

Tallahassee Ranch Club *Rocks the Real Estate World*

Writer: Carol S. Rothchild

*T*allahassee Ranch Club, owned by Florida Land & Ranches, LLC., opened last year and is rocking the real estate world. With 55 units already sold, in the nation's third fastest growing state, TRC offers a unique opportunity for a Florida home in an impressive, desirable community. An optimal location and stunning land make this development quite a find. Set foot on the land of TRC, and you will immediately be a part of something grand. Tall trees enrich a verdant landscape that is filled with natural treasures and miles and miles of hiking opportunities and recreational possibilities.

This private, deed-restricted, gated community is an ideal spot for a primary residence or vacation home. With paved roads, these impressive eight-acre home sites start at just \$119,900. Homes, themselves, will be stunning as Florida Land & Ranches, LLC. has proudly teamed up with the formidable builders of Perez Construction & Design and Arthur Rutenberg Homes.



Arthur Rutenberg Homes has been a respected name in Florida homebuilding since 1953. Arthur Rutenberg, founder and Chairman, remains just as passionate today as he was when he founded the company. As a premier luxury homebuilder in the state of Florida, his homes stand apart with quality and dramatic elegance.



Perez Construction & Design has been in business for eighteen years. Known for their personal approach coupled with an aesthetic appreciation for the land they build on, owners Clay and Melanie remind their customers that they are only as limited as their imaginations.

The beautiful south side, the new and upcoming area of the Tallahassee Ranch Club development, continues to grow; and location says it all. Just minutes away from the Gulf of Mexico, residents of TRC will find themselves in a setting that feels surreal in its beauty. Miles of riding trails wind their way throughout the land, and a special greenbelt marks the property with a true appreciation for the abundance of natural diversity. This conservation area is filled with elevated terrain, tortoise relocation areas, and wide open spaces for the preservation of nature.

Days are meant for horses, family picnics, hikes, and quiet moments. The whole community is encouraged to enjoy the lovely park and nature trail that lead right to Rhodes Spring, a second magnitude, gorgeous, natural spring right on the property! Rhodes Spring clearly inspires bragging rights—the beauty and inspiration of a natural spring will surely be celebrated by TRC residents. It's a rare highlight.

Just moments away from TRC is St. Mark's Marina and boat ramp, Southwood Golf Club, and of course

access to the Gulf of Mexico. There is an abundance of salt and fresh water fishing. It is no wonder that Wakulla County is commonly referred to as the Sportsman's Paradise. With hiking, camping, biking, hunting, canoeing, and snorkeling each day is filled with promise; dreams become reality; and the motivation behind Florida's growth surge becomes perfectly clear.

Just fifteen minutes from the property is the lovely Shields Marina, located on the St. Marks River. Launch your boat in crystal waters – waters that are fed by one of the largest and most stunning springs in the country. Truly an angler's paradise, Shields Marina provides an abundance of trout, red fish, tarpon, and Spanish mackerel. Venture out a few miles into the Gulf of Mexico for the finest grouper fishing around! Salt water activities are ready and waiting. One can snorkel for scallops, scuba dive to see the spectacular natural reefs, or just celebrate with a lazy family day at the coast.

Residents of Tallahassee Ranch Club will be able to explore 'The Forgotten Coast'—that special section of coastline that lies along the Panhandle. A sight to behold, the Forgotten Coast offers a wide-spectrum of areas for browsing, as its expansive and uncrowded sections radiate with natural wonders, diversity, and beauty.

The city of Tallahassee is just fifteen miles away from the TRC community. Attractions and areas of interest include Tallahassee Community College, Florida State University, Florida A&M University, Natural Bridges Historical Battlefield Site, Apalachicola National Forest, Wakulla Springs State Park, Historic Railroad State Trail, Tallahassee Chamber of Commerce, and the Tallahassee Community Hospital.

Florida Land & Ranches, LLC. has had a successful business for more than forty years. One of Florida's largest suppliers of rural and residential properties, they place tremendous value on genuine customer service, while they ensure the preservation of the natural environment throughout the entire engineering and design process. Clearly these goals are reflected through each stage of Tallahassee Ranch Club's development. This ideal community flourishes with the fine details and planning carefully adapted through the professional and dedicated staff at Florida Land & Ranches, LLC.

Tallahassee Ranch Club is a beautiful gated community, acres of pristine riding trails and natural wonders, and a key location—it truly is an opportunity too good to be missed, as it offers a rare piece of the Florida dream.

Call today for more information: 888-NFL-LAND.



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CORRIDOR THROUGHOUT • EXCELLENT FINANCING

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DIRECTIONS TO TALLAHASSEE RANCH CLUB

Capital south circle to Woodville highway (hwy 363)

Travel south 4.5 miles to Natural Bridge Rd.

(across from ACE hardware)

Turn left on Natural Bridge Rd. Drive 5 miles to TRC Sales
Center on left side of the road.

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