

Waterfront Retreat on 9.55 Acres – Madison County, FL
Vacant NW Little Cat Road
Madison, FL 32340

\$75,000
9.550± Acres
Madison County



Waterfront Retreat on 9.55 Acres – Madison County, FL Madison, FL / Madison County

SUMMARY

Address

Vacant NW Little Cat Road

City, State Zip

Madison, FL 32340

County

Madison County

Type

Recreational Land, Hunting Land, Lakefront, Undeveloped Land

Latitude / Longitude

30.502593 / -83.441029

Acreage

9.550

Price

\$75,000

Property Website

<https://www.mossyoakproperties.com/property/waterfront-retreat-on-9-55-acres-madison-county-fl-madison-florida/91833/>



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Madison, FL / Madison County

PROPERTY DESCRIPTION

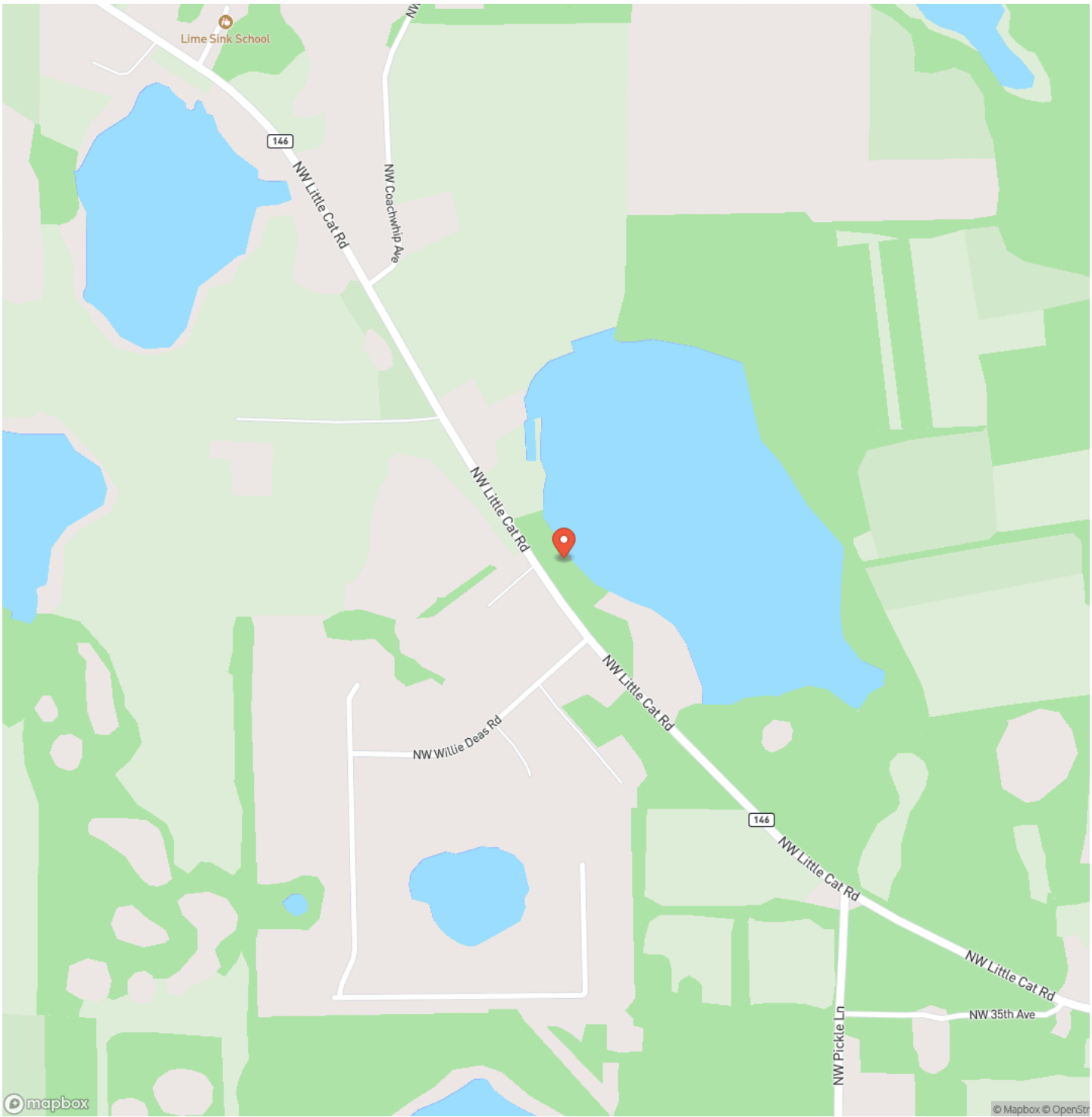
Waterfront Retreat on 9.55 Acres – Madison County, FL

- **Over 700 feet of pristine frontage** on Sheffield Pond
- **Excellent fishing and duck hunting** opportunities right from your property
- **Breathtaking water and nature views** — the perfect escape to the outdoors
- **Recently mulched**, highlighting the **majestic oak trees** and scenic landscape
- **Conveniently located** just **5 miles from downtown Madison**
- Ideal for a **weekend retreat, homesite, or recreational getaway**
- **Peaceful and private** setting with easy access to local amenities
- Enjoy the **best of both worlds** — seclusion and convenience

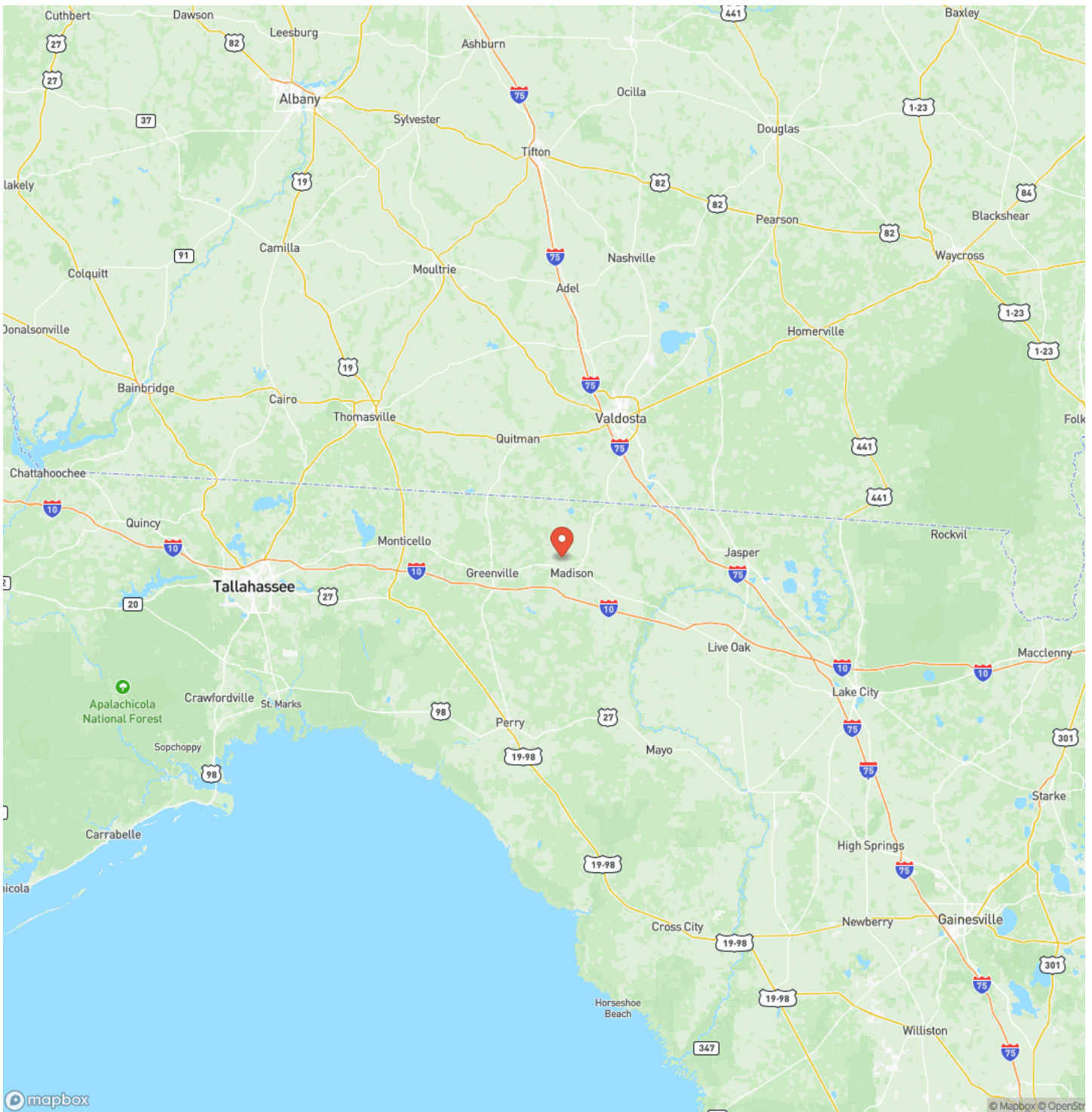
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Madison, FL / Madison County



Locator Map



Locator Map



Satellite Map



Waterfront Retreat on 9.55 Acres – Madison County, FL

Madison, FL / Madison County

LISTING REPRESENTATIVE

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City / State / Zip

NOTES

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MORE INFO ONLINE:
MossyOakProperties.com

DISCLAIMERS

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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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