1,127 Ac Timberland and Recreational Invesment in Madison Co., FL XX2 Old Federal Rd. Greenville, FL 32331 **\$3,043,008** 1,127.040± Acres Madison County





MORE INFO ONLINE:

SUMMARY

Address XX2 Old Federal Rd.

City, State Zip Greenville, FL 32331

County Madison County

Type Timberland

Latitude / Longitude 30.359167 / -83.715173

Acreage

1,127.040

Price \$3,043,008

Property Website

https://farmandforestbrokers.com/property/1-127-ac-timberlandand-recreational-invesment-in-madison-co-fl-madisonflorida/77621/





PROPERTY DESCRIPTION

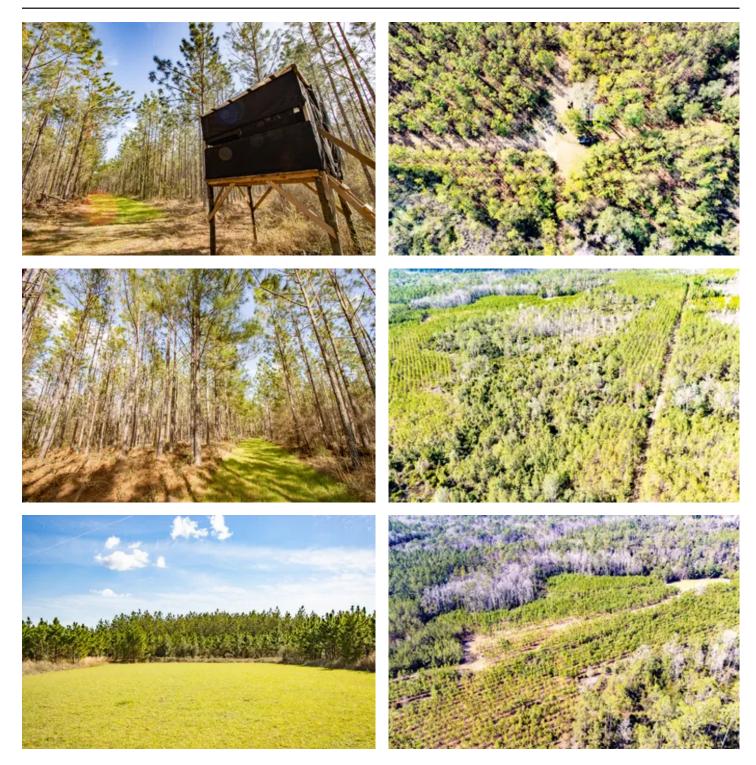
Professionally managed 1,127 +/- acre institutional timberland investment with excellent hunting, miles of road frontage, big creeks, all centrally located in Florida's growing Panhandle. This property is established in a variety of planted pine species and ages, with a well-maintained road system throughout, unlimited access options with frontage along Old Federal Rd. and CR-150, and plenty of potential for development, hunting, future conservation, and timber income.

This tract has been managed for decades as a high-end timber production property, with excellent soils for fast-growing southern yellow pine. Timber data is available to qualified buyers upon request. The property also has almost 2 miles of frontage along Old Federal Rd. in Madison Co., FL. This created huge potential for tract divisions and future development opportunities. Recreational opportunities are endless, with miles of roads and trails for horseback riding, ATVs, and hunting. A variety of food plots have also been established and maintained, and game populations in the area are incredibly strong, with good genetics.

The property is located in the heart of North Florida, in Madison County. From the tract, it's less than an hour to Tallahassee, Valdosta, and Florida's Gulf Coast. Give us a call today to schedule your tour. A subset of this property is also for sale as an 1,127-acre +/- tract, and more land is available nearby.



1,127 Ac Timberland and Recreational Invesment in Madison Co., FL Greenville, FL / Madison County





MORE INFO ONLINE:

National Park Charlotte Chattanooga Fayetteville llierville York Spartanburg Corinth Florence. 1 Huntsville Seneca (43) Moulton 85 Whiteville Gainesville Rome Tupelo Camden Florence Wilr 22 Roswell Gadsden Athens SOUTH Sout CAROLINA 75 Atlanta Fayette Myrtle Beach 59 Columbus Birmingham Augusta Orangeburg Peachtree City 20 Tuscaloosa Macon Charleston ISSIPPI 85 ALABAMA Columbus Selma Montgomery Meridian U GEORGIA Savannah 57 Albany 75 55 Hattiesburg Dothan 65 Brunswick Valdosta Crestview St. Marys Mobile T 10 T Tallahassee Pensacola Biloxi 10 Destin Jacksonville Panama City Fruit Cove Apalachicola Gainesville Palm Coast Daytona Beach Ocala Deltona FLORIDA Orlando Spring Hill Cape Canaveral Kissimmee Melbourne Lakeland Saint Bradenton Port Saint Lucie Sarasota North Port West Palm Beach Cape Coral Freeport Naple Fort Lauderdale Miami 0 Everglades © Mapbox © OpenStr Nati nal Park





MORE INFO ONLINE:

27) Ocilla 77 Albany 1.23 37 Sylvester Douglas Tifton 19 82 Blakely 82 BI Pearson 82 Camilla 91 Waycross 75 Nashville Moultrie Colquitt Adel 84) Donalsonville Homerville (19) 75 Bainbridge Cairo Thomasville Valdosta 0 Quitman ianna 441 Okefen 75 Wilder Chattahoochee (441) T Quincy Rockvil Monticello T Jasper T Greenville Madison 75 12 Tallahassee 27 20 T Θ Osceola National Forest Live Oak T 1 Apalachicola Lake City Crawfordville St. Marks 98 27 National Forest Perry vahitchka 75 Sopchoppy Mayo 19.98 75 98 65 Carrabelle High Springs 19.98 75 Apalachicola Gainesv Cross City Newberry (19.98) 7 Chiefland Horsesho Beach Williston 347 24 Cedar Key Rainbow @ Mapbox @ OpenSt





MORE INFO ONLINE:

Satellite Map





MORE INFO ONLINE:

LISTING REPRESENTATIVE For more information contact:



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Address

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<u>NOTES</u>



MORE INFO ONLINE:



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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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