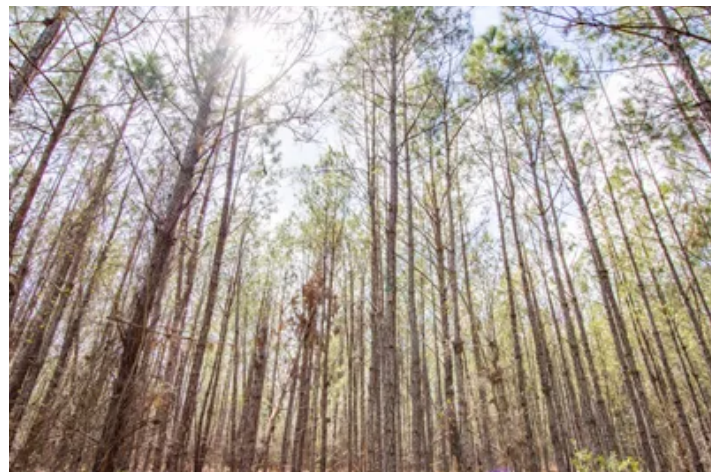


**2,509 Ac Institutional Timberland Investment, Great  
Hunting, Madison Co, FL**  
XX1 Old Federal Rd.  
Greenville, FL 32331

**\$6,523,400**  
2,509± Acres  
Madison County



**2,509 Ac Institutional Timberland Investment, Great Hunting, Madison Co, FL  
Greenville, FL / Madison County**

---

**SUMMARY**

**Address**

XX1 Old Federal Rd.

**City, State Zip**

Greenville, FL 32331

**County**

Madison County

**Type**

Timberland

**Latitude / Longitude**

30.360267 / -83.707507

**Acreage**

2,509

**Price**

\$6,523,400

**Property Website**

<https://farmandforestbrokers.com/property/2-509-ac-institutional-timberland-investment-great-hunting-madison-co-fl-madison-florida/77615/>



## 2,509 Ac Institutional Timberland Investment, Great Hunting, Madison Co, FL Greenville, FL / Madison County

---

### **PROPERTY DESCRIPTION**

Professionally managed 2,509 +/- 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. Approximate land-use breakdown:

#### LAND:

Origin/Species Group	Gross Acres
Planted Pine	1,243
Natural Pine	212
Planted Hardwood	0
Natural Hardwood	836
Non Stocked Forest	48
Non Forest	171
TOTAL ACRES:	2,509

The property also has over 4 miles of frontage along Federal Rd. in Madison Co., FL. This created huge potential for tract divisions and future development opportunities. The tract is also bordered on the north side by Alligator Creek, a large waterway surrounded by big cypress and hardwood. 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 excellent genetics.

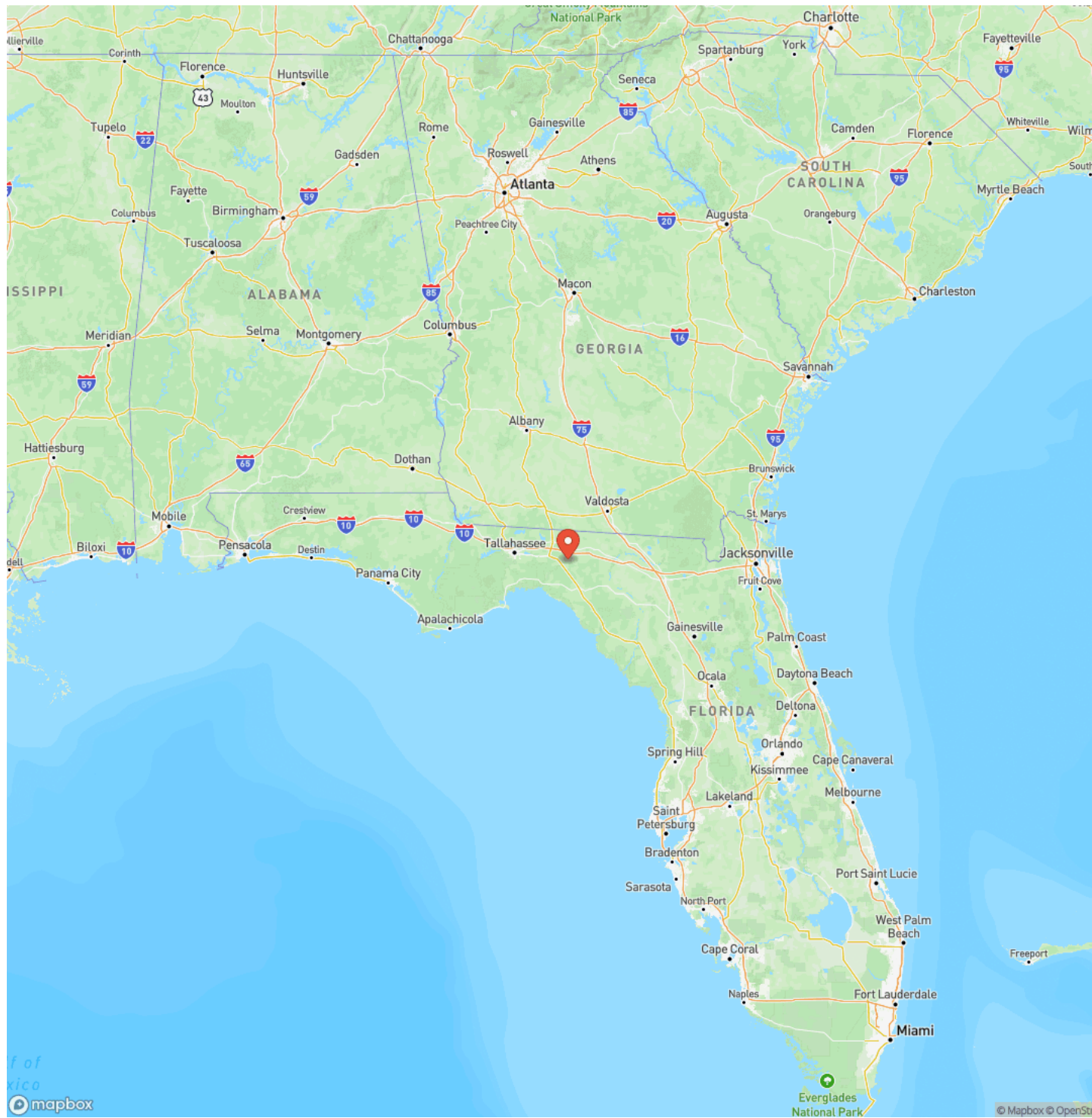
The property is located in the heart of North Florida, in Madison County. From the tract, it's less than an hour to Tallahassee, Valdosta, and Florida's Gulf Coast. Give us a call today to schedule your tour. A subset of this property is also for sale as an 1,127-acre +/- tract, and more land is available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



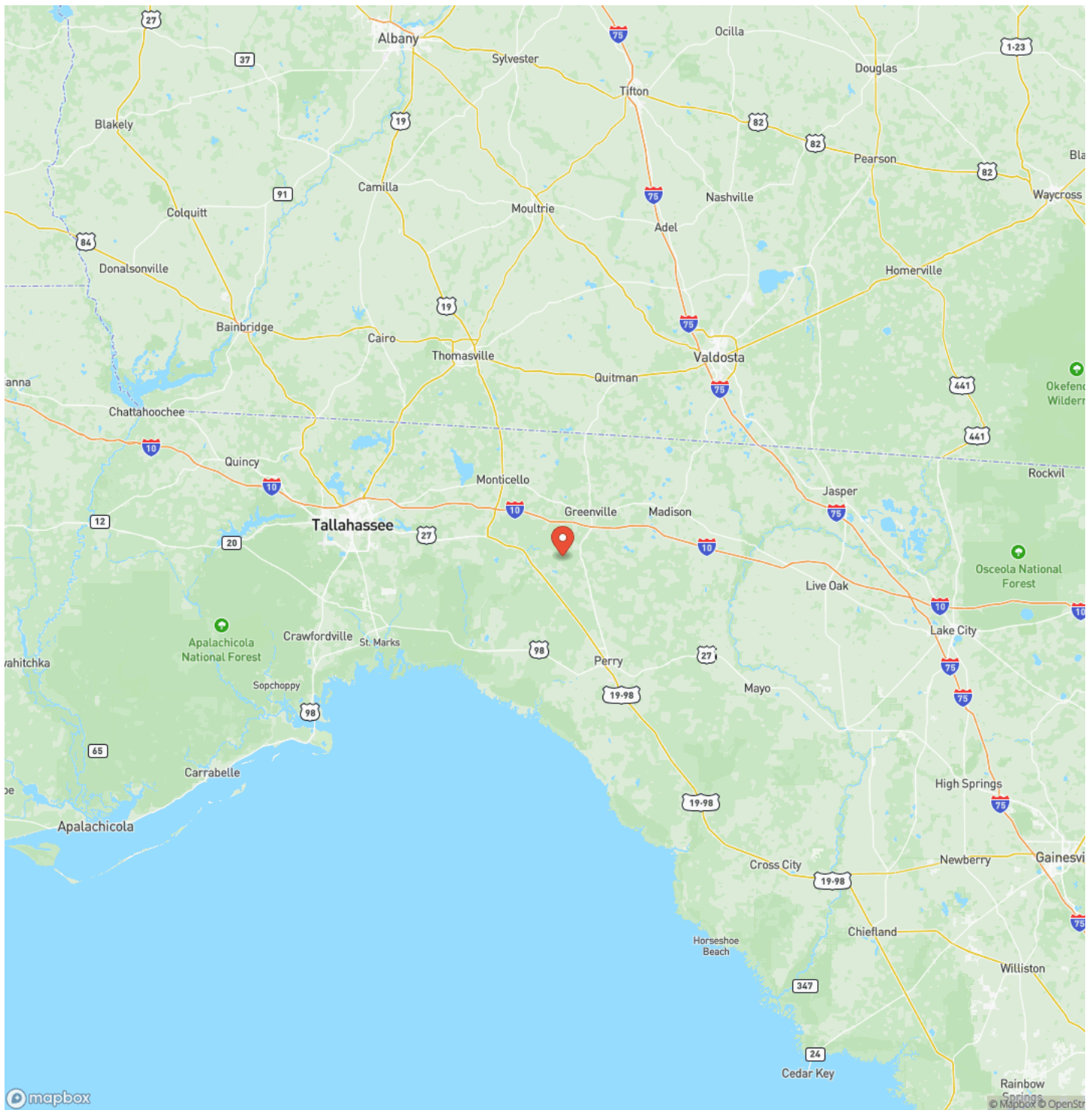
2,509 Ac Institutional Timberland Investment, Great Hunting, Madison Co, FL  
Greenville, FL / Madison County



## Locator Map



## Locator Map











## **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/](http://farmandforestbrokers.com/)

---

