

**NW Rootman Rd  
Vacant NW Rootman Rd  
Madison, FL 32340**

**\$30,000**  
**1 +/- acres**  
**Madison County**





**NW Rootman Rd  
Madison, FL / Madison County**

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**SUMMARY**

**Address**

Vacant NW Rootman Rd

**City, State Zip**

Madison, FL 32340

**County**

Madison County

**Type**

Recreational Land, Residential Property

**Latitude / Longitude**

30.6028326 / -83.3971941

**Taxes (Annually)**

200

**Acreage**

1

**Price**

\$30,000

**Property Website**

<https://www.mossyoakproperties.com/property/nw-rootman-rd-madison-florida/21612/>



## **PROPERTY DESCRIPTION**

Beautiful 1 acre lot located within walking distance of Cherry Lake and already set up with community water, septic and power! This parcel is scattered with mature oaks and over looks a creek bottom that feeds from the overflow of the lake! Cherry Lake is a natural spring fed lake that offers great fishing, boating and watersports! There is public access as well as opportunities for paid access offering years of family fun to come! This site is RV ready and has no hoa. also Fronting a paved road with and easy drive to Valdosta, GA, Quitman, GA or MADison, FL this location is hard to beat! Call or text Ben Jones @ 850-673-7888 for more info or to schedule an appointment!



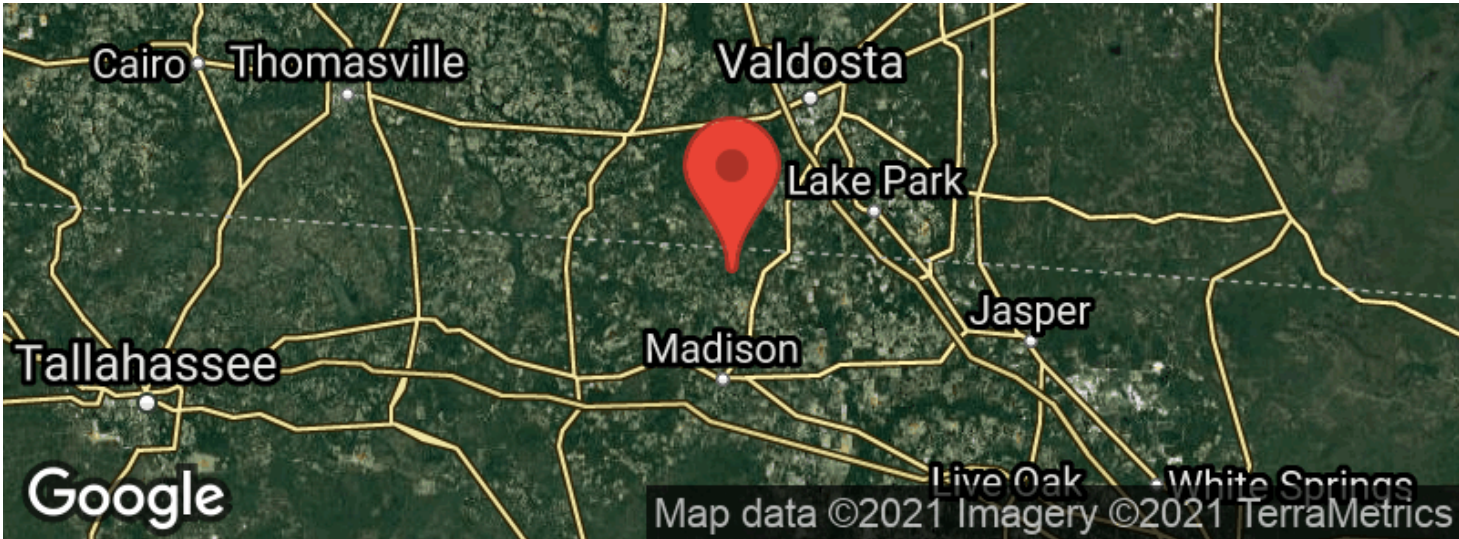
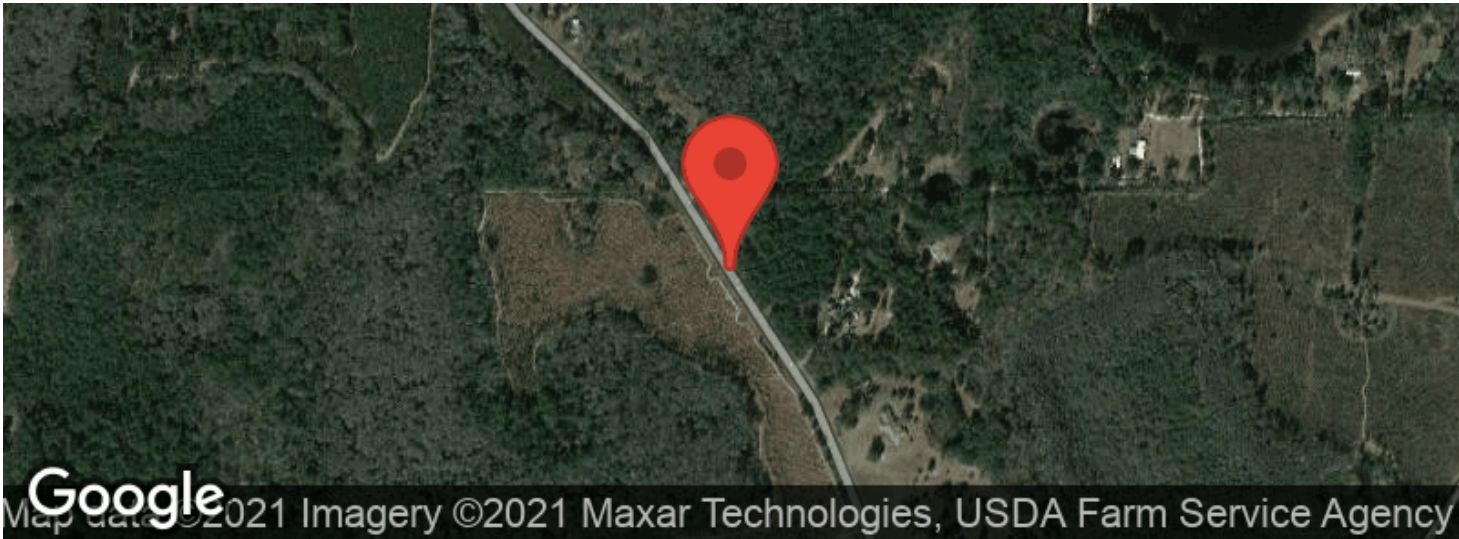




# Locator Maps



# Aerial Maps



NW Rootman Rd  
Madison, FL / Madison County

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**LISTING REPRESENTATIVE**

For more information contact:



**Representative**

Ben Jones

**Mobile**

(850) 673-7888

**Email**

benj@mossyoakproperties.com

**Address**

145 NW Cantry Avenue

**City / State / Zip**

Madison, FL 32340

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**NOTES**

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## This image shows a blank 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.





## **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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**Mossy Oak Properties Southern Land & Homes, LLC**

**145 NW Cantry Avenue**

**Madison, FL 32340**

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**MossyOakProperties.com**

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