

**193 Ac TURN-KEY Ranch with Home, Ponds, Hunting, in
Madison Co., FL
2681 SW US 221
Greenville, FL 32331**

\$1,299,000
193.200± Acres
Madison County



**193 Ac TURN-KEY Ranch with Home, Ponds, Hunting, in Madison Co., FL
Greenville, FL / Madison County**

SUMMARY

Address

2681 SW US 221

City, State Zip

Greenville, FL 32331

County

Madison County

Type

Ranches

Latitude / Longitude

30.386254 / -83.663741

Dwelling Square Feet

1560

Bedrooms / Bathrooms

4 / 2

Acreage

193.200

Price

\$1,299,000

Property Website

<https://farmandforestbrokers.com/property/193-ac-turn-key-ranch-with-home-ponds-hunting-in-madison-co-fl-madison-florida/77475/>



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PROPERTY DESCRIPTION

193 +/- acres of absolutely TURN-KEY ranchland. Move-in ready - bring your family and livestock and start your cattle operation! Located in North Florida's prime cattle country, this ranch is only 25 minutes from downtown Madison, FL, and just 45 minutes from Tallahassee. Everything has been meticulously maintained, with brand new fencing, new 4/2 mobile home, ponds, 2 wells and productive soils with well-established grass. It's impossible to find something this nice on the market in the area.

The farm is fenced and crossfenced with a designated hay field. Nearly 130 acres of the property is in maintained pasture. Two ponds totalling approximately 2 acres have been built on the property. The rest of the land is in a mixture of upland natural pine timber and bottomland cypress. The current owner uses the woods as his hunting area, taking advantage of Madison County's strong wildlife populations.

A brand new 4 bedroom / 2 bathroom mobile home is on the property as well. It has a large living room and kitchen, spacious bedrooms, mudroom with washer/dryer, and a covered deck overlooking the pasture and ponds. The current owners enjoy watching their cows settle in for the evening while the deer come out of the woods as the sun sets. It's peaceful country living at its finest.

The farm is located near Madison, FL and not far from many of North FL's natural amenities. The best is Florida's famous Gulf Coast, with world-class fishing and seafood less than an hour away. The surrounding area is known for farming, timber production, and trophy hunting. You'll never run out of things to do.

This property is a working cattle operation and is shown strictly by appointment only. Please contact the listing agent to discuss.

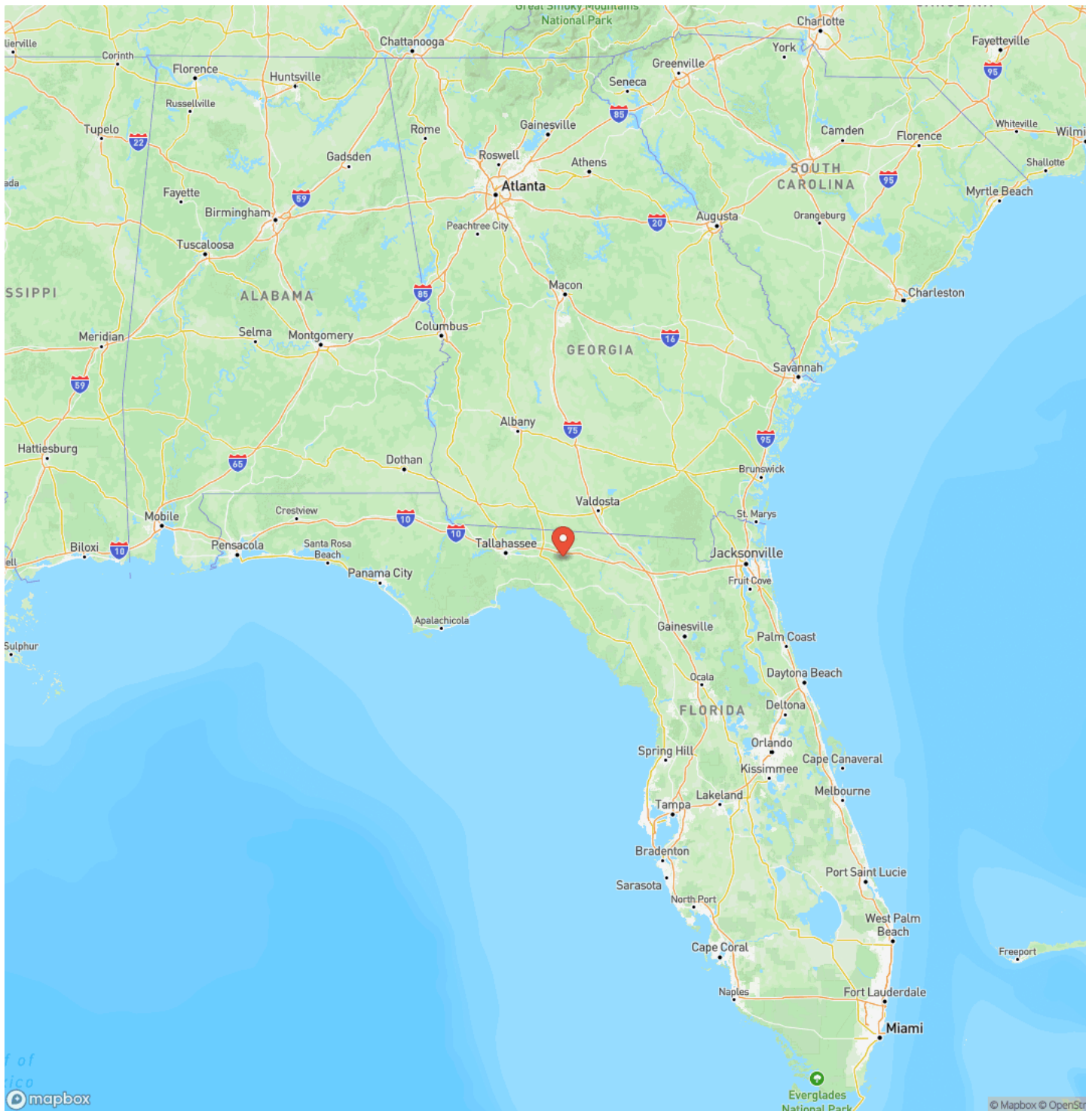


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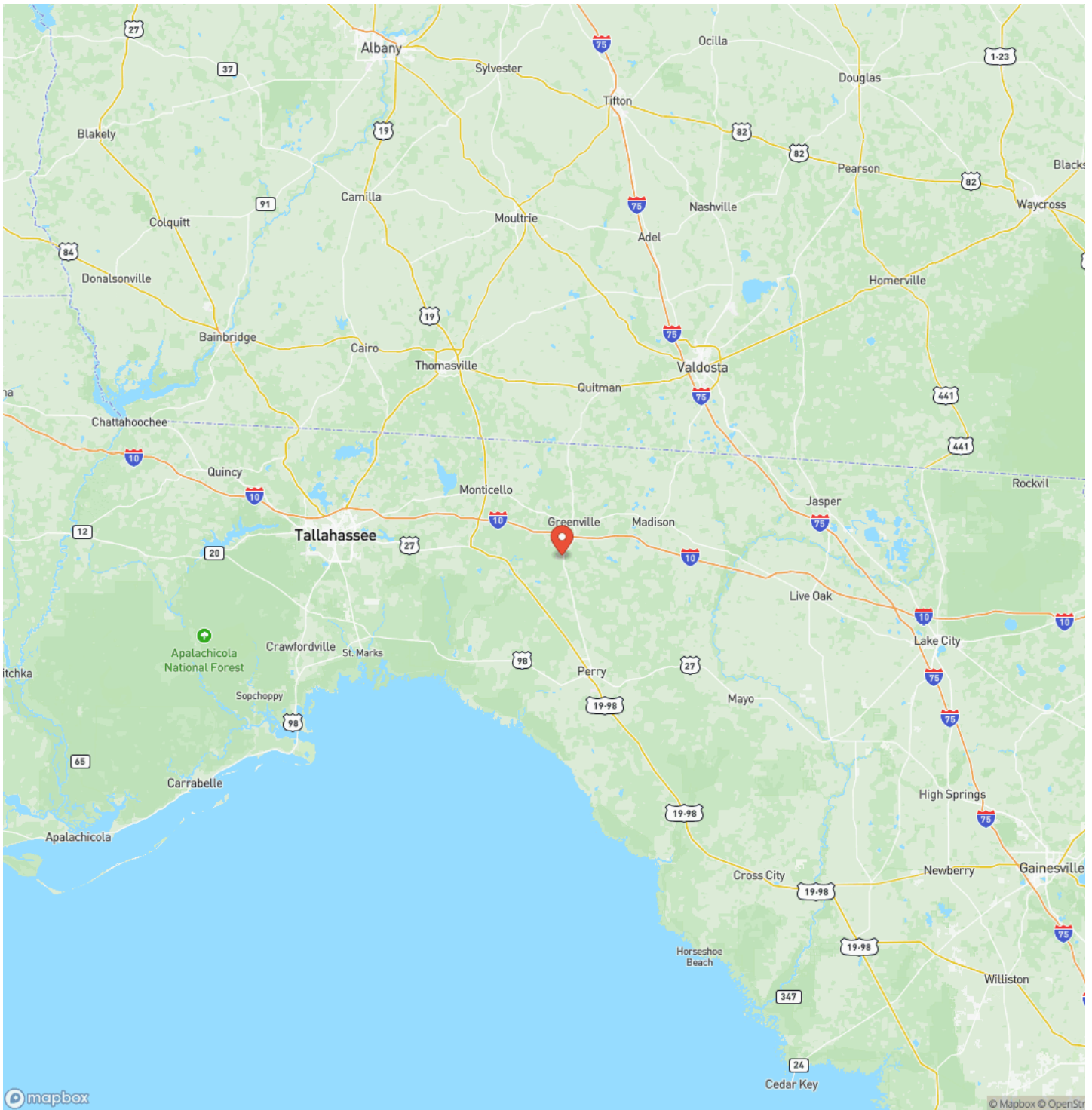
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Locator Map



Greenville, FL / Madison County

Locator Map



Satellite Map



**193 Ac TURN-KEY Ranch with Home, Ponds, Hunting, in Madison Co., FL
Greenville, FL / Madison County**

LISTING REPRESENTATIVE

For more information contact:



Representative

Gary Silvernell

Mobile

(334) 355-2124

Email

Gary@farmandforestbrokers.com

Address

City / State / Zip

NOTES

This image shows a blank sheet of white paper with horizontal 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.

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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.

Farm & Forest Brokers
155 Birmingham Road
Centreville, AL 35042
(205) 340-3946
farmandforestbrokers.com/

