

Little Canyon Creek - 93 Acres Recreation Homesite and  
Timber in Gadsden Co, FL  
XX1 Cothran Rd.  
Chattahoochee, FL 32324

**\$499,000**  
93± Acres  
Gadsden County





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### SUMMARY

#### Address

XX1 Cothran Rd.

#### City, State Zip

Chattahoochee, FL 32324

#### County

Gadsden County

#### Type

Recreational Land

#### Latitude / Longitude

30.609376 / -84.737072

#### Acreage

93

#### Price

\$499,000

#### Property Website

<https://farmandforestbrokers.com/property/little-canyon-creek-93-acres-recreation-homesite-and-timber-in-gadsden-co-fl-gadsden-florida/84093/>



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### **PROPERTY DESCRIPTION**

The Little Canyon Creek tract is one of the more unique recreational and homesite tracts on the market in North Florida. This 93-acres MOL is located in Gadsden County, Florida in an area known for good deer hunting, productive soils, and pretty creeks. The property has all of that, with the addition of a stunning canyon! Add in good paved road frontage and power not far away and you have a near-perfect opportunity for your new rural homestead.

The most interesting feature on this property is the 1-acre canyon leading down to the creek. A large-scale example of this type of feature can be found in Georgia at Providence Canyon State Park. This much smaller version was likely caused by the same types of farming practices from decades back. The result is a unique glimpse back into the agricultural history of the area, and a phenomenal place to explore. The canyon is now ringed with mature pine and hardwood, including longleaf and wiregrass. Soil conservation practices have come a long way since this site was formed, but the reminder of why we need good care and stewardship is fascinating nonetheless.

There's a lot more acreage on this tract to explore as well. A beautiful flowing creek winds along the tract forming one of the borders, with great elevation changes that create vistas for homesites and hunting. Most of the property is currently growing pine trees in multiple age classes. There are also several active food plots for deer and turkey hunting and trails running throughout the property for great access.

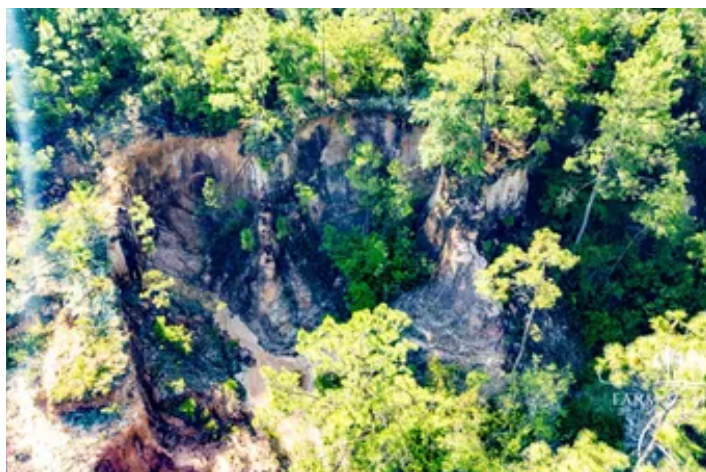
The property is located in Gadsden Co., FL surrounded by agricultural land. I-10 forms the southern border, and paved Cothran Rd. forms the eastern line with about 0.6 miles of road frontage. Power is less than a mile from the property and could easily be run to the tract. From the property, it's an easy drive to Tallahassee (~30 min.) and not far from Florida's Gulf Coast beaches (~1.5 hours). All-in-all, the property is well-placed for unlimited enjoyment of Florida's unique outdoor opportunities.

Give us a call today to set up your tour. This property is shown strictly by appointment only.



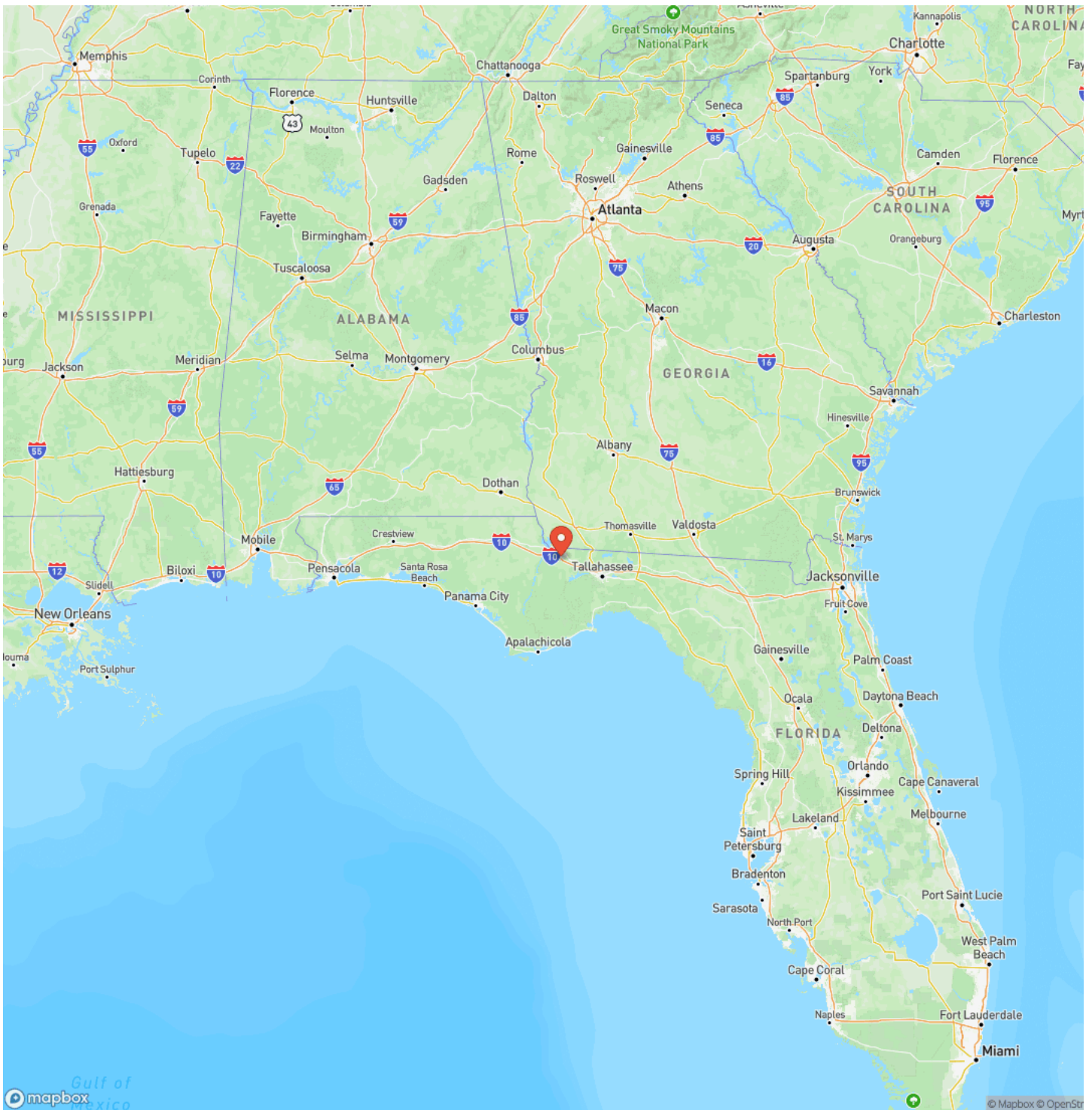


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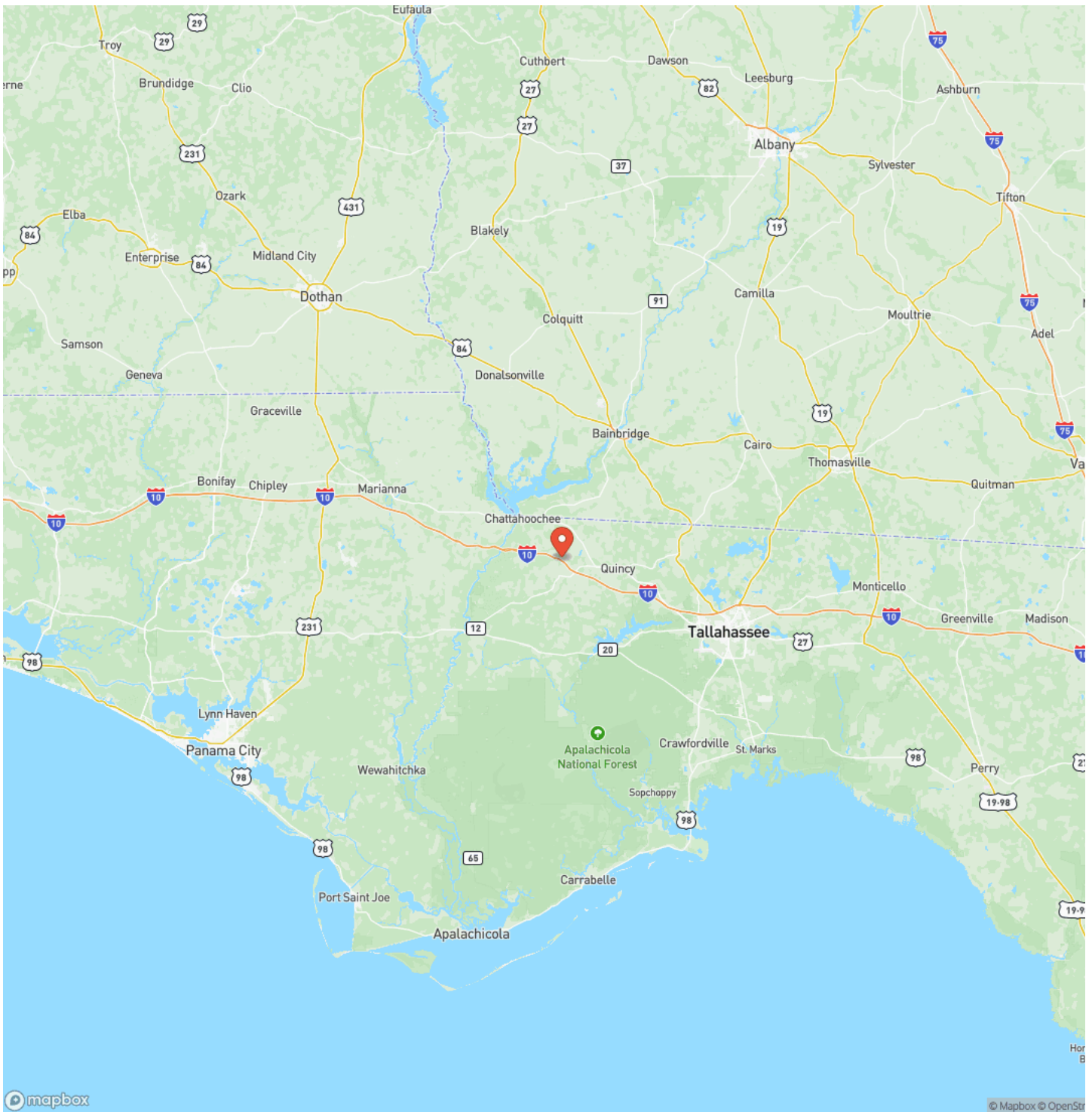




## Locator Map

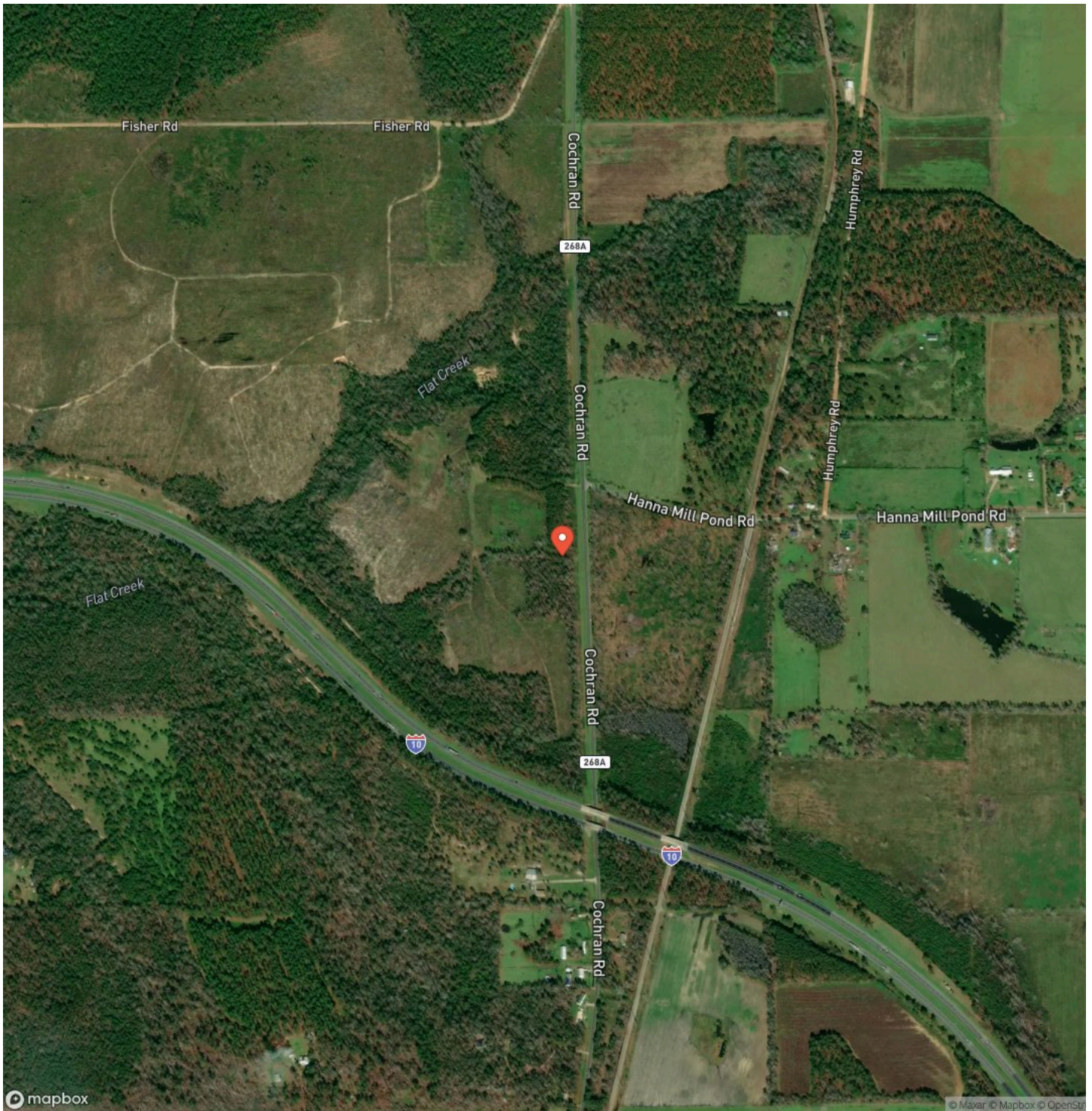


## Locator Map





## Satellite Map



**Little Canyon Creek - 93 Acres Recreation Homesite and Timber in Gadsden Co, FL  
Chattahoochee, FL / Gadsden County**

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Daniel Hautamaki

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## Email

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**Address**

City / State / Zip

## NOTES

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## NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

## **DISCLAIMERS**

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent is licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are derived from sources believed to be accurate, but are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing boundary lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the boundary lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the property lines. Seller is selling the property in an "as is" condition. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.



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