

**Turnkey 40.23-Acre Mini Farm with Home, Ponds &
Cross-Fencing**
1914 SW Jim Clark Rd
Madison, FL 32340

\$350,000
40.23± Acres
Madison County



Turnkey 40.23-Acre Mini Farm with Home, Ponds & Cross-Fencing Madison, FL / Madison County

SUMMARY

Address

1914 SW Jim Clark Rd

City, State Zip

Madison, FL 32340

County

Madison County

Type

Farms, Horse Property, Residential Property, Hunting Land

Latitude / Longitude

30.410708 / -83.413988

Dwelling Square Feet

2,079

Bedrooms / Bathrooms

3 / 2

Acreage

40.23

Price

\$350,000

Property Website

<https://www.mossyoakproperties.com/property/turnkey-40-23-acre-mini-farm-with-home-ponds-cross-fencing-madison-florida/100081/>



Turnkey 40.23-Acre Mini Farm with Home, Ponds & Cross-Fencing Madison, FL / Madison County

PROPERTY DESCRIPTION

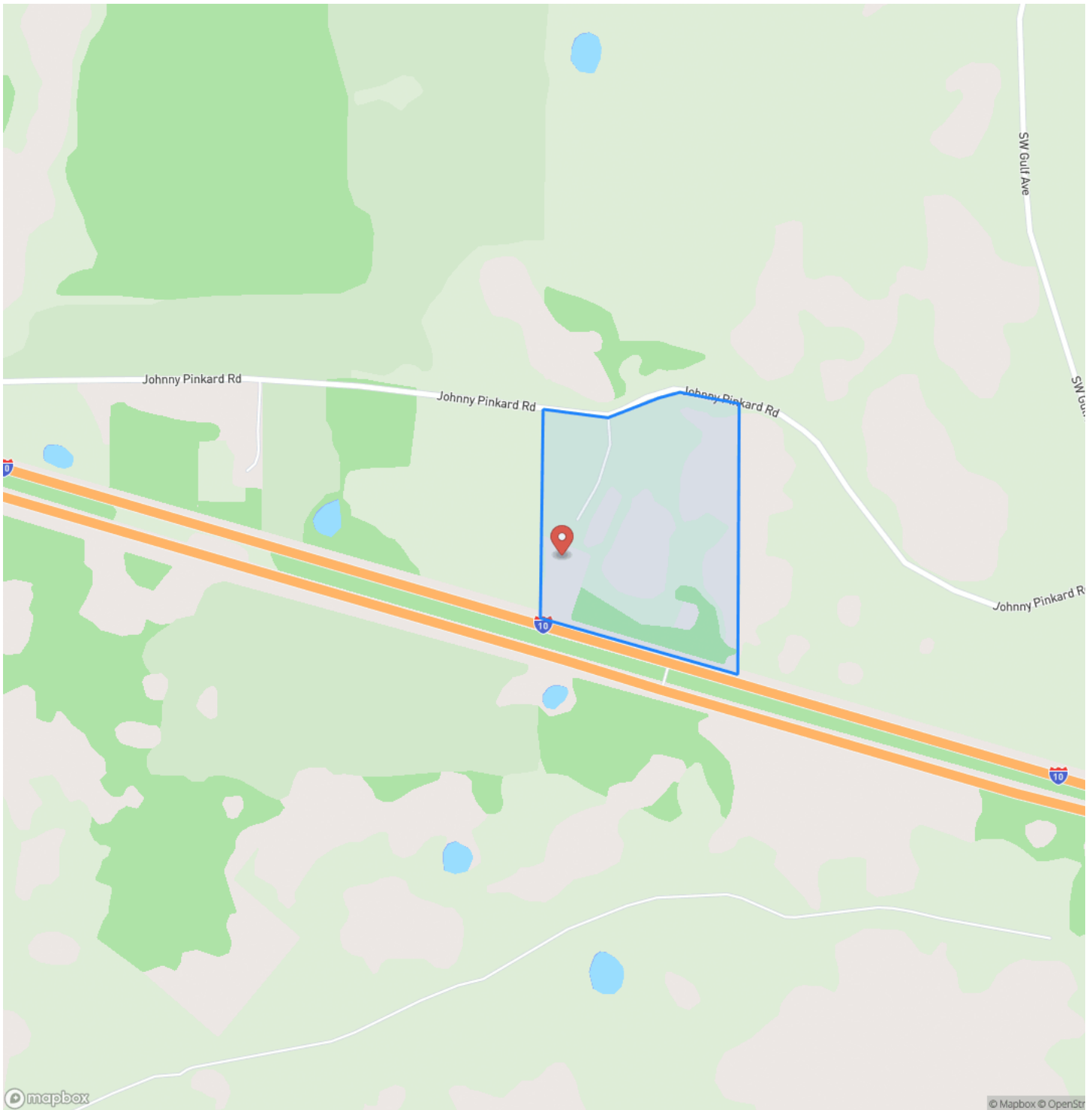
Turnkey 40.23-Acre Livestock & Recreational Property with Home, Cross-Fencing & Cypress Ponds - Madison County, FL

- 40.23-acre North Florida tract located just 5 miles from historic downtown Madison
- 3 Bedroom, 2 Bath 1997 doublewide mobile home offering comfortable rural living
- Fully fenced **and cross-fenced** - well suited for cattle, horses, or rotational grazing
- Established pastures dotted with majestic, mature oak trees providing shade and classic North Florida scenery
- Multiple beautiful cypress ponds enhancing the landscape and attracting abundant wildlife
- Diverse property ideal for hunting deer and turkey, running livestock, or enjoying outdoor recreation
- Horse stalls already in place and ready for use
- Excellent mix of open pasture and natural features, offering both functionality and character
- Frontage on a county-maintained dirt road for easy access
- Property adjoins I-10
- Easement onsite providing access to a cell tower
- Power transmission line runs along the entire southern boundary of the property
- Strong potential as a working farm, equestrian property, recreational tract, or private homestead

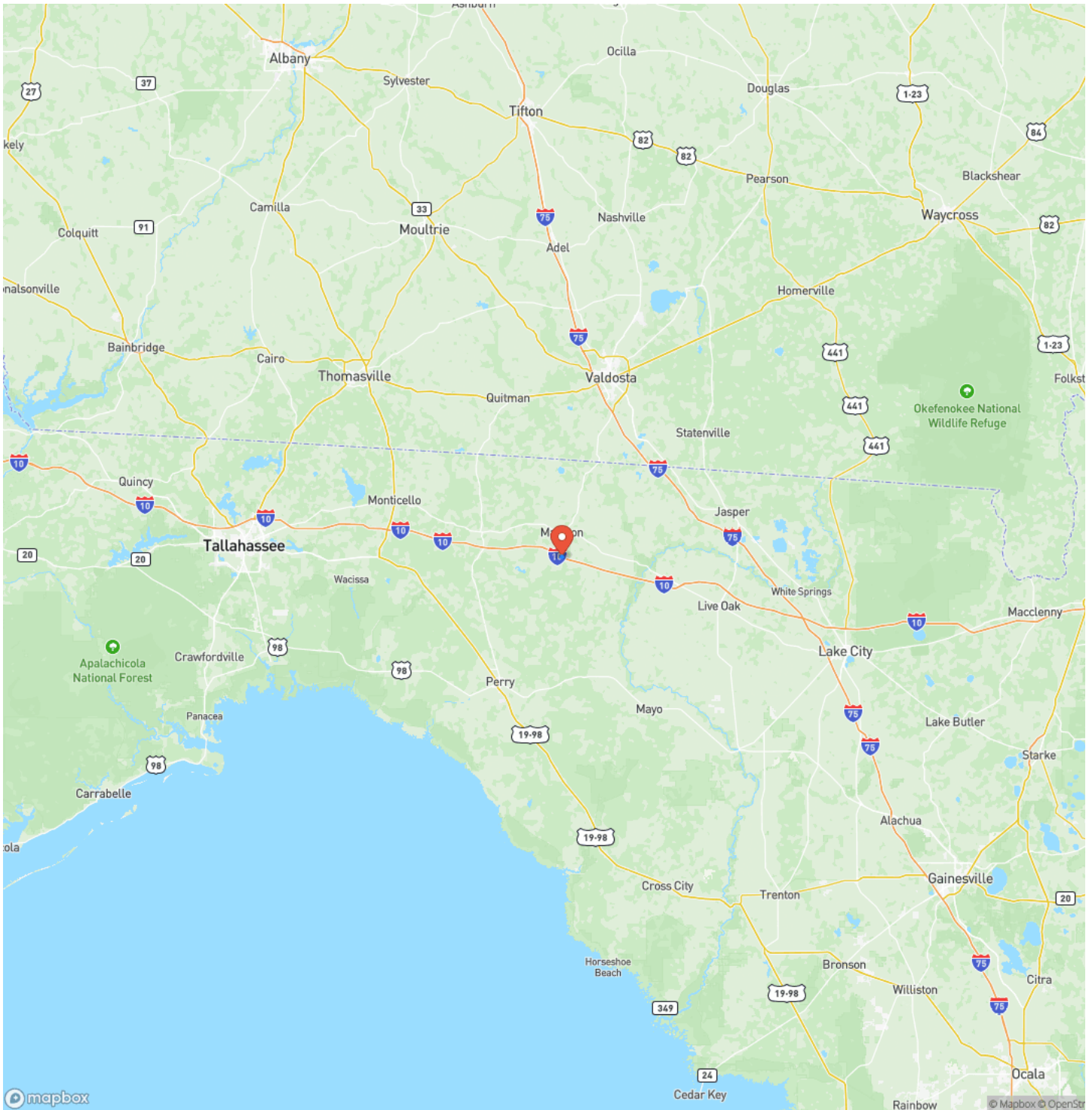
Turnkey 40.23-Acre Mini Farm with Home, Ponds & Cross-Fencing
Madison, FL / Madison County



Locator Map



Locator Map



Satellite Map



Turnkey 40.23-Acre Mini Farm with Home, Ponds & Cross-Fencing

Madison, FL / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

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City / State / Zip

Madison, FL 32340

NOTES

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This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



<https://mossyoakproperties.com/>

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

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