

Cypress Hill
1706 NW Radford Denson Rd
Greenville, FL 32331

\$3,275,000
198± Acres
Madison County



Cypress Hill
Greenville, FL / Madison County

SUMMARY

Address

1706 NW Radford Denson Rd

City, State Zip

Greenville, FL 32331

County

Madison County

Type

Recreational Land, Residential Property, Timberland, Hunting Land

Latitude / Longitude

30.638748 / -83.549947

Dwelling Square Feet

5,395

Bedrooms / Bathrooms

5 / 3

Acreage

198

Price

\$3,275,000



Cypress Hill Greenville, FL / Madison County

PROPERTY DESCRIPTION

Cypress Hill – 198+/- Acres of Premier Recreational and Luxury Living in Madison County, Florida

Welcome to Cypress Hill, a meticulously crafted 198-acre estate designed for both high-end living and exceptional recreation. From the moment you pass through the gate, it's clear this isn't just land—it's a lifestyle. Every detail, from the curated topography to the architectural choices, reflects intentional design and timeless appeal.

Property Highlights:

Location: Madison County, Florida

Acreage: Approximately 198 acres of rolling hills, moss-draped oaks, and open parkland

Water Features:

- 15+/- acre lake with cypress trees
- Smaller ½-acre pond with dock
- A third pond near the main home

Topography & Trees: Live oaks, cypress, planted timber, and pecan groves

Wildlife: Stocked fisheries, wood ducks, deer, and turkey

The Main Residence:

At the heart of the property sits a 5,395 sq. ft. custom-built home designed for Southern charm with modern luxury.

Bedrooms/Bathrooms:

- 4 bedrooms
- 3 full bathrooms
- 2 half baths

Features:

- Open-concept kitchen and living area, ideal for entertaining
- Statement stairwell lined with built-in drawers
- Dual master suites on the main floor
- Upstairs: 2 bedrooms, 1 bathroom
- Formal dining room
- Game room with heart pine finishes, bar, and wood-burning fireplace
- Hidden 144 sq. ft. wine cellar and built-in humidor

Outdoor Living & Entertainment:

The outdoor spaces elevate the experience with features designed for both relaxation and hosting.

Pool Area:

- Covered cooking pavilion with green egg, smoker, and flat-top grill
- Color-changing lighting

Lake Amenities:

- Covered dock with 2 lifts
- Lakeside gazebo
- Professionally managed by a biologist
- Maintained for accessibility and visual appeal

Skeet Range:

- Fully lighted
- High and low houses with five stands

Guest Accommodations & Additional Structures:

Hosting is easy with a wide range of comfortable and creative lodging options.

- Silo house: Hand-selected and converted into a charming guest suite with private bath
- Converted barn: 700 sq. ft. heated/cooled living space with porch, kitchen, and bath
- RV hookups: 4 sites with power and water

Barns & Storage:

- 1,800 sq. ft. enclosed, climate-controlled barn
- Two open-air pole barns (15x20 and 10x20)
- Three lean-tos (at silo, shooting range, and low house)

Recreation & Wildlife:

- Well-stocked fisheries for anglers
- Deer stand positioned atop a hill for prime hunting
- Abundant turkey and wood duck populations

Included Equipment & Furnishings:

- Mahindra 6065 Tractor (A/C cab) with 12' batwing mower, front-end loader, grapple & backhoe attachment
- Polaris Ranger XP 1000
- Husqvarna FX850 Zero-Turn Mower
- (2) Fishing Boats – 12' & 14'
- Pool Furniture

Home Furnishings:

- Home sold furnished

Exclusions:

- Piano and seller's personal items

Cypress Hill isn't just turn-key—it's next-level. Every acre was shaped with intention to provide beauty, functionality, and freedom. Whether you're looking to host, hunt, relax, or retreat, this property is ready.

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Greenville, FL / Madison County



Locator Map



Locator Map



Satellite Map



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