

15.66 Acres Captain Brown Rd  
Vacant SW Captain Brown rd  
Madison, FL 32340

**\$115,000**  
15.66± Acres  
Madison County



**15.66 Acres Captain Brown Rd  
Madison, FL / Madison County**

**SUMMARY**

**Address**

Vacant SW Captain Brown rd

**City, State Zip**

Madison, FL 32340

**County**

Madison County

**Type**

Hunting Land, Undeveloped Land, Timberland, Recreational Land

**Latitude / Longitude**

30.469805 / -83.470045

**Acreage**

15.66

**Price**

\$115,000



**15.66 Acres Captain Brown Rd  
Madison, FL / Madison County**

---

**PROPERTY DESCRIPTION**

**15.66± Acres Near Madison, FL - Pines, Ponds & Prime Hunting**

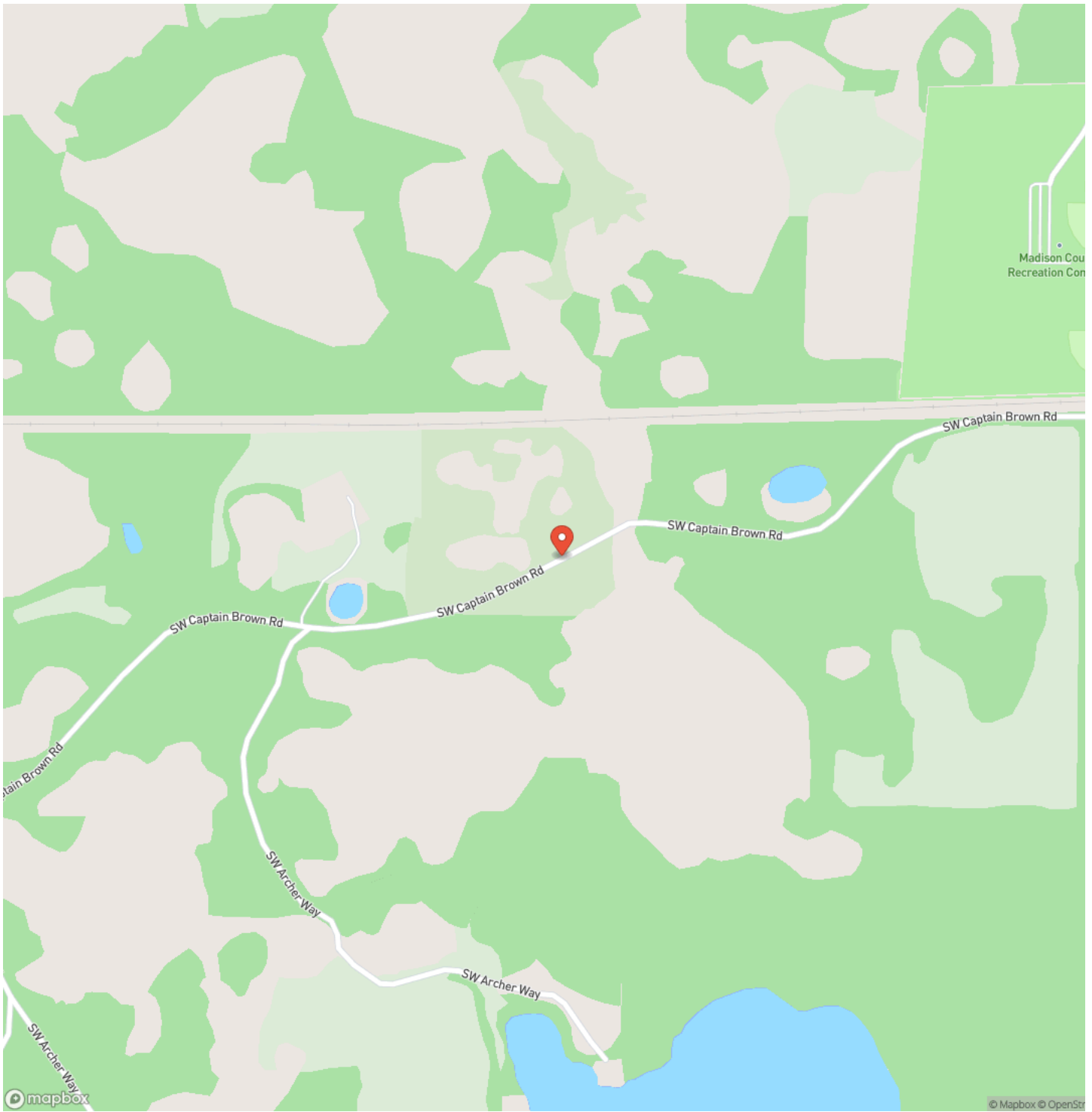
- 15.66± acres located just 3 miles from Madison, FL
- Excellent rural homesite or recreational tract in North Florida
- Planted pine timber offering future investment potential
- County road frontage providing easy access
- **Great for deer and turkey hunting**
- Natural wet weather ponds offering seasonal water sources for wildlife
- Quiet, private setting with plenty of space to build or enjoy as a getaway
- Convenient to town while still offering a true country feel
- Perfect for a homesite, weekend retreat, or small hunting property

Call [850-673-7888](tel:850-673-7888) today to schedule your private showing and see what this North Florida property has to offer.

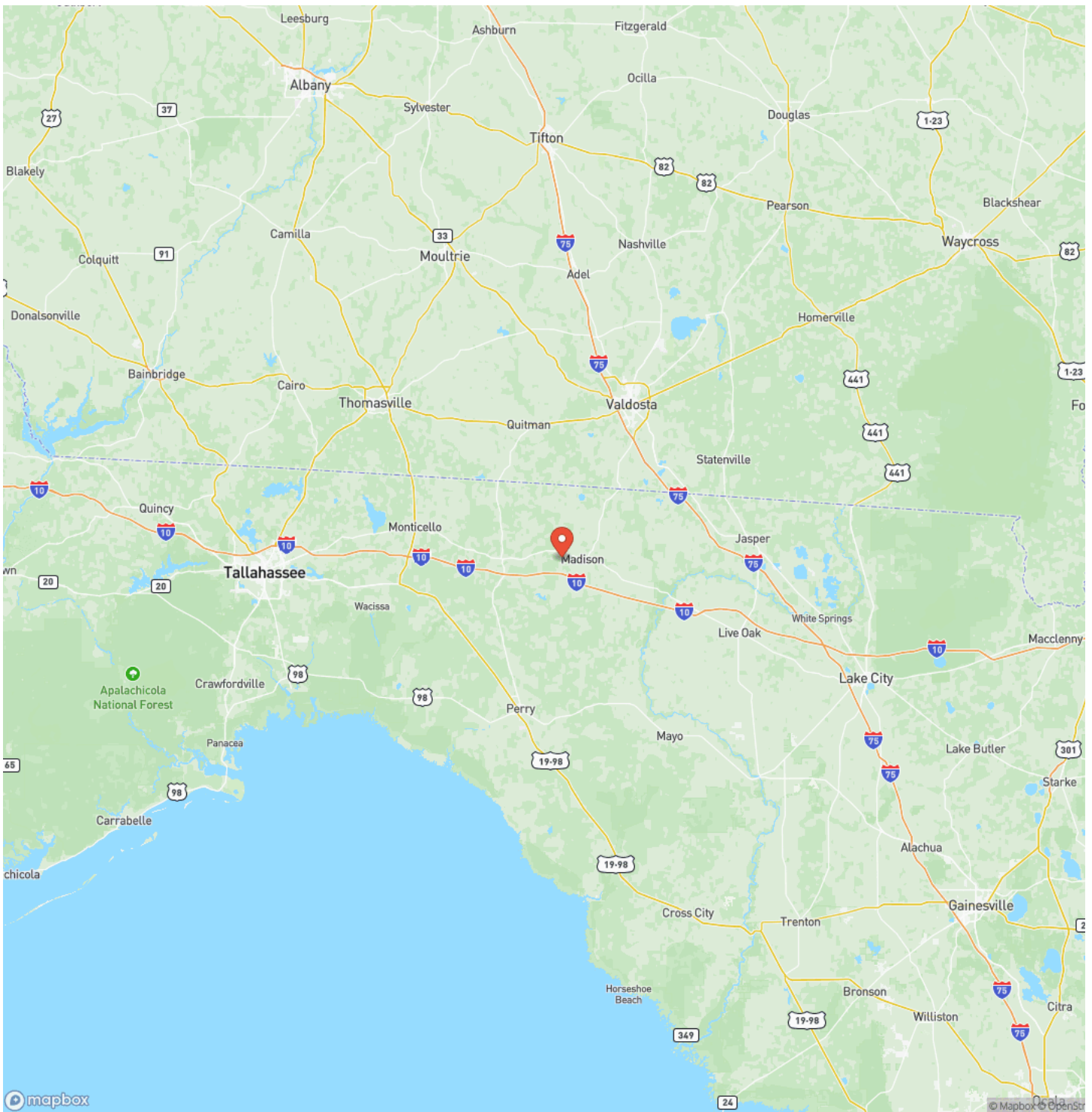
15.66 Acres Captain Brown Rd  
Madison, FL / Madison County



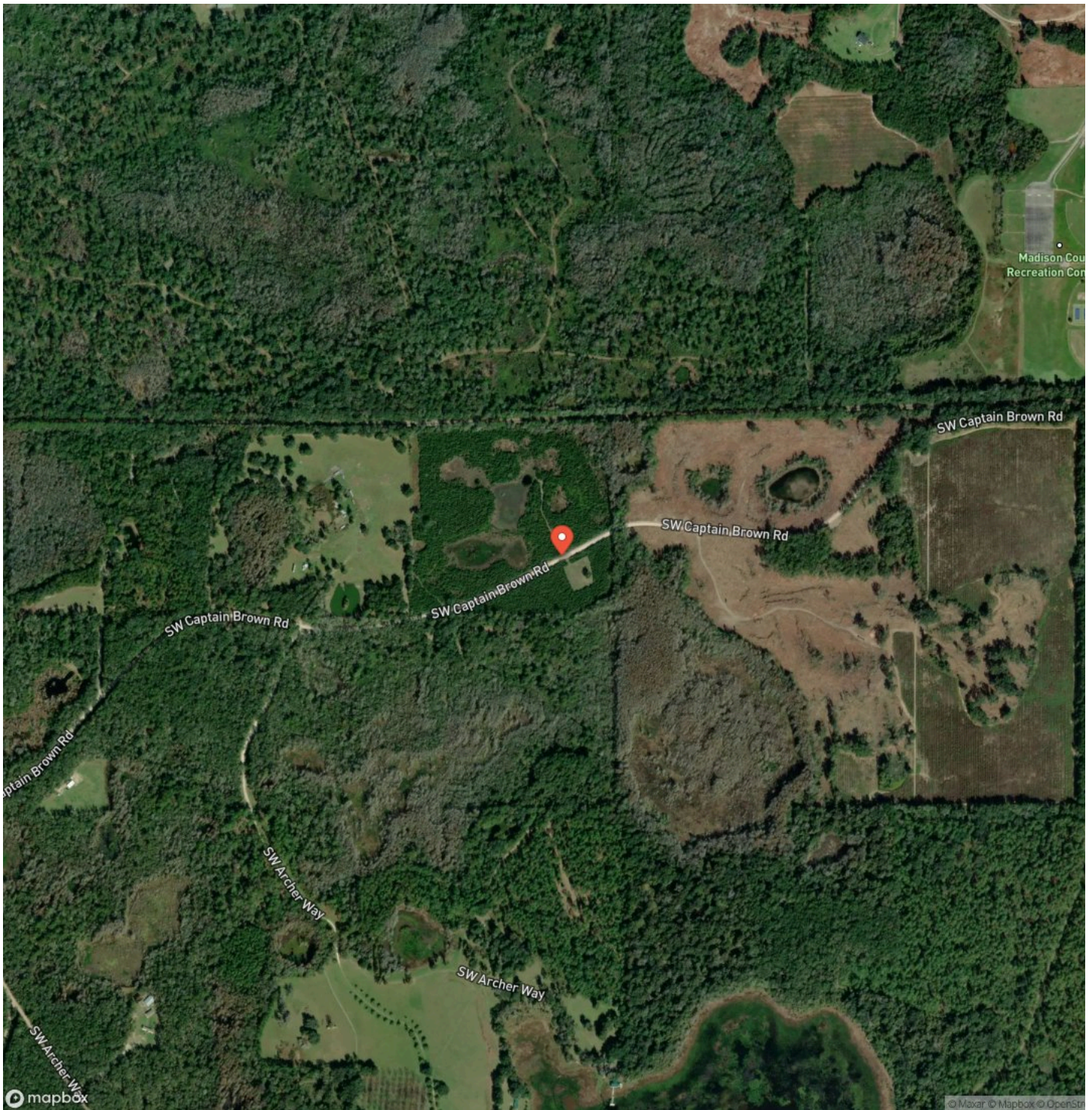
## Locator Map



# Locator Map



## Satellite Map







## **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.

---

**Mossy Oak Properties Southern Land & Homes, LLC**  
145 NW Cantey Avenue  
Madison, FL 32340  
(850) 973-2200  
<https://mossyoakproperties.com/>

---

