

North Madison 75

NW CR 253, Greenville, Florida 32331

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Sale Price

\$**412,500** P

Property Overview

Offering Summary

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

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



Land Types:	Hunting & Recreation PropertiesTimberland
Uplands / Wetlands:	63% Uplands
Soil Types:	Plummer and Surrency Soils Pelham Sand Blanton Sand Alaga Loamy Sand Lovett Sand Plummer Sand
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













MEET THE TEAM



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