



SHADY GROVE TIMBER

GREENVILLE, FL | MADISON COUNTY

285.76 ± ACRES TOTAL



SPECIFICATIONS & FEATURES

Acreage: 285.76 ± AC

Sale Price: \$514,000

Price per Acre: \$1,798

Site Address: SW Candler Street, Greenville, FL 32331

County: Madison

Species: Slash pine approximately 20 years old, mixed pine/hardwood hammock

Ages/Stages of Timber: 70 ± acre slash pine plantation is approximately 20 years old, with another 15-acre pocket of mature mixed pine and hardwood. 95 ± acres of 10-12 year old cypress and hardwood ponds/swamps. Balance of tract, except for food plots, is cut-over pine flatwoods which needs to be site prepared and planted (100 ± acres).

Roads: Good improved (ditched) road network for forestry and recreational access

Uplands/Wetlands: Over 70% uplands

Zoning/FLU: AG 1 (one dwelling per 40 acres)

Income Features: Merchantable timber

Shady Grove Timber is a perfectly-sized hunting and timber investment tract! Food plots and stands are ready to be put to use, plus a good interior road network — no shared roads along the boundary, so privacy in abundance.

Some site preparation and tree planting to be done (or clearing for pastures/other uses), but this property also has a merchantable pine plantation less than 30 miles from both pulp and saw mills.

Taxes: \$958 (2017)

Water Source/Utilities: No water or electric service currently on site

Land Cover: A mixture of forested and cut-over land, with some cleared game food plots

Soil Types: Uplands are primarily Mascotte sands, with pockets of Ocilla, Albany, and Lovett sands and a bit of Esto fine sandy loam. Dorovan/Pamlico/Plummer/Surrency depressional soils comprise the wetlands.

Game Population: Deer and turkey plentiful, with hogs and small game numerous

Potential Uses: Great hunting tract, with food plots, elevated stands, and feeders in place

LOCATION & DRIVING DIRECTIONS

Parcel IDs:

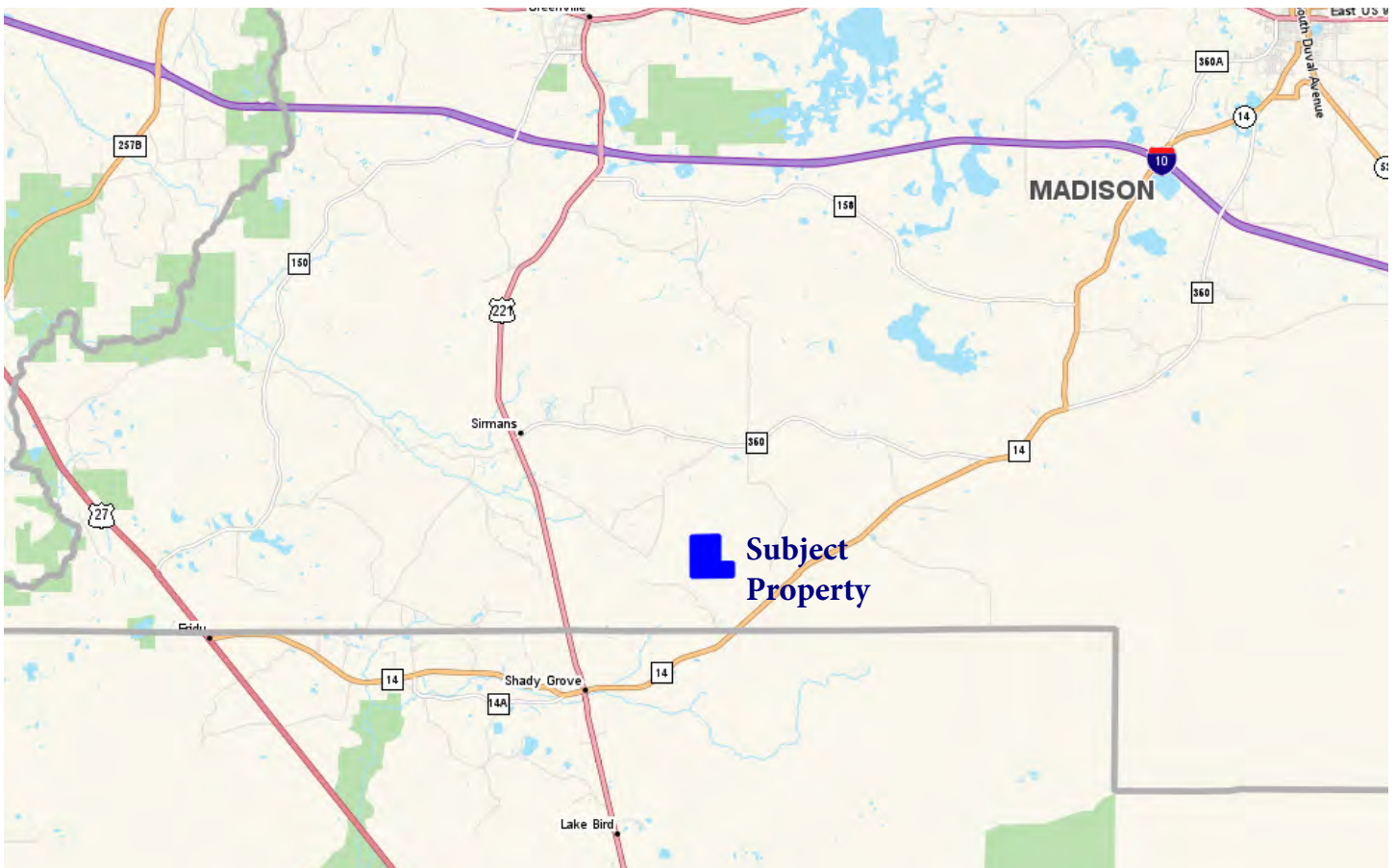
- 11-2S-07-0579-002-000
- 11-2S-07-0581-000-000

GPS Location: 30.322884°, -83.594116°

Driving Direction:

- From US 221 and CR 14 intersection in Shady Grove, head east on CR 14 for 4.2 miles, crossing into Madison County, to CR 3011/SW Callahan Loop Road (unpaved).
- Turn left (north) onto CR 3011 and proceed 0.4 miles to an improved dirt road on left.
- Turn left and follow road in a generally westward direction for 0.8 miles.
- Road splits — right fork to private property and left fork enters subject property main entrance gate.

Showing Instructions: Contact listing agent for showing instructions.





SHADY GROVE TIMBER SOILS MAP

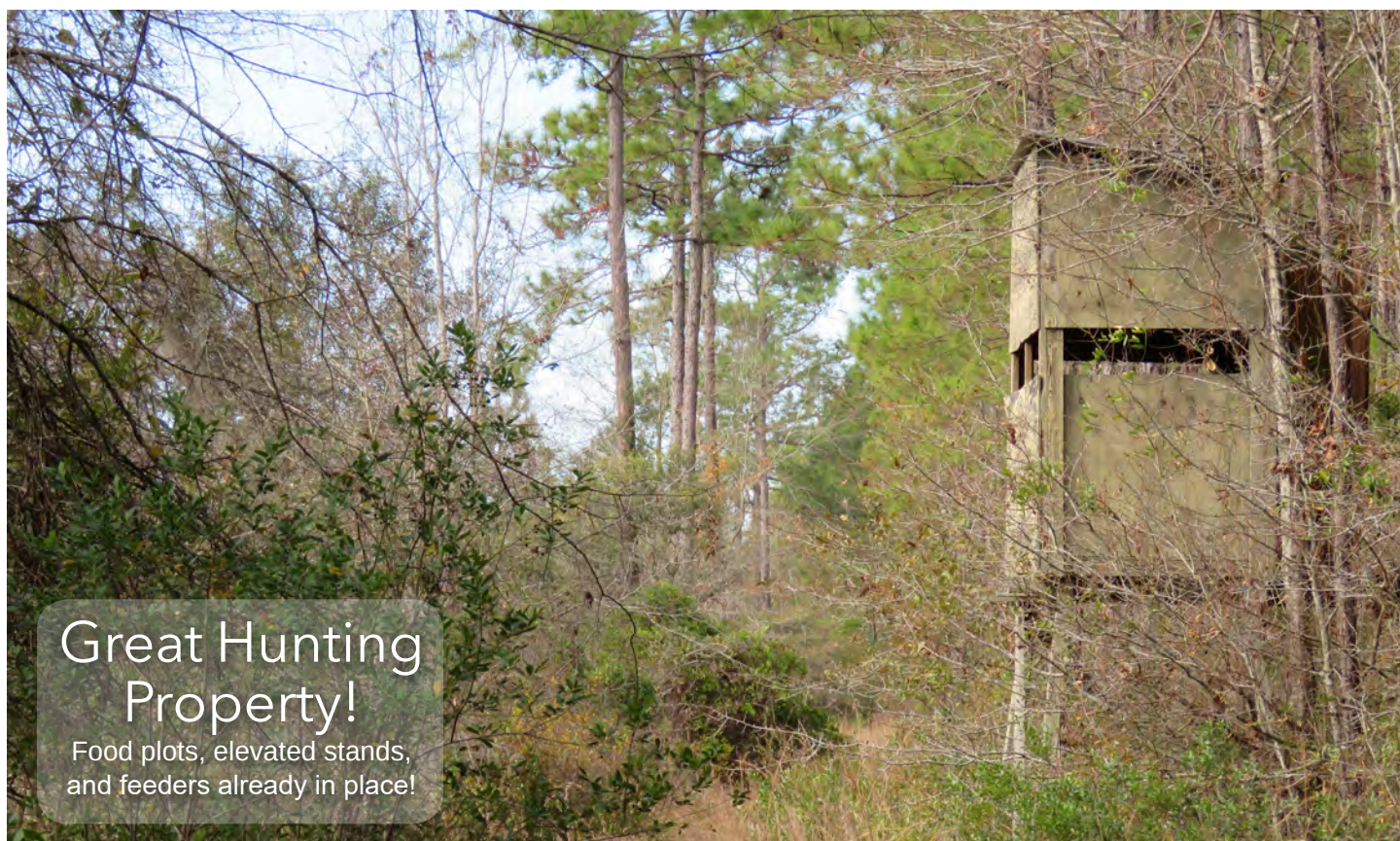
CODE	DESC	ACRES
15	Mascotte Sand	148
74	Dorovan And Pamlico Soils, Depressional	69
48	Plummer And Surrency Soils, Depressional	26
30	Ocilla Sand, 0 To 5 Percent Slopes	24
2	Albany Sand, 0 To 5 Percent Slopes	8
65	Lovett Sand, 0 To 5 Percent Slopes	7
55	Esto Fine Sandy Loam, 2 To 5 Percent Slopes	3
TOTAL = 285.755831245602 acres		

TIMBER INFO

- 70 ± acre slash pine plantation
- 15-acre pocket of mature mixed pine
- 95 ± acres cypress and hardwood ponds/swamps



Less than 30 miles from both pulp and saw mills!





SHADY GROVE TIMBER WETLANDS MAP

- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Water
- Wetland Hardwoods
- Bay Swamps
- Mangrove Swamps
- Shrub Swamps
- Bottomland Hardwood Forest
- Mixed Wetland Hardwoods
- Wetlands Coniferous Forest
- Cypress
- Pond Pine
- Wetlands Forested Mixed
- Freshwater Marshes
- Saltwater Marshes
- Wet Prairies
- Emergent Aquatic Vegetation
- Mixed Scrub-Shrub Wetlands
- Non-Vegetated Wetlands

CODE	DESC	ACRES
6460	Mixed Scrub-Shrub Wetland	69.2
6300	Wetland Forested Mixed	4.6
6170	Mixed Wetland Hardwoods	4.3
6250	Hydric Pine Flatwoods	3.0
6210	Cypress	1.7
TOTAL WETLANDS		82.8
TOTAL UPLANDS		203.0
TOTAL ACRES		285.8



114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

285.76 +/- Acres • Timber, hunting, recreational property

Slash pine, mature mixed pine, cypress and hardwood ponds/swamps
Food plots, elevated stands, and feeders already in place

SREland.com/ShadyGrove

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