

Hawks Ave 554

Northwest Hawks Avenue, Greenville, Florida 32331

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PROPERTY OVERVIEW

Sale Price

\$1,795,000

Property Overview

The Hawks Ave 554 is a great recreational property located in northern Madison County, Florida. There are several roads throughout the property and openings for food plots to help create this into a sportsman's haven. Along with an amazing game population, there are over 40 acres of merchantable planted pines, helping make this a great investment. Just a short drive from Valdosta, Thomasville, or Tallahassee.

Offering Summary

Acreage:	554± Acres
Price / Acre:	\$3,240
State:	Florida
City:	Greenville
County:	Madison
Property Type:	Timberland



Location & Driving Directions

Parcel:

GPS: 30.6307228, -83.4991634

**Driving
Directions:**

From Madison travel north on SR 53
for 10 +/- miles
Turn west on CR 253 for 3 miles
Veer to the right and continue north on
CR 253
Travel north 1.25 miles and the
property begins on the west side of
CR 253
Turn west on to NW Hawks Ave and
the property continues through there

**Showing
Instructions:**

Contact Daniel Lanier or Greg Driskell



SPECIFICATIONS & FEATURES

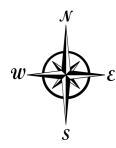
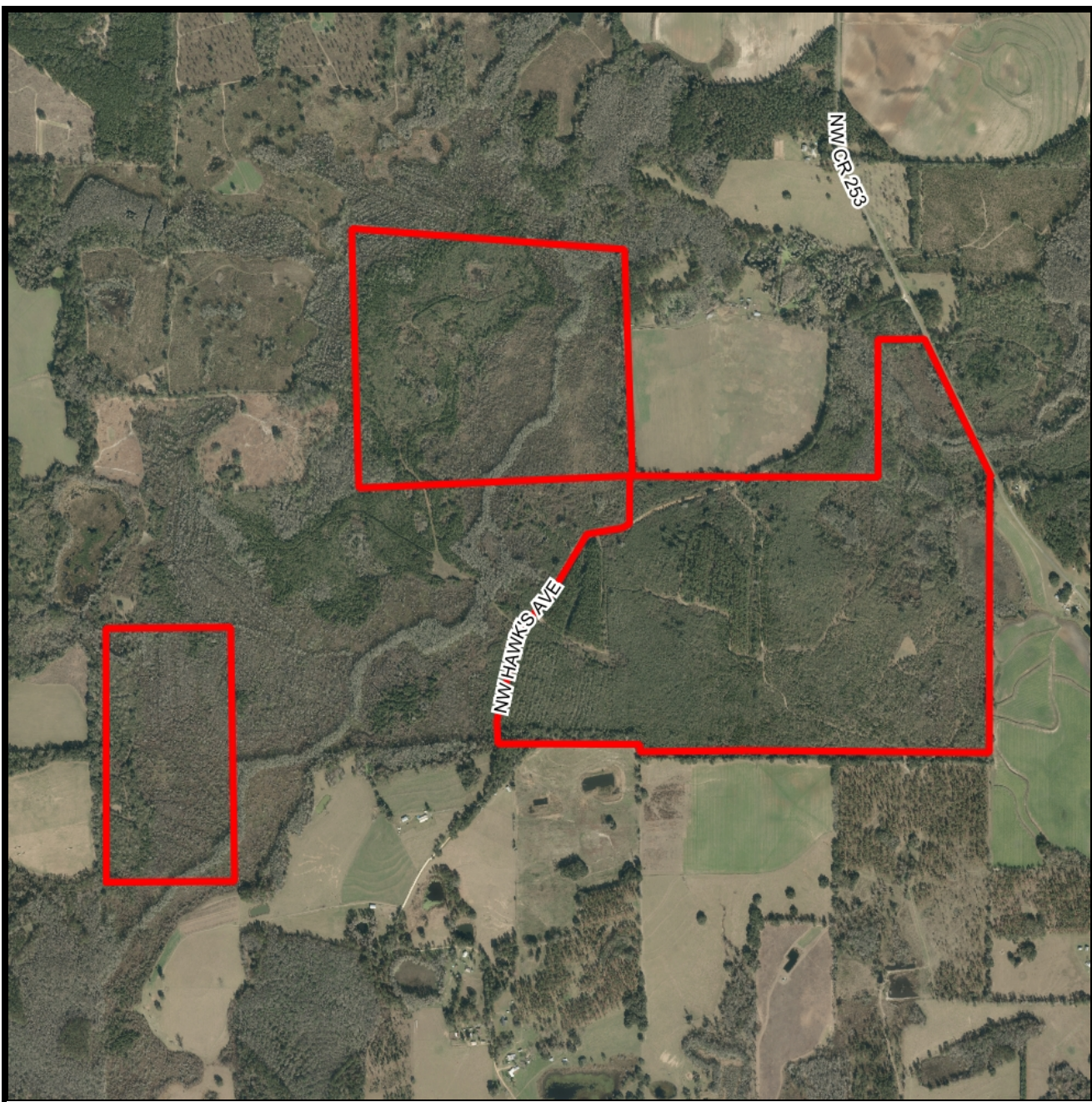
Specifications & Features

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	67% Uplands, 33% Wetlands <ul style="list-style-type: none">• Uplands: Pelham Sand• Plummer Sand• Nankin Loamy Sand
Soil Types:	<ul style="list-style-type: none">• Esto Fine Sandy Loam• Troup Sand• Blanton Sand• Lovett Sand
Taxes & Tax Year:	\$1,458.14 for 2024
Zoning / FLU:	A2 (1 d.u. per 10ac)
Road Frontage:	1520 +/- ft on NW CR 253, 4132 +/- ft on NW Hawks Ave
Current Use:	Recreation Hunting Investment
Game Population Information:	White-tailed deer, turkeys and other small game
Age of Stages of Timber:	Over 40 acres of merchantable planted pines (Loblolly and Longleaf)

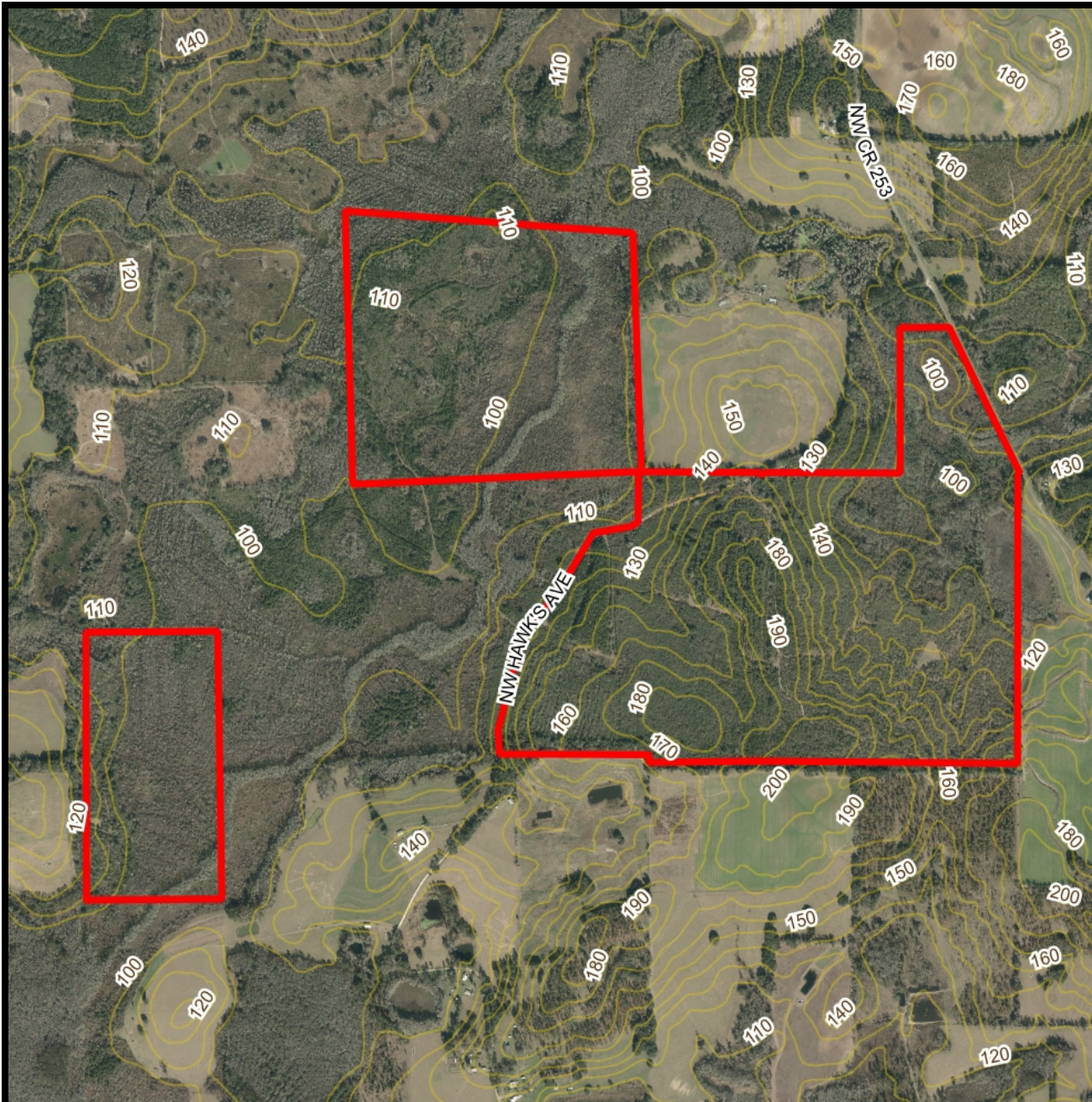


Hawks Ave 554 Aerial








- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing

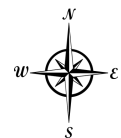
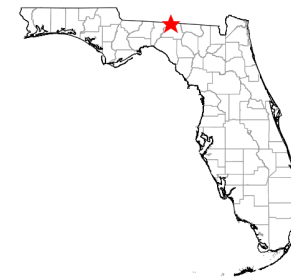


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Hawks Ave 554 TOPO

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Five Foot Contours
-  Five Foot Contours2



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ADDITIONAL PHOTOS



ALL ADVISOR BIOS



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Daniel Lanier, ALC

Senior Advisor
Saunders Real Estate

Daniel Lanier, ALC is a Senior Advisor at Saunders Real Estate.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At Saunders Real Estate, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.



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Greg Driskell

Senior Advisor
Saunders Real Estate

Greg Driskell is an Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at LegacyWildlife.com.

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from the University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:
• Timberland



For more information visit www.saundersrealestate.com

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