

# RANCH HOUSE ON 5 ACRES

1058 COLLINS ROAD  
GORDON, AL 36343

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# Property Overview



**Sale Price**

**\$275,000**

## PROPERTY OVERVIEW

This listing features a 1940's era ranch house with county road frontage and 5 acres. The land features 4 acres of fenced pasture with beautiful live oaks and cow pens. There are also barns for storage. The brick home features three bedrooms and one bathroom. Some updates have been made to the kitchen. There is also an enclosed garage to serve as an extra interior room. An additional 5 acres can be added to enlarge the parcel.

## OFFERING SUMMARY

<b>Acreage:</b>	<b>5 Acres</b>
Price / Acre:	\$55,000
City:	Gordon
County:	Houston
Property Type:	Land: Ranch
Video:	<a href="#">View Here</a>



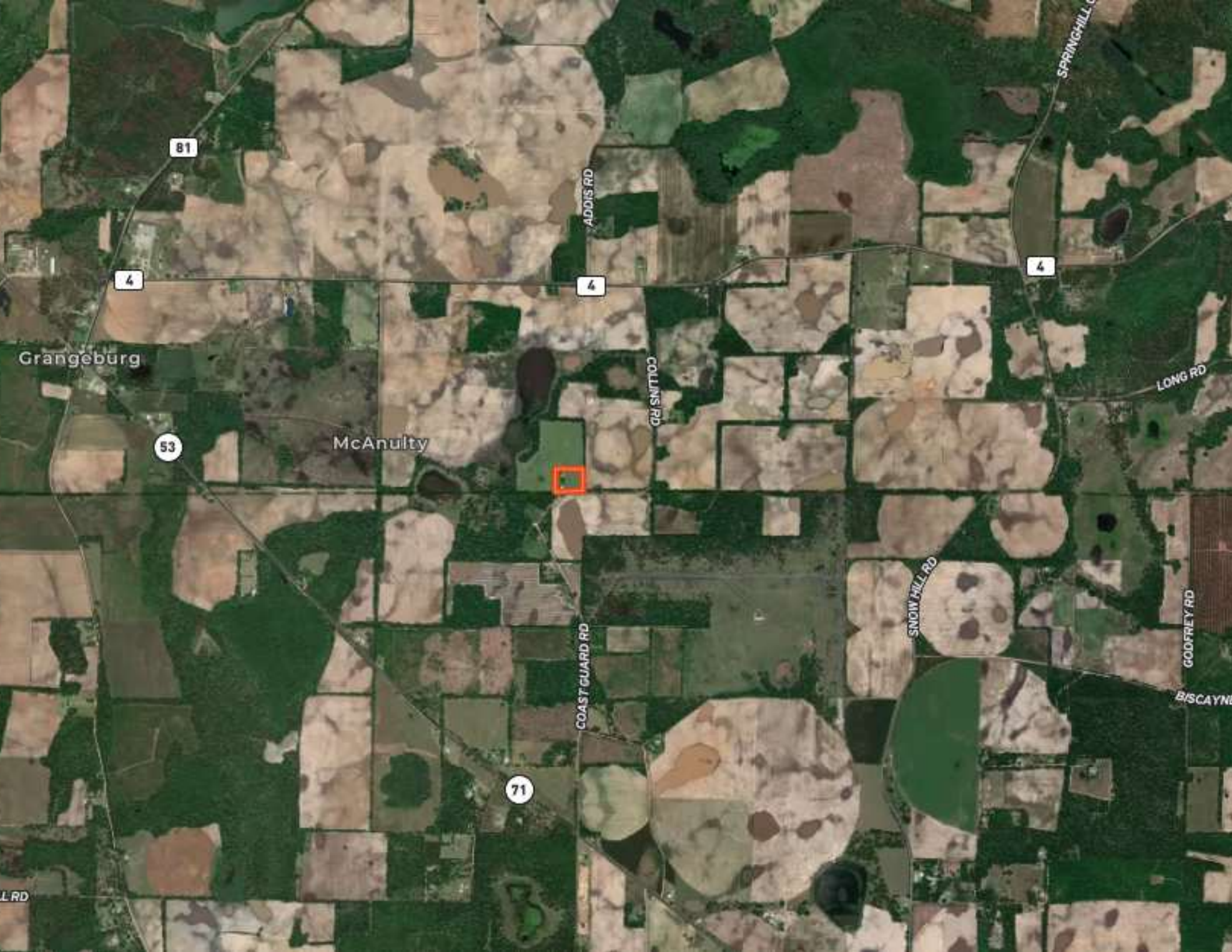
# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	Ranch
Soil Types:	Troup-Bonifay Complex
Taxes & Tax Year:	\$831.81 (2023)
Water Source & Utilities:	Multiple wells
Road Frontage:	442 feet of frontage on Loran Lane
Nearest Point of Interest:	19 miles from Marianna, FL 23 miles from Dothan, AL 40 miles from Bainbridge, GA
Fencing:	Fenced pasture
Current Use:	Cattle Operation
Grass Types:	Bahia
Structures & Year Built:	1400 SF Guest House (1940)





81

4

Grangeburg

53

McAnulty

ADDIS RD

4

COLLINS RD

COAST GUARD RD

71

SNOW HILL RD

LONG RD

GODFREY RD

BISCAYNE

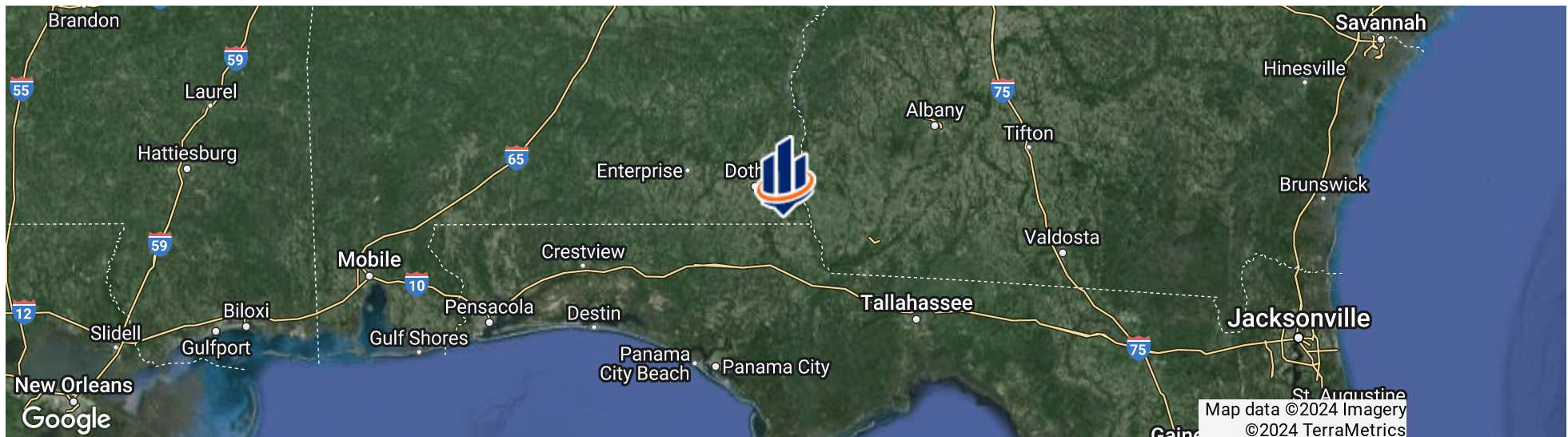
SPRING HILL





## LOCATION & DRIVING DIRECTIONS

- Parcel: 2506130000010000
- GPS: 31.0011638, -85.1818193
- Driving Directions:
- From Marianna, FL go north on FL-71
  - Turn right on Coast Guard Rd
  - Turn right on Loran Lane
- Showing Instructions: Contact listing agent

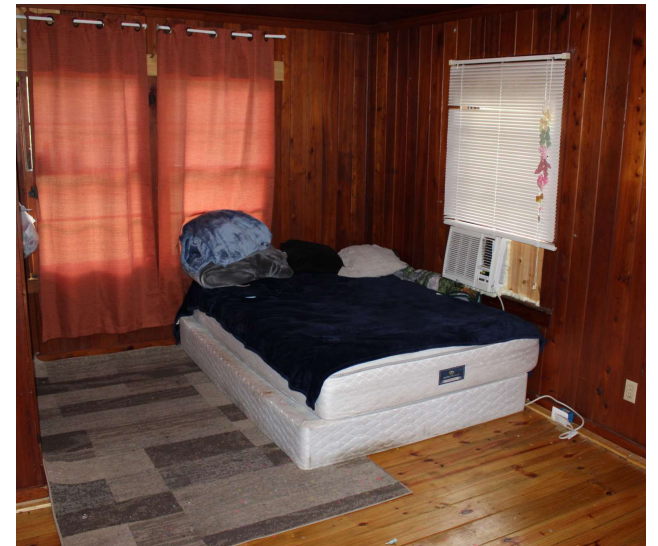








# Interior Photos





## 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.

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**BRYANT PEACE, ALC**

Senior Advisor

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## PROFESSIONAL BACKGROUND

Bryant Peace, ALC is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land brokerage for SVN Saunders Ralston Dantzler throughout Florida, Georgia and Alabama. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

B.S. Georgia Southern University

SVN | Saunders Ralston Dantzler  
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Thomasville, GA 31792





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