



Graceville Longview Farm

4980 Heisler Rd, Graceville, Florida 32440

Dusty Calderon
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PROPERTY OVERVIEW



Sale Price

\$497,250

Offering Summary

Acreage:	153 ± Acres
Price / Acre:	\$3,250
City:	Graceville
County:	Jackson
Property Type:	Land: Farmland, Timberland, Hunting & Recreation
Video:	View Here

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.

SPECIFICATIONS & FEATURES



Specifications & Features

Land Types:

- Farms & Nurseries Properties
- 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



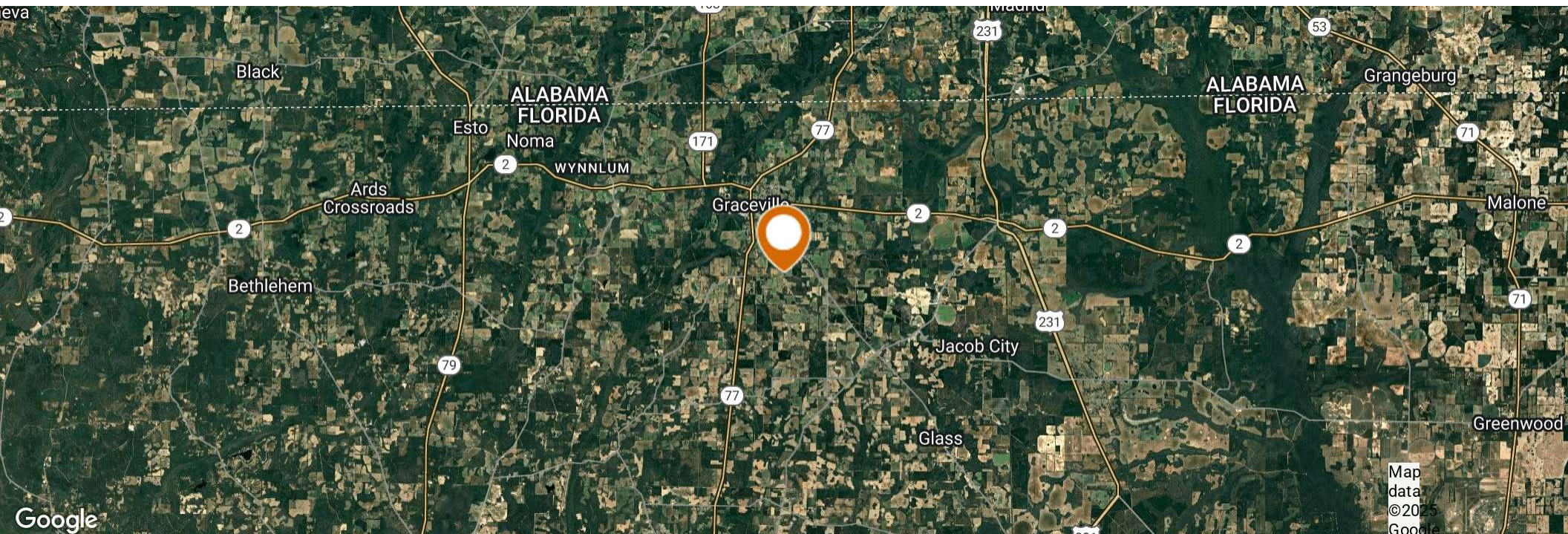
Location & Driving Directions

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

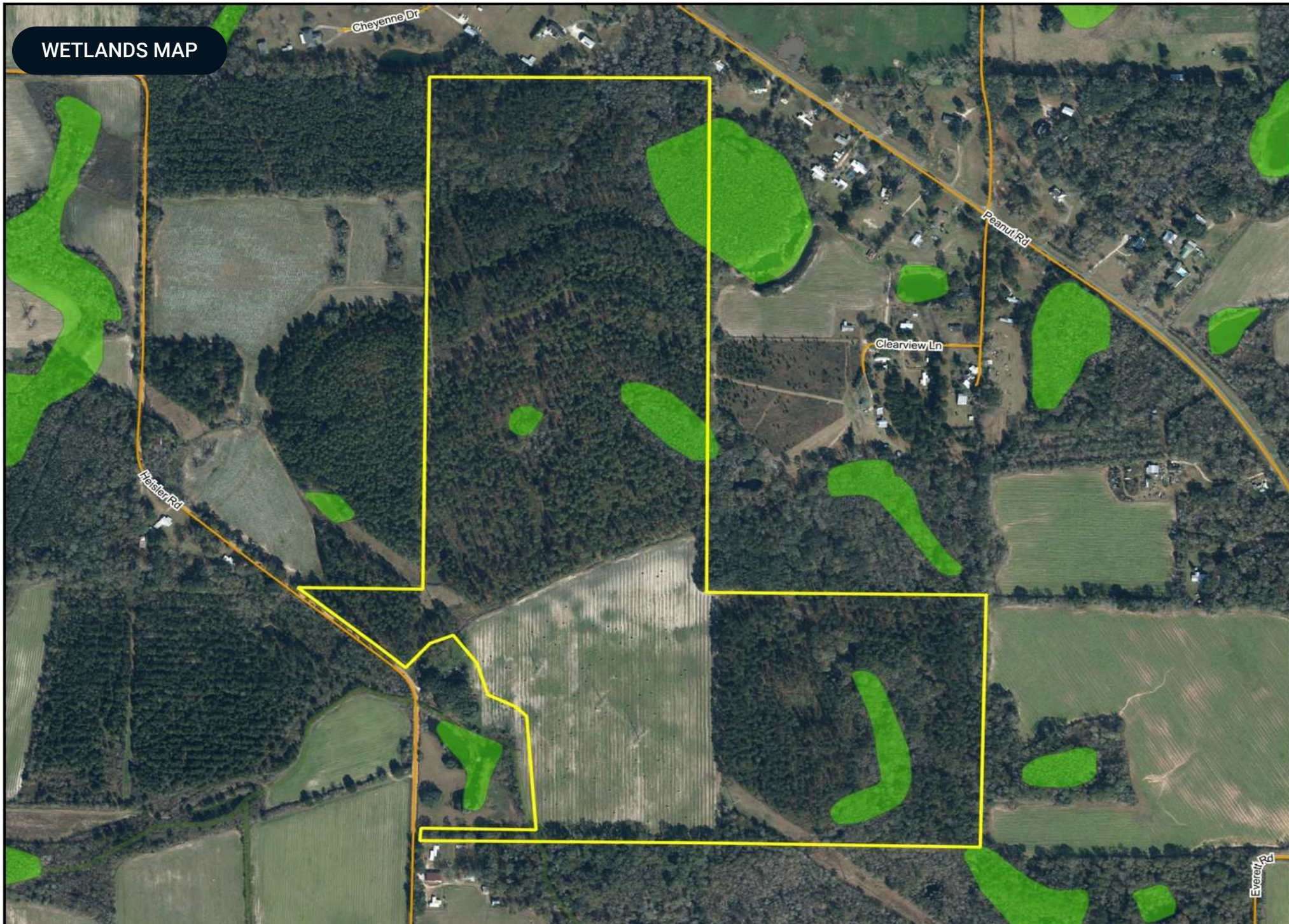
GPS: 30.9296965, -85.5010221

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

Showing Instructions: Contact Agent



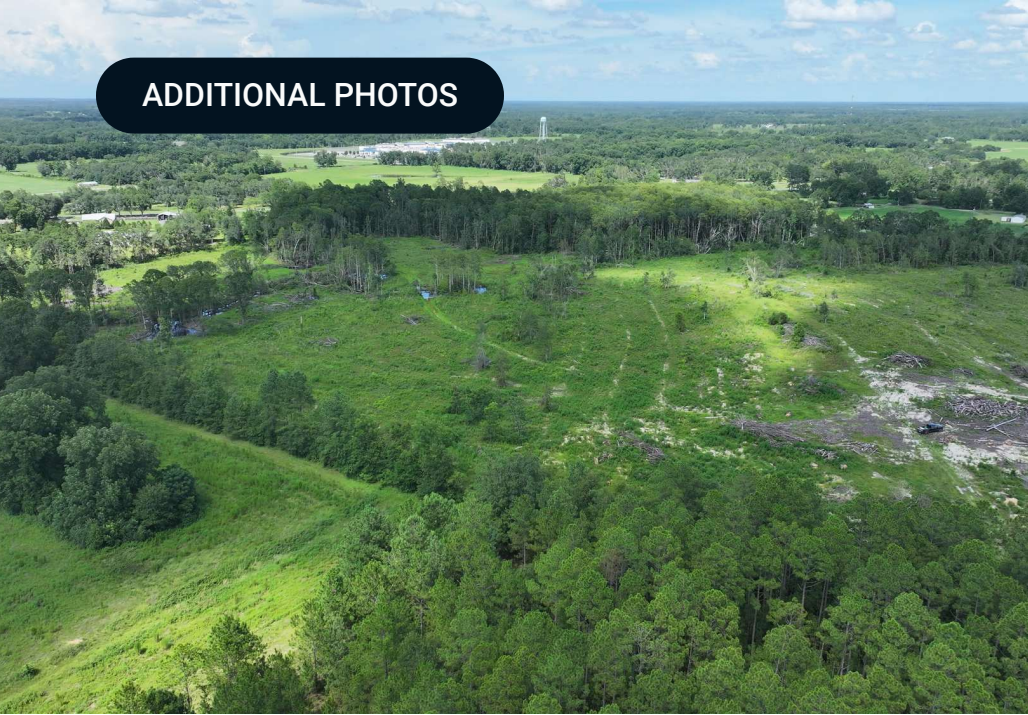
WETLANDS MAP







ADDITIONAL PHOTOS



ADVISOR BIOGRAPHY



Dusty Calderon

Senior Advisor

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Direct: **877-518-5263 x376** | Cell: **407-908-9525**

Professional Background

Dusty Calderon is a Senior Advisor at Saunders Real Estate.

Dusty has been trailing cattle on a horse and working on ranches since he was old enough to sit in the saddle. He cut his teeth breaking Brahman show cattle for his great-grandfather, Henry O. Partin, and breaking colts coming back from the racetrack for his Granddaddy, Edward L. "Geech" Partin.

"I was working tens of thousands of acres of vast family ranches driving cattle off the lakefronts, out of swamps and marshes, cabbage palms, and oak hammocks—racing through grass patches, pines, and palmetto flats on my horse with a rope and cow whip in hand to get ahead of less cooperative cattle—while also working in our vast, once top-producing citrus groves. We would also help neighboring ranchers with their roundups, sometimes making cattle drives from our ranches in Holopaw and west of Lake Tohopekaliga way in Kissimmee, Florida. Most of it was before I was old enough to need or cash a check. Looking back, the closest thing I can equate my childhood and teen years to would probably be ranching prior to fencing: the days of open range."

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

Dusty brings years of industry experience to his role in real estate. Before venturing into brokerage, his professional career evolved from sales and acquisitions to extensive involvement in the often-tedious land entitlement process. Dusty worked in land acquisitions for several years for a very large national waterfront developer. The company has reported well over \$1 billion in sales, and the owner was once revered as the "Rock Star of Real Estate" back in the late 90's.

During his real estate career, Dusty has been involved in over half of \$1 billion in transactions. Some of his notable transactions include legacy properties such as a 12,098-acre ranch in Levy County, a 3,707-acre ranch & timberland tract, a 1,400-acre exotic game ranch, and a 3,400-acre sod farm in Central Florida that sold for \$35 million at a staggering pace of 35 days to close. Dusty was also actively involved in the process of incorporating 6,000 acres into Osceola County's South Lake Toho Element, a large portion of the county's comprehensive plan. The \$150 million sale of Green Island Ranch, in turn, helped to maximize the landowner's investments.

Additionally, Dusty brokered the 3,229-acre South Lake Toho Development property—another legacy tract that sold for \$110 million—a 302-acre development parcel for \$15.6 million in Palm Bay, as well as several other residential development tracts throughout Florida. He also sold many commercial properties including a \$15 million legacy tract on US 192 in Kissimmee. Through conservation easements, however, Dusty has been instrumental in preserving over 6,000 acres of pristine Florida land—with thousands of additional acres in his conservation pipeline.

Dusty remains well in tune with most diverse properties and land use types. While his main market is in the Southeast US, Dusty has brokered valuable properties as far west as Oklahoma & New Mexico and has helped ranchers as far away as South America to transact properties and cattle in Brazil and throughout the US.

As Dusty continues to expand his client base beyond the Southeast US, he has helped ranchers, farmers, foresters, recreational enthusiasts, hedge funds, trusts, developers from residential to commercial tourism, conservationists, legacy investors, celebrities, family, and friends to purchase or sell land of all types.

Dusty has been able to build many solid lasting relationships and friendships with highly successful clients. Several of these repeat buyers and sellers are heavy hitters in the national and international real estate markets.



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Serving the Southeast

At Saunders Real Estate, we deliver full-service real estate solutions across the Southeast, built on more than 30 years of trusted experience. Our dedicated teams—experts in both land and commercial real estate—offer tailored guidance backed by deep regional insight and a proven track record. We believe that successful outcomes start with strong relationships built on trust and a shared commitment to your goals.



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