

North Madison 75

NW CR 253, Greenville, Florida 32331

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PROPERTY OVERVIEW

Sale Price

\$412,500

Offering Summary

Acreage:	74.72 Acres
Price / Acre:	\$5,521
State:	Florida
City:	Greenville
County:	Madison
Property Type:	Timberland

Property Overview

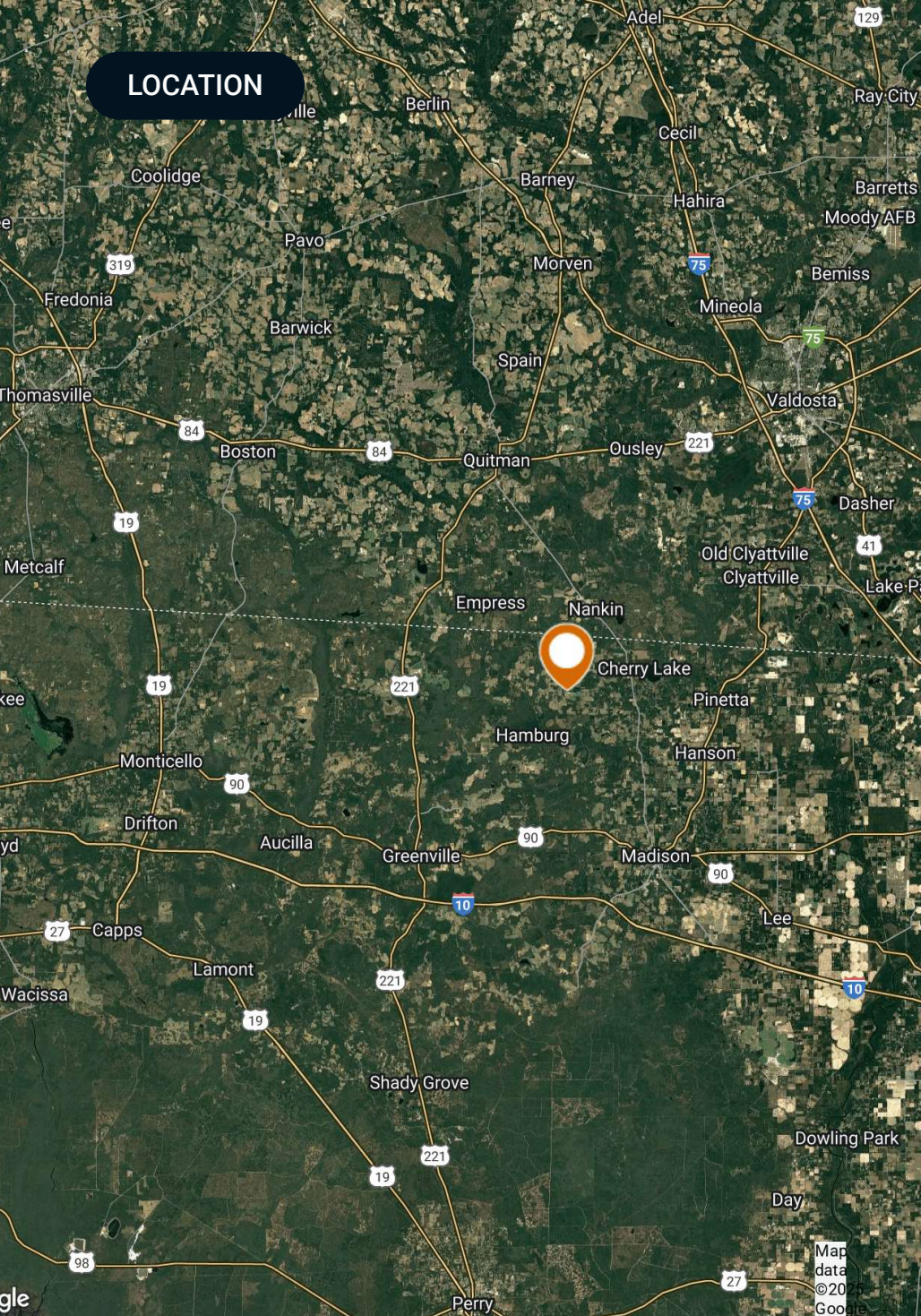
The North Madison 75 tract is a beautiful property just south of the Georgia line in picturesque Madison County, Florida. Perfect for growing timber, whitetail deer, and turkeys, make this parcel your personal recreational getaway. Easy access from I-10 via SR 53 and just a dozen or so miles outside of the small town of Madison, the property features over 1/4 mile of paved road frontage.



SPECIFICATIONS & FEATURES

Specifications & Features

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	63% Uplands Plummer and Surrency Soils Pelham Sand Blanton Sand Alaga Loamy Sand Lovett Sand Plummer Sand
Soil Types:	
Taxes & Tax Year:	\$226 for 2024
Zoning / FLU:	Agriculture (A2)
Road Frontage:	1,575 +/- ft on NW CR 253
Nearest Point of Interest:	Wild Adventures Madison Blue Springs State Park
Game Population Information:	Good turkey and deer population
Age of Stages of Timber:	52 ac natural mixed pine/hardwood, 22 ac cypress/hardwood



Location & Driving Directions

Parcel: 26-3N-08-3359-001-000

GPS: 30.6284487, -83.4951553

Driving Directions: From Madison, FL go north on SR53 10 miles
Turn left on CR 253 and go 4.4 miles
Tract will be on your right

Showing Instructions: Contact Listing Agent



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MEET THE TEAM



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