

18+/- acres in Leon County, Florida

****Escape to Your Private Oasis on Goat Island****

Discover the ultimate retreat for outdoor enthusiasts and astute investors alike with this exclusive offering – Goat Island, an 18-acre paradise nestled in the heart of Lake Iamonia near Tallahassee, Florida. With its lush natural beauty and unique privileges, Goat Island presents an unparalleled opportunity for duck hunters, nature lovers, and discerning high-net-worth individuals. Approximately 2 acres of the property is suitable for development, including well and septic, making an ideal place for a secluded and private hunting lodge or eco-retreat.*

****Unparalleled Natural Beauty****

Goat Island is a sanctuary of unspoiled wilderness, boasting a diverse landscape of ancient live oaks, cypress, hardwoods, and pine trees. The island provides a haven for countless species of wildlife, making it a dream destination for naturalists and wildlife enthusiasts. Whether you're a sportsman, birdwatcher, wildlife photographer, or simply seeking solace in nature's embrace, Goat Island promises an unrivaled connection with the great outdoors.

****Lake Iamonia's Tranquil Waters****

Lake Iamonia, often referred to as "North Florida's Hidden Gem," encompasses Goat Island, offering residents an enchanting lakefront lifestyle. This pristine lake spans over 5,700 acres and is renowned for its serene waters, perfect for waterfowl hunting, fishing, and kayaking. As a special perk, owning Goat Island grants you the coveted opportunity to obtain a motor boat permit during duck season (only available to landowners on and around the lake), ensuring you can enjoy the lake's charm to the fullest.

****Duck Hunting Paradise****

For avid duck hunters, the region surrounding Lake Iamonia is a legendary hunting ground. This area is home to abundant waterfowl populations, attracting hunters from across the country seeking trophy waterfowl experiences. Owning Goat Island means you have a front-row seat, with opportunities for waterfowl hunting right at your doorstep.



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Southeastern LAND GROUP



****A Unique Investment Opportunity****

Beyond its natural splendor and recreational amenities, Goat Island represents a one-of-a-kind real estate investment. Rarely does a private island on the lake become available. It's a canvas for your vision and imagination, a piece of Florida's natural heritage awaiting your legacy.

Don't miss this extraordinary chance to own Goat Island, an 18-acre haven in Lake Iamonia. Whether you're an outdoor enthusiast, a seasoned hunter, or an investor with a keen eye for unique opportunities, Goat Island beckons you to experience its unparalleled beauty and potential. Embrace the serene lifestyle of island living, surrounded by the pristine waters and natural wonders of North Florida. Contact us today to make this dream island yours.

*Buyer responsible for all due diligence, approvals and permitting with Leon County.

Hunting · \$260,000

View online at <http://selg.biz/0777>



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