

MAYS ISLAND TIMBERLAND NORTH

1,442 ± Acres • Timberland Recreation • Greenville, Florida



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Property Overview



Sale Price **\$5,766,558**

OFFERING SUMMARY

Acreage: 1,442 Acres
Price / Acre: \$3,999
City: Greenville
County: Madison & Jefferson
Property Type: Timberland & Recreation

PROPERTY OVERVIEW

Mays Island Timberland North is a well-balanced property featuring a pine plantation, ag fields, and excellent recreational opportunities. The property is located in an area that is abundant with wildlife due to meandering wetland corridors balanced with productive upland soils. The property has been managed as a hunting operation and features excellent access and road systems throughout. There is a large, brick home that has approximately 3,500 square feet of finished living area and a pool. There is also a large semi-finished attic space and basement available for more living areas in the future. There is a manager's home and barn located at the road frontage to serve as management headquarters.

The property location offers convenient access to the towns of Valdosta, Thomasville, and Tallahassee for desired amenities and airports. Well-managed surrounding properties have created exceptional recreational value and demand for this neighborhood. The location and natural features of this property combine for a truly rare opportunity to acquire significant acreage in a quality region with turn-key infrastructure.

Specifications & Features



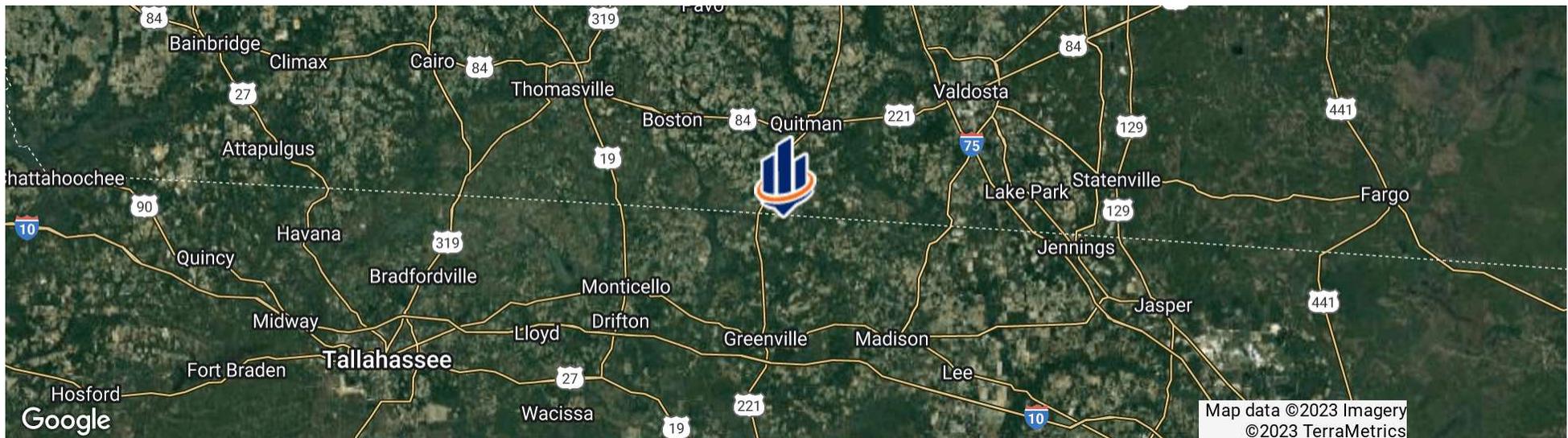
SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	65% Uplands <ul style="list-style-type: none">• Albany Sand• Plummer Sand• Orangeburg Loamy Sand• Lovett Sand• Dorovan• Pamlico Soils
Soil Types:	
Zoning / FLU:	AG
Road Frontage:	4 miles of dirt road frontage. 0.25 miles of paved frontage
Nearest Point of Interest:	31 miles to Valdosta Regional Airport [Valdosta, GA] 36 miles to Thomasville Regional Airport [Thomasville, GA] 61 miles to Tallahassee, FL 129 miles to Jacksonville, FL
Potential Recreational / Alt Uses:	Ag conversion Hunting operation Conservation Easement
Structures & Year Built:	<ul style="list-style-type: none">• Main House 3500 Heated SF (1968)• Manager Home 1124 Heated SF (1950)• Equipment barn
Age of Stages of Timber:	Stand Map Available

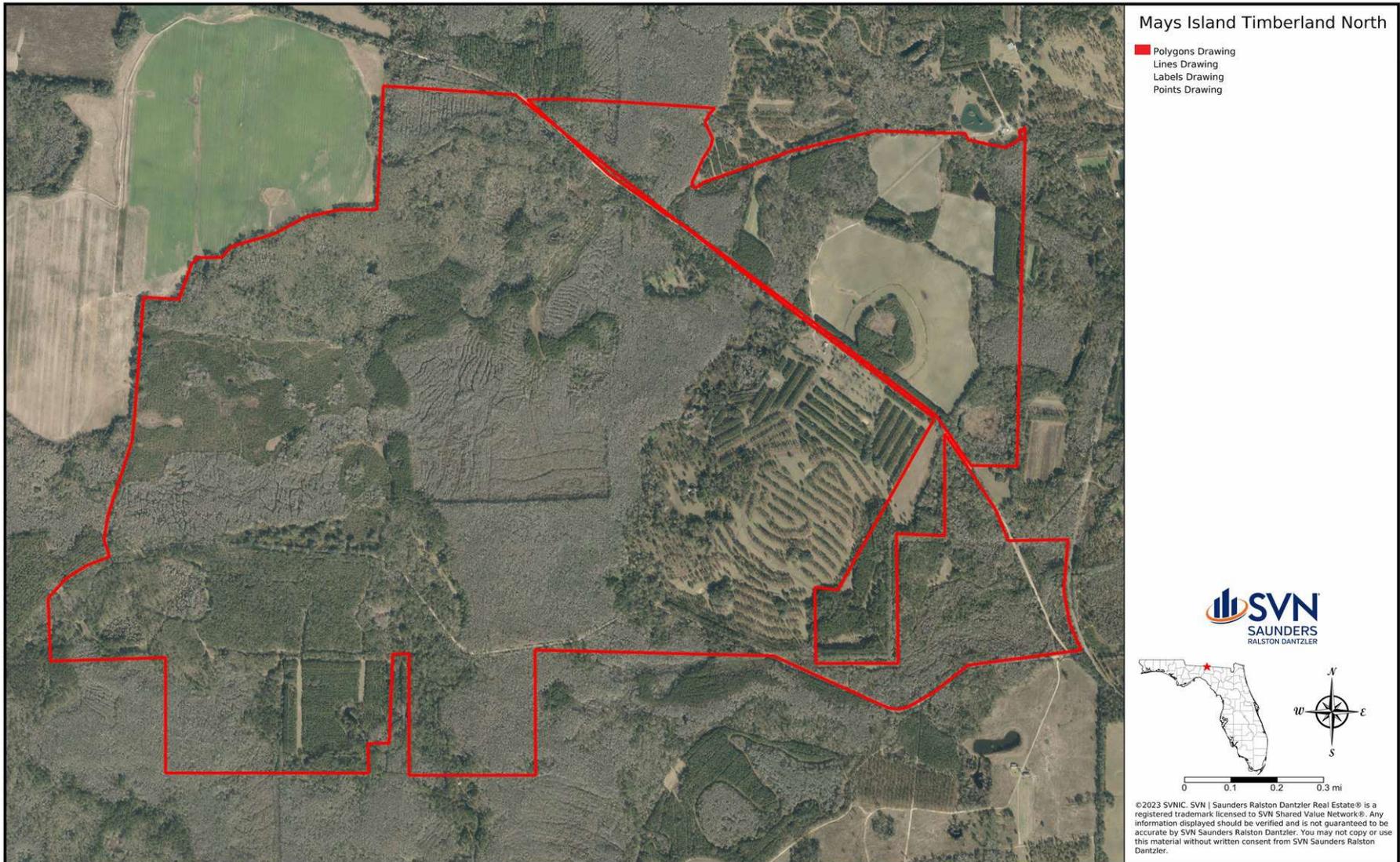


LOCATION & DRIVING DIRECTIONS

- | | |
|-----------------------|--|
| Parcel: | Multiple |
| GPS: | 30.6383419, -83.5944765 |
| Driving Directions: | <ul style="list-style-type: none">From Madison, FL head NW on NW Little Cat RdTurn left on Jeff Kinsey RdProperty will be first gate on the left |
| Showing Instructions: | Contact Bryant Peace |



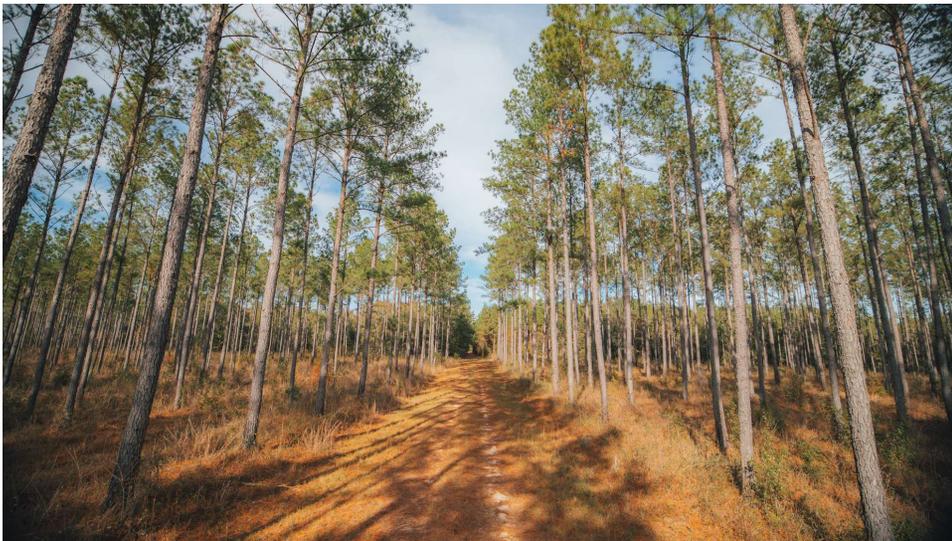
Aerial Map







Additional Photos



Additional Photos





For more information visit www.SVNsaunders.com

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