

**1,127 Ac Timberland and Recreational Investment in
Madison Co., FL
XX2 Old Federal Rd.
Greenville, FL 32331**

\$3,043,008
1,127.040± Acres
Madison County



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

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-timberland-and-recreational-investment-in-madison-co-fl-madison-florida/77621/>



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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.

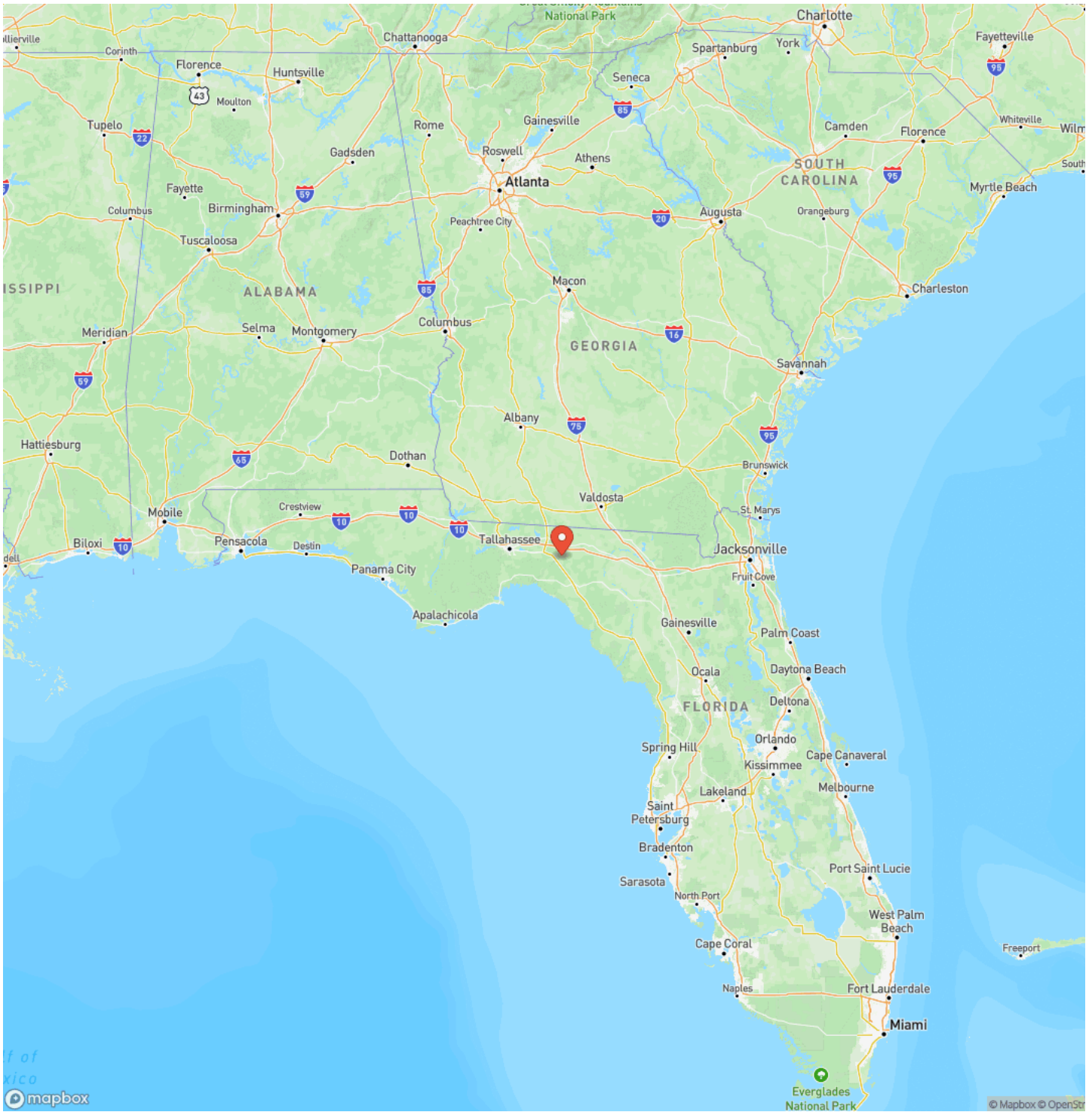
The property is located in the heart of North Florida, in Madison County. From the tract, it's less than an hour to Tallahassee, Valdosta, and Florida's Gulf Coast. Give us a call today to schedule your tour. A subset of this property is also for sale as an 1,127-acre +/- tract, and more land is available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



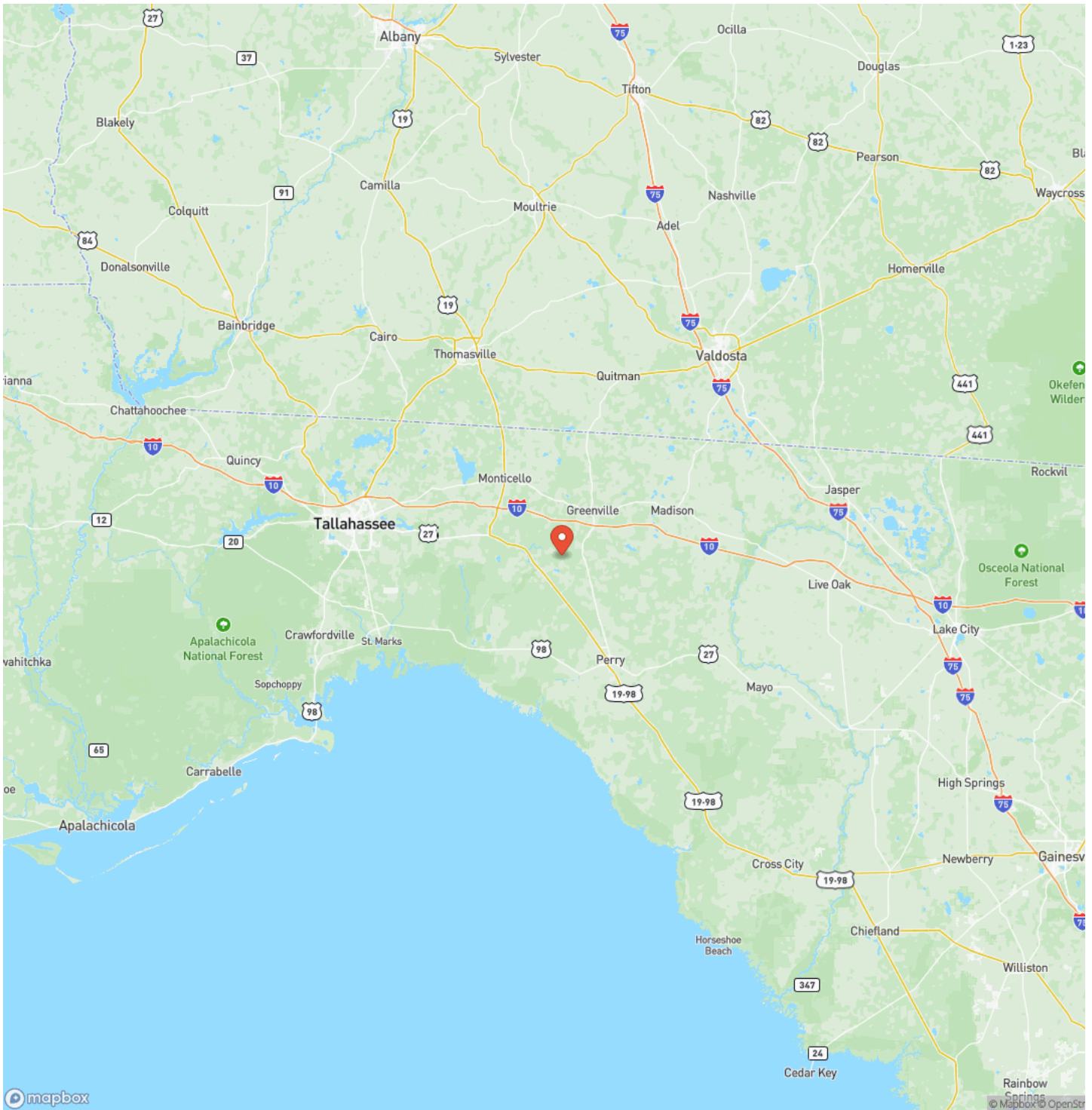
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Locator Map



Locator Map



Satellite Map



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LISTING REPRESENTATIVE
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NOTES

DISCLAIMERS

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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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