

Sampson Farms 573 +/- Acres

573 Acres

Jackson County, FL

\$2,590,000



HAYDEN  OUTDOORS.

Sampson Farms 573 +/- Acres

TOTAL ACRES:

573.00

PRICE:

\$2,590,000

COUNTY:

Jackson County

CLOSEST TOWN:

Alford, FL

Presented by



Philip Leabo

- 📍 Principal Broker in NC, AL, FL, MS, LA
Broker Associate in AR, CO, GA, SC
- ✉ PhilipLeabo@HaydenOutdoors.com
- 📞 229.221.8094



HAYDEN OUTDOORS.
REAL ESTATE





Property Summary

Looking for a large acreage tract in North Florida? Presenting Sampson Farms, a 573+- contiguous acre farm with a nice 3BR/2BA home, large equipment barn, and over 100 acres of open pasture and hayfields that are fenced and cross fenced. Loaded with deer and turkey, this unique property is scattered with some upland longleaf and slash pine with some wiregrass, various species of hardwood in the drains, and pot holes perfect for ducks.



Activities & Amenities

ATV/Off Road
Development Potential
Food Plots
Hunting - Big Game
Hunting - Small Game
Hunting - Upland Birds
Outbuilding/Barn/Shed/Shop
Cattle/Ranch
Equestrian/Horse Property
House/Cabin
Hunting - Predator/Varmint
Hunting - Turkey
Hunting - Waterfowl
Wooded

Land Details

Address: 2025 Reedy Creek Rd, Alford, Florida
32420, USA

Closest Town: Alford
Total Acres: 573.00
Deeded Acres: 573.00
Leased Acres: 0.00
Zoning: AG
Elevation: 400'
Topography: rolling
Vegetation: yes
Water Rights: Yes

Estimated Taxes: \$2,281 - 2023
Source of lot size: Assessor/Tax Data

Building Details

Homes: 1
Style of Home(s): Ranch
Finished Sq. Ft.: 1888
Unfinished Sq. Ft.: 757
Bedrooms: 3
Full Bathrooms: 2



Land

Sampson Farms is a unique tract. It is situated just south of Alford, FL in Jackson and Washington counties. This tract has dirt road frontage on the north and south ends of the property. The main access is off of Reedy Creek Rd and the property has an established road system through the entire property. The north end has the improvements which include a 1,888+ sq ft home (tax records) adjacent to a large shop and shed. There is a 17 +- acre pasture in the front of the house that may be perfect for your special cows or horses.

This property was used for cattle and hay production in the past. There is a 50 +- acre hayfield with various species of grass and the balance of the 71 +- acres of the open ground is scattered with large live oaks and other shade trees and a few pot holes for water. The property is fenced and cross fenced, but those may need some TLC to maintain your confidence and secure your animals.

There have been multiple deer and turkeys spotted on this farm as well as a couple of native alligators. This parcel is unique to most in the region since it has longleaf pine scattered throughout and even some scattered wire grass. The upland portions of this farm may be a great place to groom for quail hunting in the very near future with some land management geared for the sporting life.

Though quail hunting has not been the current owners passion, there are many old food plot locations and deer stand locations throughout the property. The owner has kept them mowed and they could be tilled and planted with very little preparation.

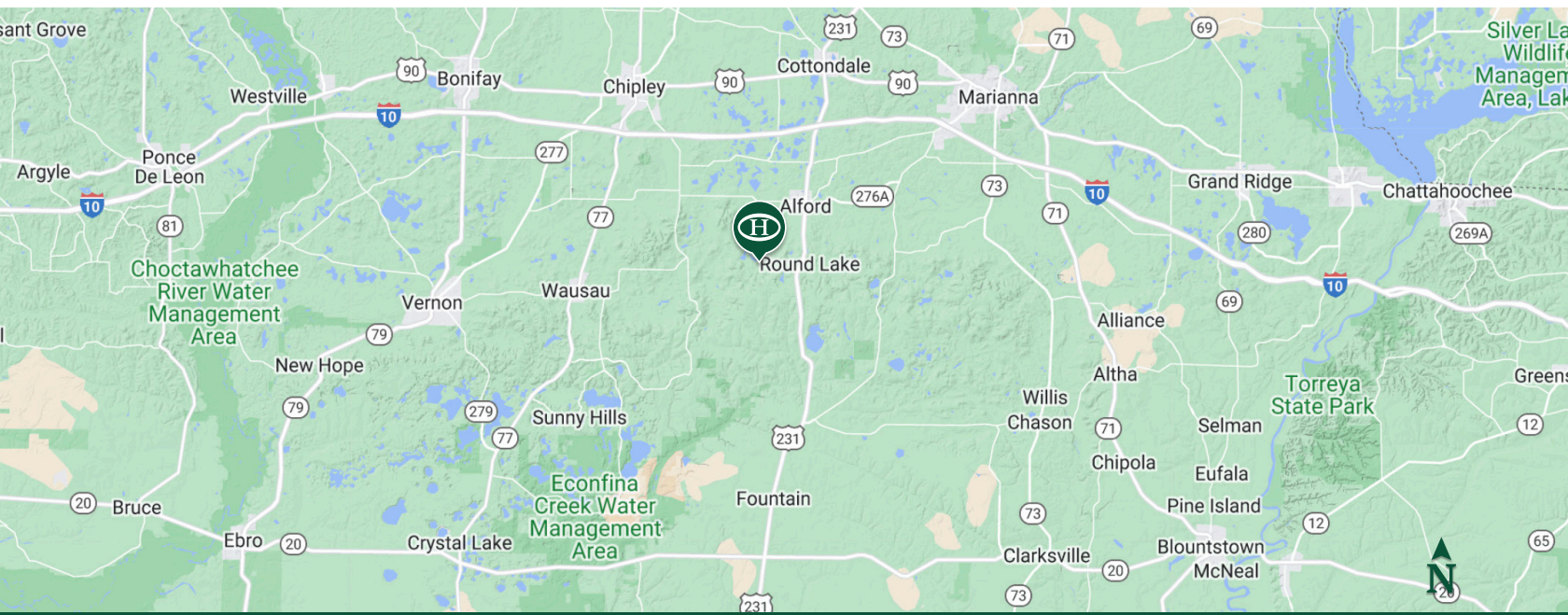






BOUNDARY LINES
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.

- Boundary
- Main House
- Shed / Shack
- Water Well
- Barn





Improvements

This tract has a site built home that is approximately 1,888 +- heated square feet (tax records). The home has 3 bedrooms and 2 baths with an eat in kitchen and dining area. The ranch style layout includes a spacious kitchen and dining area with a large living room, masonry fireplace, with all of the bed rooms on one end.

The Master bedroom has a large dedicated bathroom and ample closet space. The other 2 bedrooms share the bathroom in the hallway. The roof was replaced in 2015 and the back porch railing was just installed.

The property has ample storage space for all of those farm implements and support equipment. The recent 40 x 72 shop with a 20 x 72 lean-to on each side is massive. There is also an older shop structure that may provide multiple uses with a little TLC. The power is supplied underground from the pole to the shop and to the private well.

Recreation

For the true sportsman, this tract has multiple game options. The tract would be a great recreational spot, vacation spot, or place to call home while being close to the beach and all the gulf coast has to offer. If hunting is your passion, there are multiple species one could chase on this tract. Deer, turkeys, ducks, varmints, and maybe even some doves and quail with some preparations. The expansive acreage will give the outdoor enthusiast plenty of room to roam and chase animals.

Other recreation could include riding side by sides, 4 wheelers, horses, fishing, and of course walking the many roads and trails established on the property.





Location

Sampson Farms is located in Jackson & Washington Counties in the Florida panhandle. Jackson County shares its northern most boundaries with Alabama and Georgia. The region is well known for its agriculture and rural living lifestyle. Common outdoor activities include hunting, fishing, hiking, and exploring all that the Gulf Coast has to offer. The Panama City Beach Pier is an hours drive. This property is also close to other attractions including; Falling Waters State Park, Hinson Conservation and Recreation area, Florida Caverns State Park and Blue Springs Recreation Area.

The closest airport, about 48 miles away, is the Northwest Florida Beaches International with direct flights to many popular cities in the US.



Hayden Outdoors

Buyer Process

BUYER QUALIFICATION: Each potential purchaser will be evaluated with respect to very specific submission requirements. Confidentiality will be held in the highest regard. Sellers will be made aware of each potential purchaser's ability to perform, should that become their goal.

PROPERTY SHOWINGS: With regards to scheduling showings on your property, Hayden Outdoors understands and respects your livelihood and personal items. The property will be presented to potential purchasers by a Hayden Outdoors representative by appointment only, unless arranged otherwise.

REPRESENTATION OF OFFERS: Hayden Outdoors will advise and support sellers in the presentation and representation of offers. Hayden Outdoors will supply active and current marketing materials when dealing with each potential offer. Offers must be presented in a timely manner, and Hayden Outdoors brokers will travel to present the offers, and in special cases, Hayden Outdoors may execute a webinar for presentation.

BROKER PARTICIPATION: Hayden Outdoors welcomes outside brokers to bring buyers to purchase our properties. We offer cooperating commission rates to participating brokers. All properties marketed with Hayden Outdoors are exclusively promoted and listed through the real estate process.

EQUAL HOUSING: Hayden Outdoors is proud to be an Equal Housing Opportunity Brokerage. All real estate advertised is subject to the Federal Housing Act, which makes it illegal to advertise "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make any such preference, limitation, or discrimination."



"The service you get transcends anything I've ever heard of. They literally turn your vision into reality. I mean, who else does that for you. Nobody"

- RICK STEINER, SELLER/BUYER

Scan to see more
testimonials





**HAYDEN
OUTDOORS®
REAL ESTATE**

THE BRAND THAT SELLS THE *Land*®

Hayden Outdoors is a family-owned real estate company and brokerage with a background in the cattle and ranching business. In 1976, Leo Hayden founded the company as the Property Exchange, working with farms and ranches for sale near Hays, Kansas. The brokerage moved to Goodland, Kansas in 1981 and became Hayden Inc. In the late 1990's, Leo was joined by his two sons, Dax and Seth, to help grow the business in multiple states. In 2003, Hayden Outdoors was formed to represent sellers and buyers on farm, ranch, and recreational properties in the Great Plains and Rocky Mountains.

The team at Hayden Outdoors has grown and prospered to include over 200 brokers, agents, and an excellent full-time staff supporting the sale of rural land. Hayden Outdoors represents the finest farms, legacy properties, working ranches, hunting lands and recreational properties from coast to coast.

Over time, we have built our team to be composed of brokers and agents with experience and knowledge in their markets and an affinity to "Do what they say they will". Hayden Outdoors is about honesty and integrity with customers and a rich sense of land stewardship. We understand land, water, habitat, livestock, wildlife, minerals and what is necessary to maximize value for our clients. **We truly love the great outdoors!**

We are blessed to work with the owners and buyers of the farms, ranches and other fine recreational properties we represent, because it is still the diversity of owners over the years that make these places so special.

At Hayden Outdoors, we're proud to say that we only work with the **best** brokers and agents who are experienced farmers, ranchers & outdoor enthusiasts.

Hayden Outdoors Real Estate

501 Main St.#A, Windsor, CO 80550 | 970.674.1990 | www.HaydenOutdoors.com

DISCLAIMER: Hayden Outdoors Real Estate is a licensed real estate brokerage in multiple US states. For a complete list of states and territories, please visit HaydenOutdoors.com/About. © Copyright 2024 Hayden Outdoors Real Estate. All information provided is deemed reliable but is not guaranteed and should be independently verified. Hayden Outdoors and its affiliates make no representation or warranties as to the accuracy, reliability, or completeness of the information, text, property boundaries, graphics or other items contained in this magazine. The sale offering is made subject to errors, omissions, change of price, prior sale or withdrawal without notice.



HAYDEN OUTDOORS.
REAL ESTATE



866.741.8323 · www.HaydenOutdoors.com