acre pasture and ranch for sale located near the Natural Bridge area. This property includes a 2,000 sf home and lots of extras.

### PROPERTY HIGHLIGHTS

- Spacious 2000+ sq ft home
- 20 acre ranch
- 19 full RV hook-ups
- Arena restaurant (Kitchen & Cafe)
- Lighted arena
- 12 stall barn plus 13 stall day barn
- Irrigation
- Large covered porch at arena

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ADDITIONAL PHOTOS  
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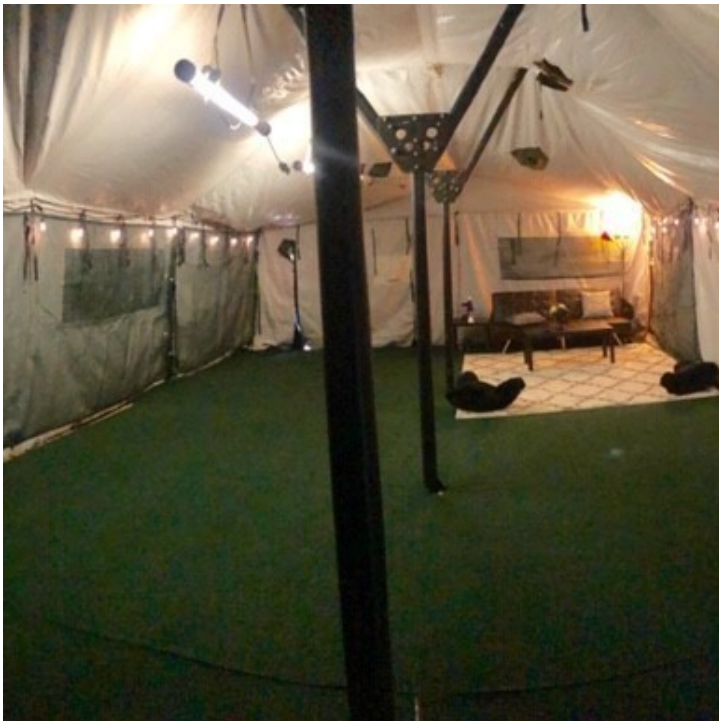
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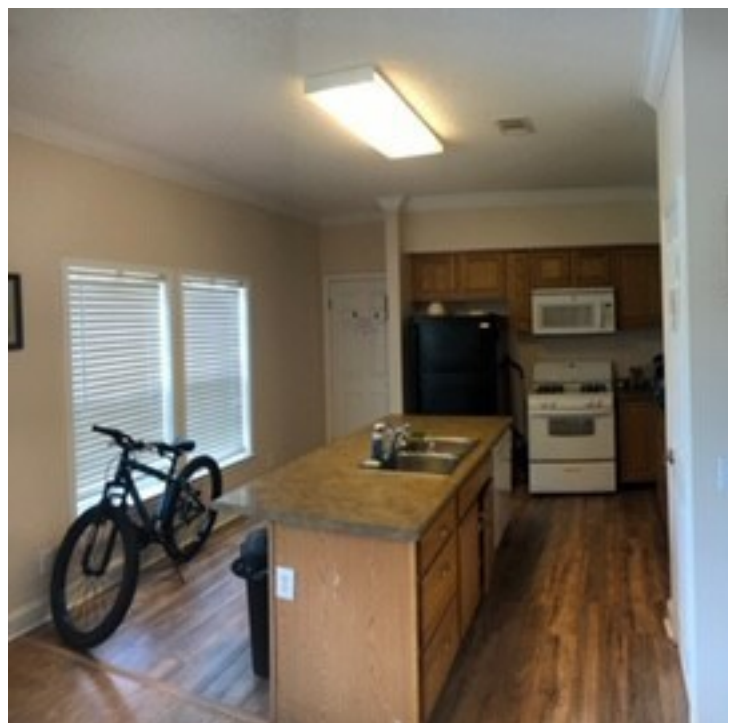
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PARCEL MAP

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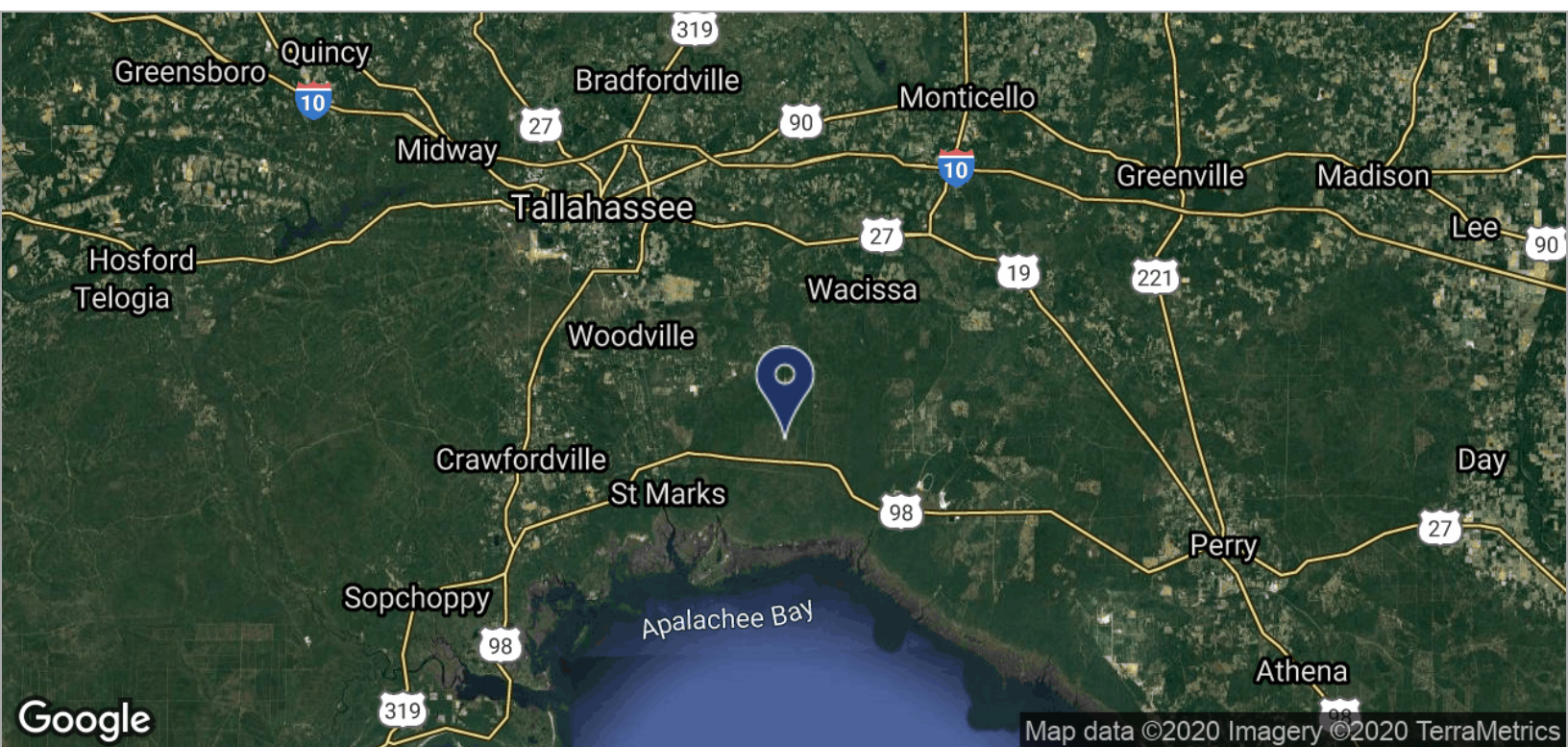
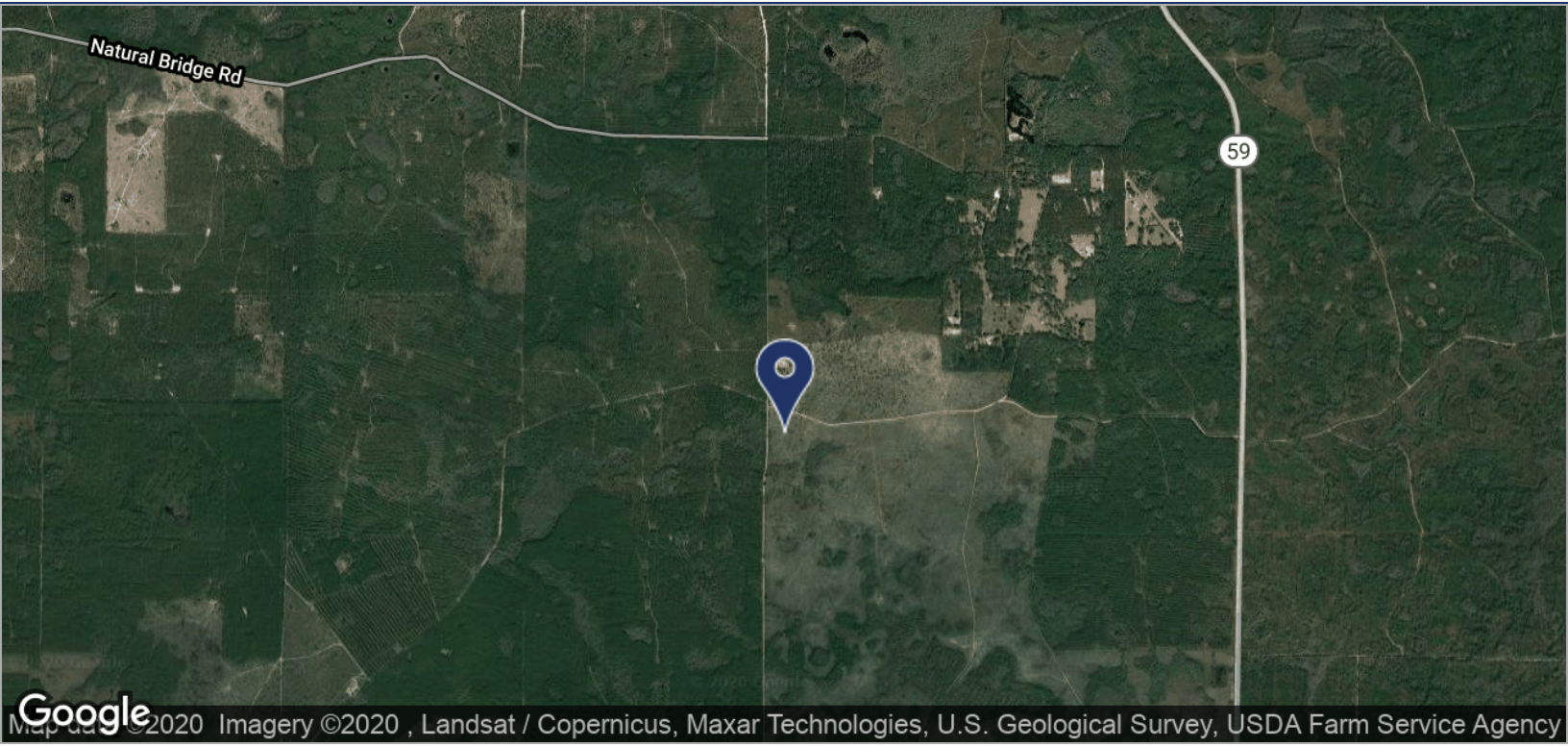




LOCATION MAPS

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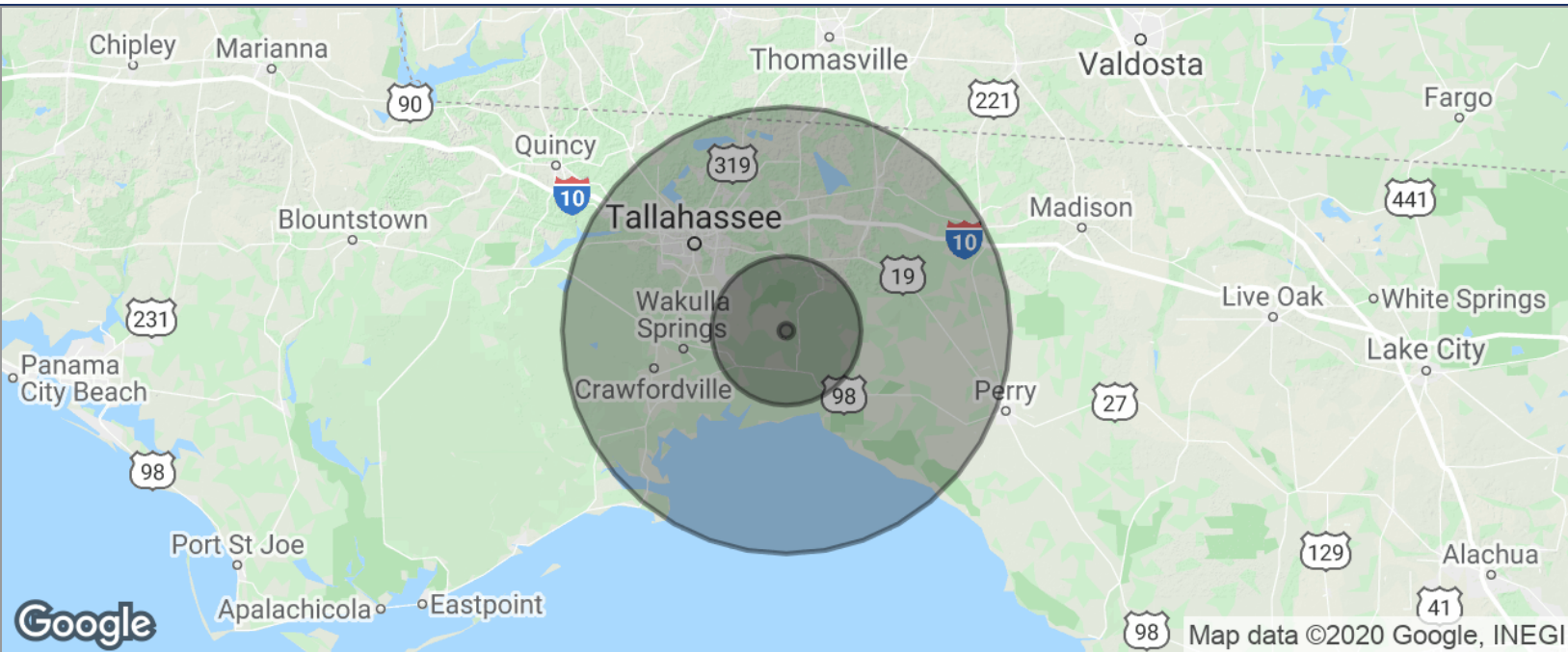
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DEMOGRAPHICS MAP  
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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
TOTAL POPULATION	80	10,667	356,663
MEDIAN AGE	43.3	43.9	34.2
MEDIAN AGE (MALE)	44.2	44.3	33.3
MEDIAN AGE (FEMALE)	41.9	42.8	35.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
TOTAL HOUSEHOLDS	26	3,943	141,074
# OF PERSONS PER HH	3.1	2.7	2.5
AVERAGE HH INCOME	\$63,242	\$63,657	\$62,757
AVERAGE HOUSE VALUE			\$243,512

\* Demographic data derived from 2010 US Census

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