

Timber & Hunting with Creek Frontage in Madison, FL
XX1 Federal Rd
Greenville, FL 32331

\$677,268
250.840± Acres
Madison County



Timber & Hunting with Creek Frontage in Madison, FL Greenville, FL / Madison County

SUMMARY

Address

XX1 Federal Rd

City, State Zip

Greenville, FL 32331

County

Madison County

Type

Hunting Land, Timberland

Latitude / Longitude

30.484103 / -83.634795

Acreage

250.840

Price

\$677,268

Property Website

<https://farmandforestbrokers.com/property/timber-hunting-with-creek-frontage-in-madison-fl-madison-florida/69483/>



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PROPERTY DESCRIPTION

Great timberland investment in one of Florida's most desirable rural counties! This 250-acre +/- tract is growing a commercial-grade professionally managed pine plantation, and also boasts great hunting and plenty of recreational opportunities, especially with frontage on Alligator Creek.

Approximately 137 acres of the property is planted in fast-growing pine plantation, providing future income opportunities for the land investor. The remainder of the land is in natural mixed hardwood and pine forest, mostly as a buffer along Alligator Creek. The creek itself is a wide, always-flowing water source that draws in game animals and can even be fished. Spots along the creek form natural ponds as well that will be great for duck hunting in the winter.

The property is located along county-maintained Federal Rd. with a little over a mile of road frontage. The land lays about 30 minutes from downtown Madison, FL, a boutique town with agricultural roots, and is just under an hour to downtown Tallahassee. Florida's Big Bend stretch of the Gulf Coast is also not far away, for world-class inshore fishing, seafood, and ports with easy access to deep water. Bring your boat and make this property an all-around sportsman's base.

Power is on the boundary of the tract, and the land would make for a great homestead with farmhouse or cabin, or hunt camp. Ample road frontage also creates possible future development or conservation opportunities for the savvy investor.

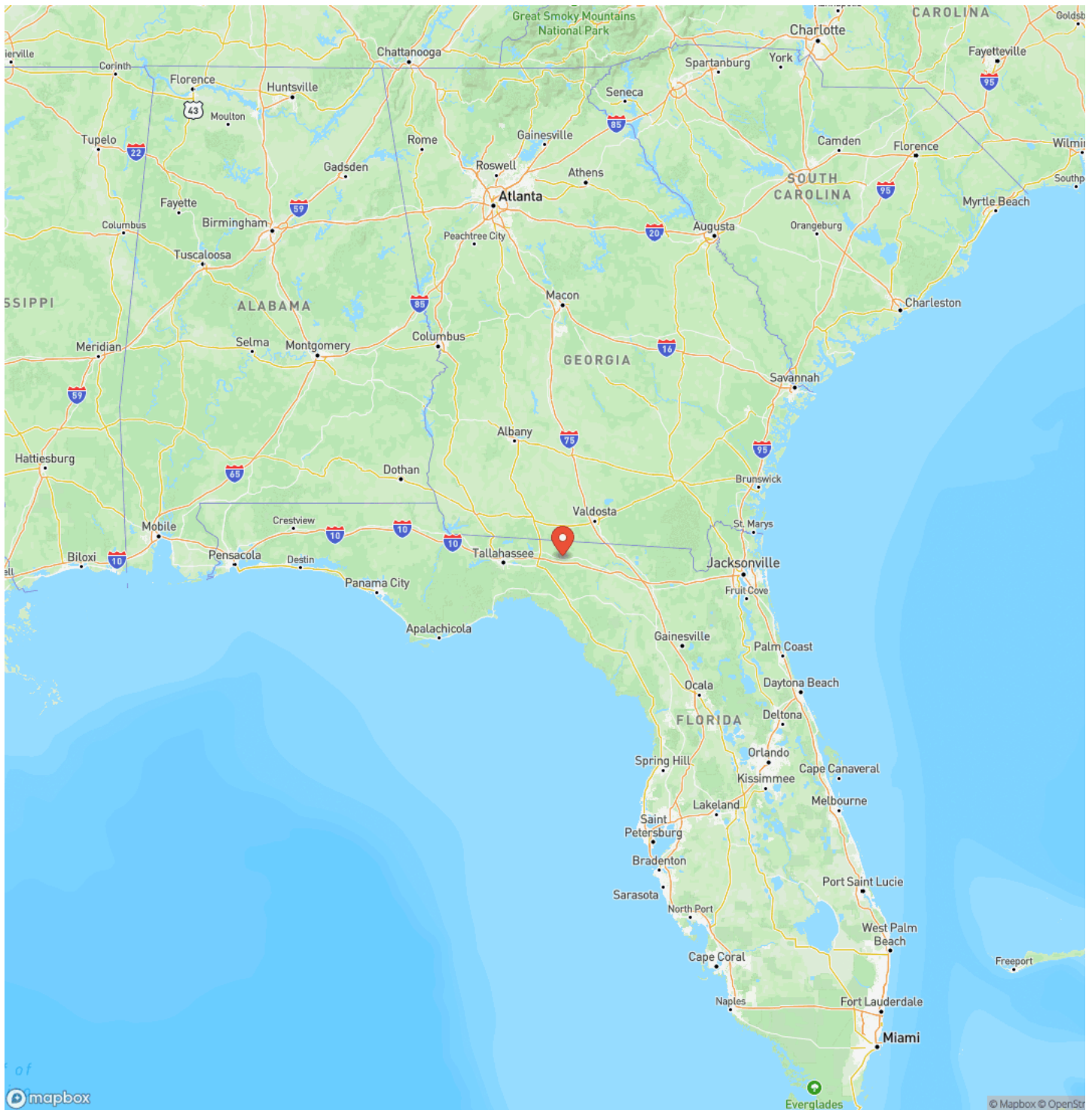
Give us a call today to take a look at this great all-around investment property.



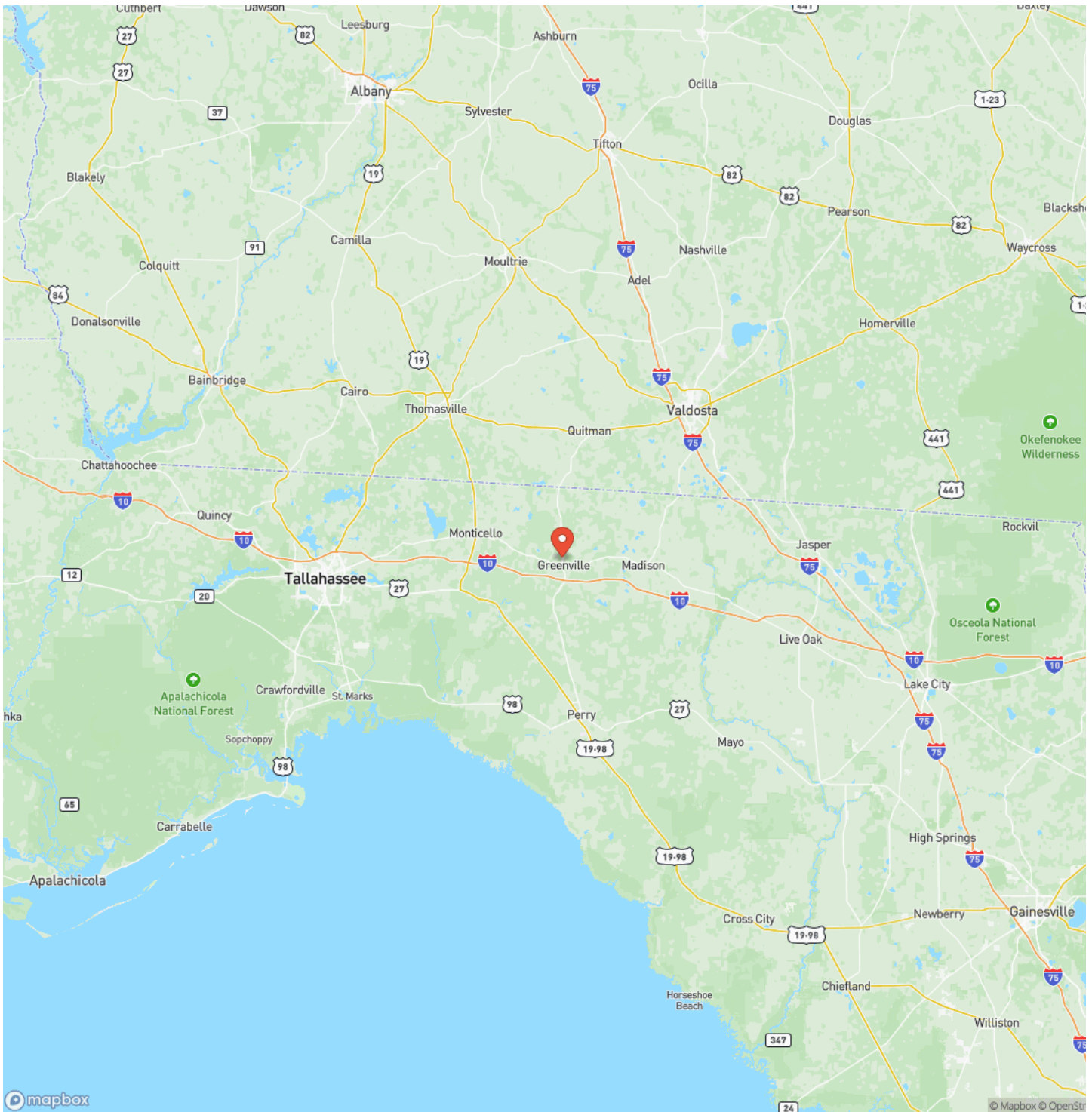
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Greenville, FL / Madison County**



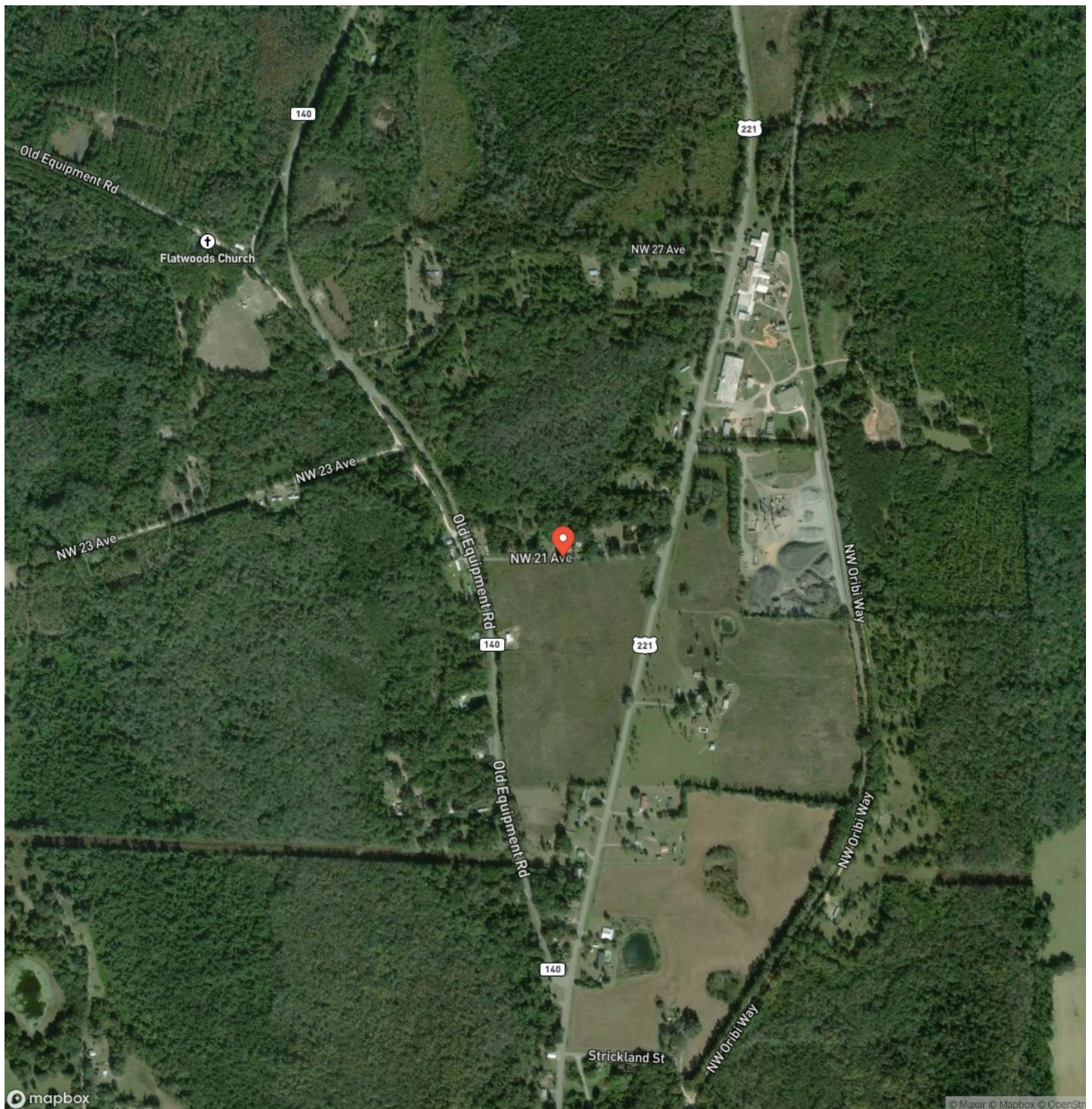
Locator Map



Locator Map



Satellite Map



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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

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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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