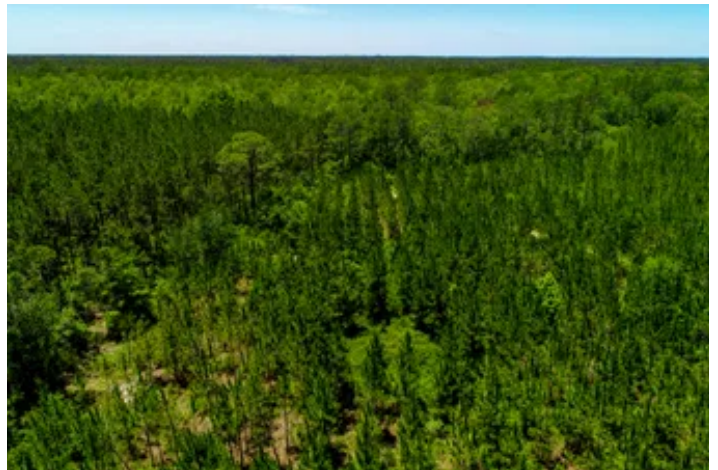


261 Ac Timber & Hunting Madison, FL
Vacant SW Federal Rd
Greenville, FL 32331

\$652,025
260.810± Acres
Madison County



261 Ac Timber & Hunting Madison, FL Greenville, FL / Madison County

SUMMARY

Address

Vacant SW Federal Rd

City, State Zip

Greenville, FL 32331

County

Madison County

Type

Hunting Land, Timberland

Latitude / Longitude

30.375379 / -83.766936

Acreage

260.810

Price

\$652,025

Property Website

<https://farmandforestbrokers.com/property/261-ac-timber-hunting-madison-fl-madison-florida/69485/>



261 Ac Timber & Hunting Madison, FL Greenville, FL / Madison County

PROPERTY DESCRIPTION

If you are looking for a perfect combination of timberland investment and hunting property, this 261-acre parcel in Madison County, Florida, presents a compelling proposition. With a mix of planted pine timber, good road frontage, access to power, and frontage on Alligator Creek, this property offers a versatile canvas for various land uses.

Timberland investment has long been recognized as a stable and valuable asset class. This property's timber stand is set to provide strong future value through sustainable silvicultural practices. In addition, the land's diverse terrain and proximity to water creates an ideal habitat for area game species like deer and turkey, making it an attractive prospect for hunters.

Madison County's location in North Florida places it within a region known for its abundant natural resources and recreational opportunities. Alligator Creek, which borders the property, is a key feature for game flow and draw, while the surrounding forests provide ample space for exploring and wildlife observation. The property's good road access and proximity to power enhance its potential, allowing for the construction of a hunting cabin, farmhouse, and more.

Beyond the property's immediate borders, Madison County offers a range of amenities and attractions. The nearby town of Madison provides boutique shopping and dining, and a glimpse into the region's rich history and culture. The county's proximity to the Gulf of Mexico and major Florida cities like Tallahassee and Jacksonville ensures easy access to more world-class fishing, dining, shopping and cultural experiences.

For anyone seeking a sound investment with recreational potential, this property offers a unique opportunity. Whether your goal is to capitalize on the growing demand for timber, enjoy the thrill of the hunt, or simply escape the city's hustle and bustle, this property provides a great foundation for making your land ownership dreams a reality.

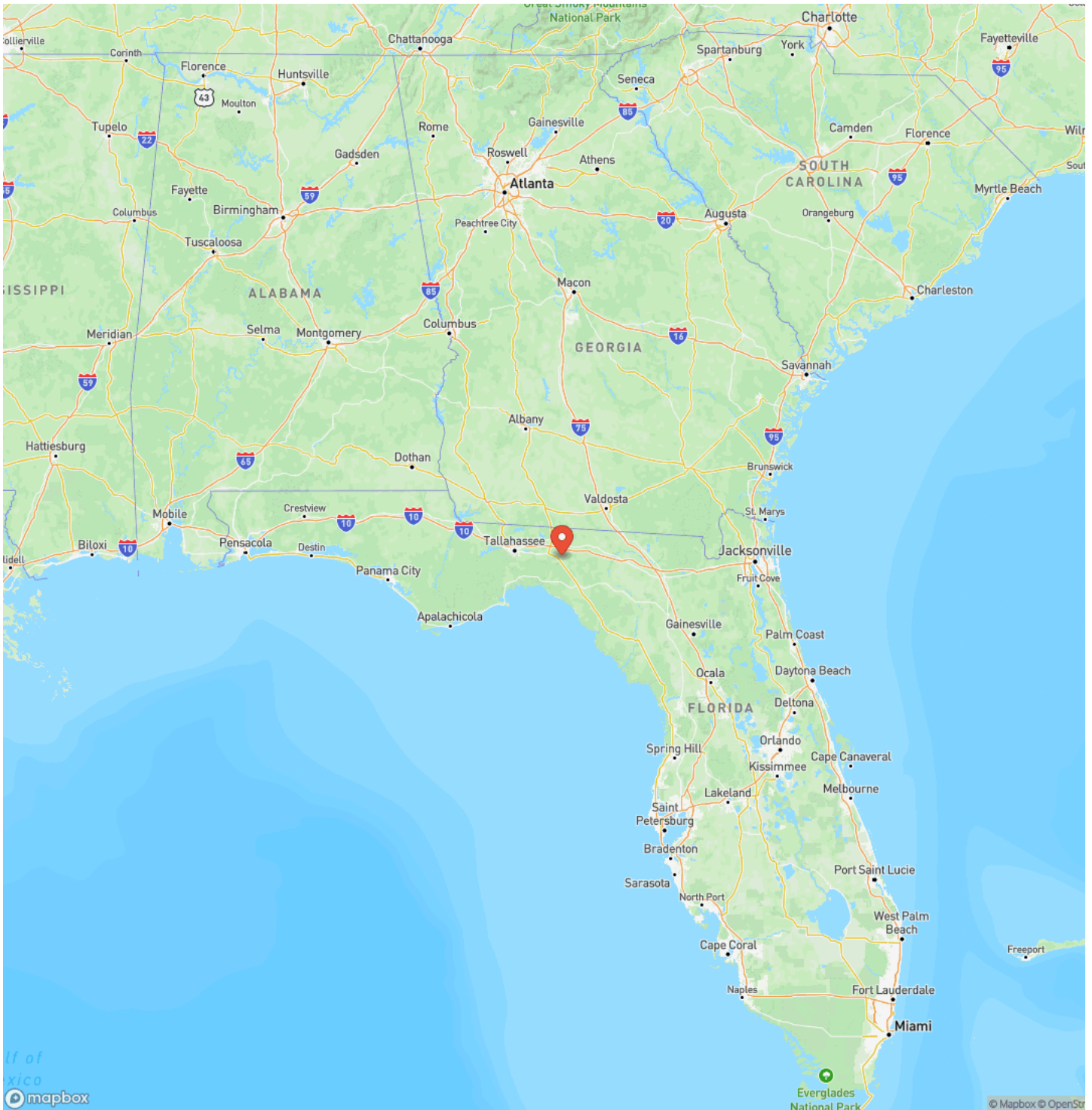
Contact us today to schedule a private tour of this exceptional property. Our team of experienced real estate professionals is ready to assist you.



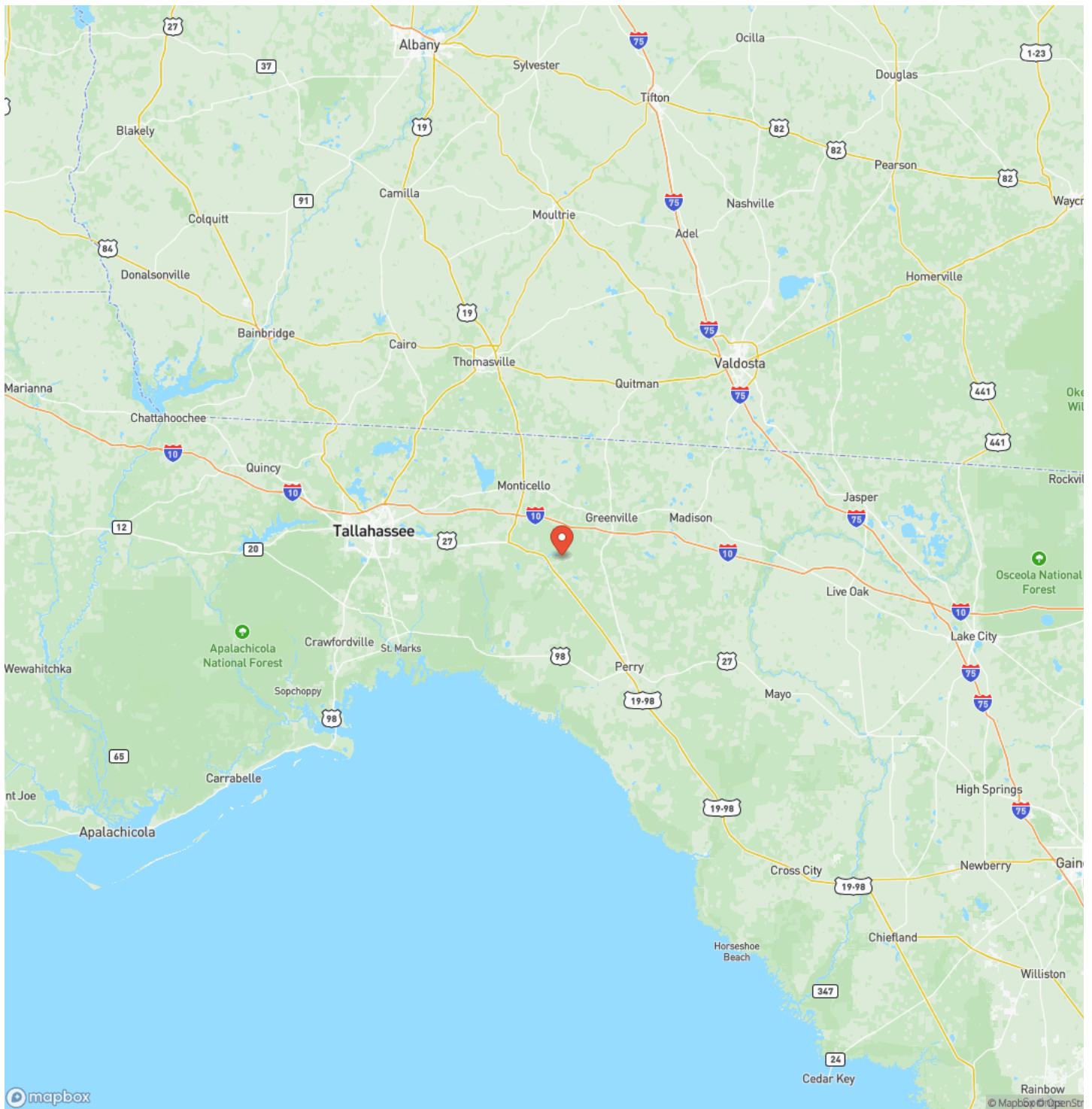
261 Ac Timber & Hunting Madison, FL
Greenville, FL / Madison County



Locator Map



Locator Map



Satellite Map



261 Ac Timber & Hunting Madison, 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

Centreville, AL 35042

NOTES

[illegible]

MORE INFO ONLINE:

farmandforestbrokers.com/

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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