

40.49 acres of Prime Hunting in North Florida  
2271 SW Oregon Trail  
Greenville, FL 32331

**\$365,000**  
40.49± Acres  
Madison County



**40.49 acres of Prime Hunting in North Florida  
Greenville, FL / Madison County**

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**SUMMARY**

**Address**

2271 SW Oregon Trail Lot 78

**City, State Zip**

Greenville, FL 32331

**County**

Madison County

**Type**

Hunting Land

**Latitude / Longitude**

30.469374 / -83.630154

**Taxes (Annually)**

\$747

**Dwelling Square Feet**

1,763,744

**Acreage**

40.49

**Price**

\$365,000



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### PROPERTY DESCRIPTION

#### 40.49± Acres of North Florida Paradise

Escape to the peace and privacy of North Florida with this beautiful **40.49± acre** property offering the perfect blend of recreation, hunting, and country living. Located just outside Greenville in Madison County, this property is ideal as a hunting retreat, weekend getaway, or private homestead.

#### Property Highlights

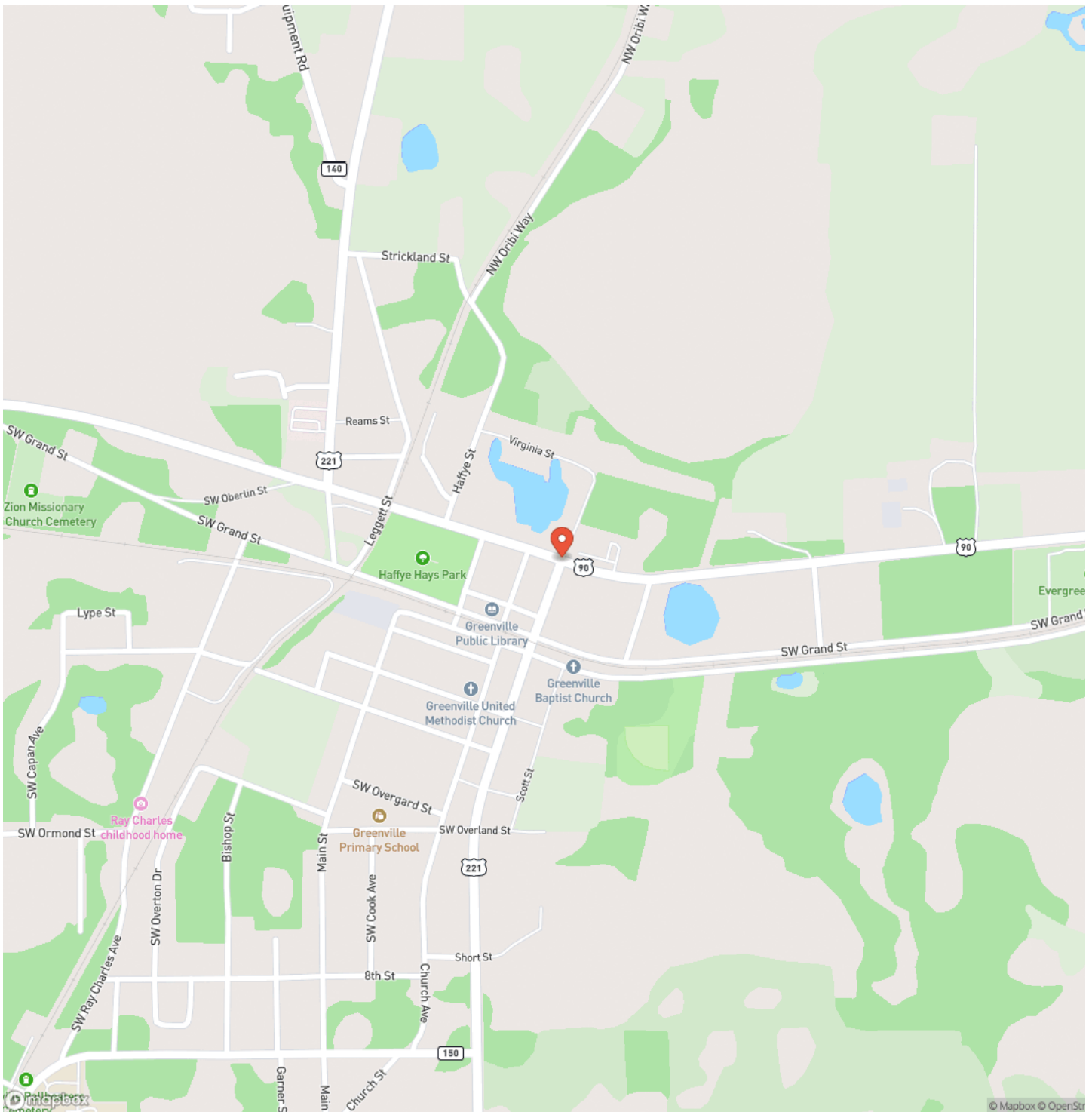
- 40.49± total acres
- 2020 park model home
- 312± heated square feet
- 1 bedroom / 1 bathroom
- Well installed
- Septic system installed
- Power already connected
- Open pole barn for equipment, vehicles, or recreational toys
- Additional storage building
- Mix of natural woods and open clearings
- Excellent deer, turkey, and wildlife habitat
- Private, peaceful country setting
- Paved road frontage on SW Oregon Trail
- Ideal for hunting, recreation, camping, or a weekend retreat
- Perfect opportunity for a private homestead
- Located in desirable Madison County, Florida
- Convenient to Greenville, Madison, Interstate 10, and Tallahassee
- Move-in ready with improvements already in place
- Affordable North Florida acreage with endless possibilities

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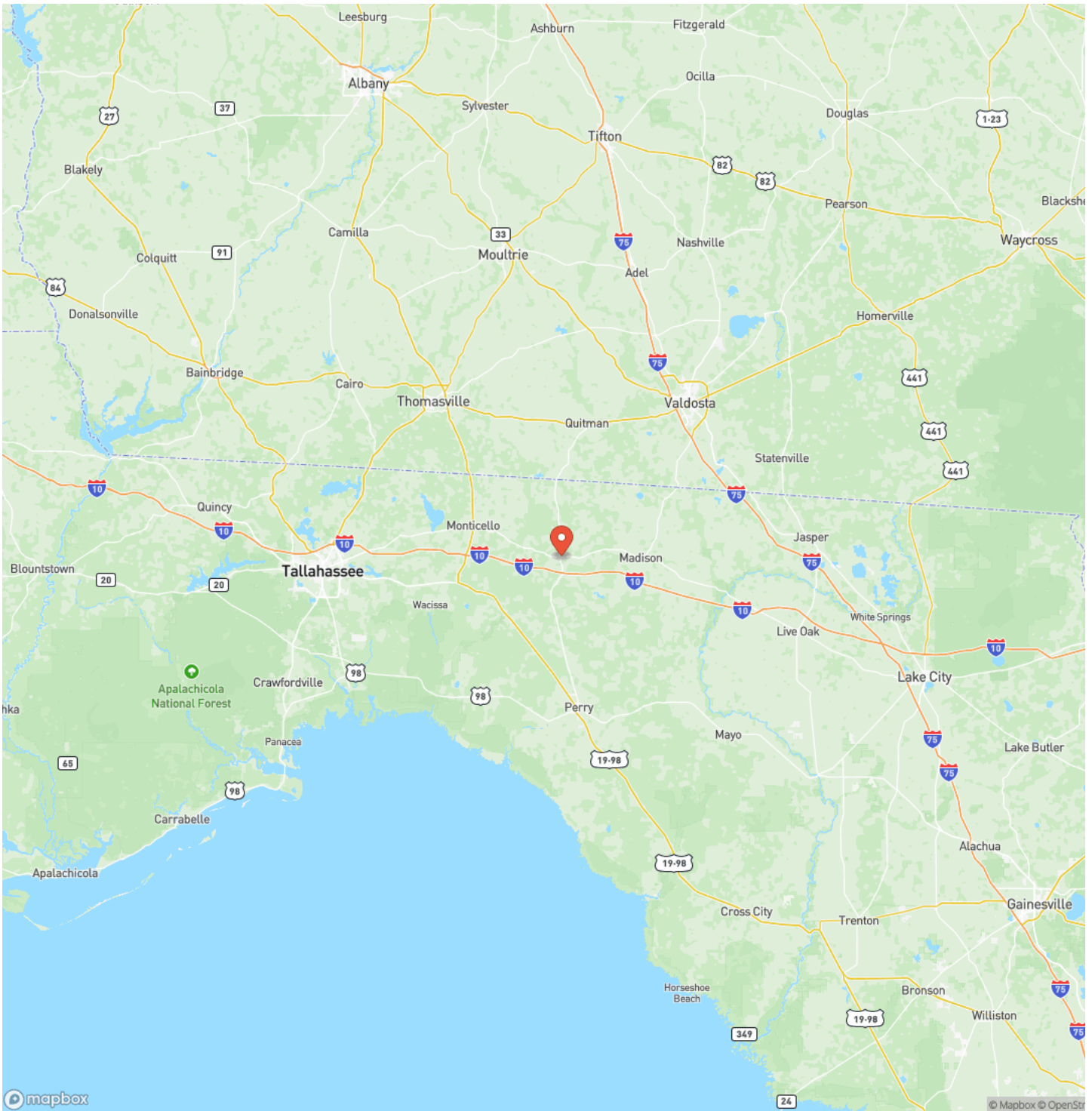
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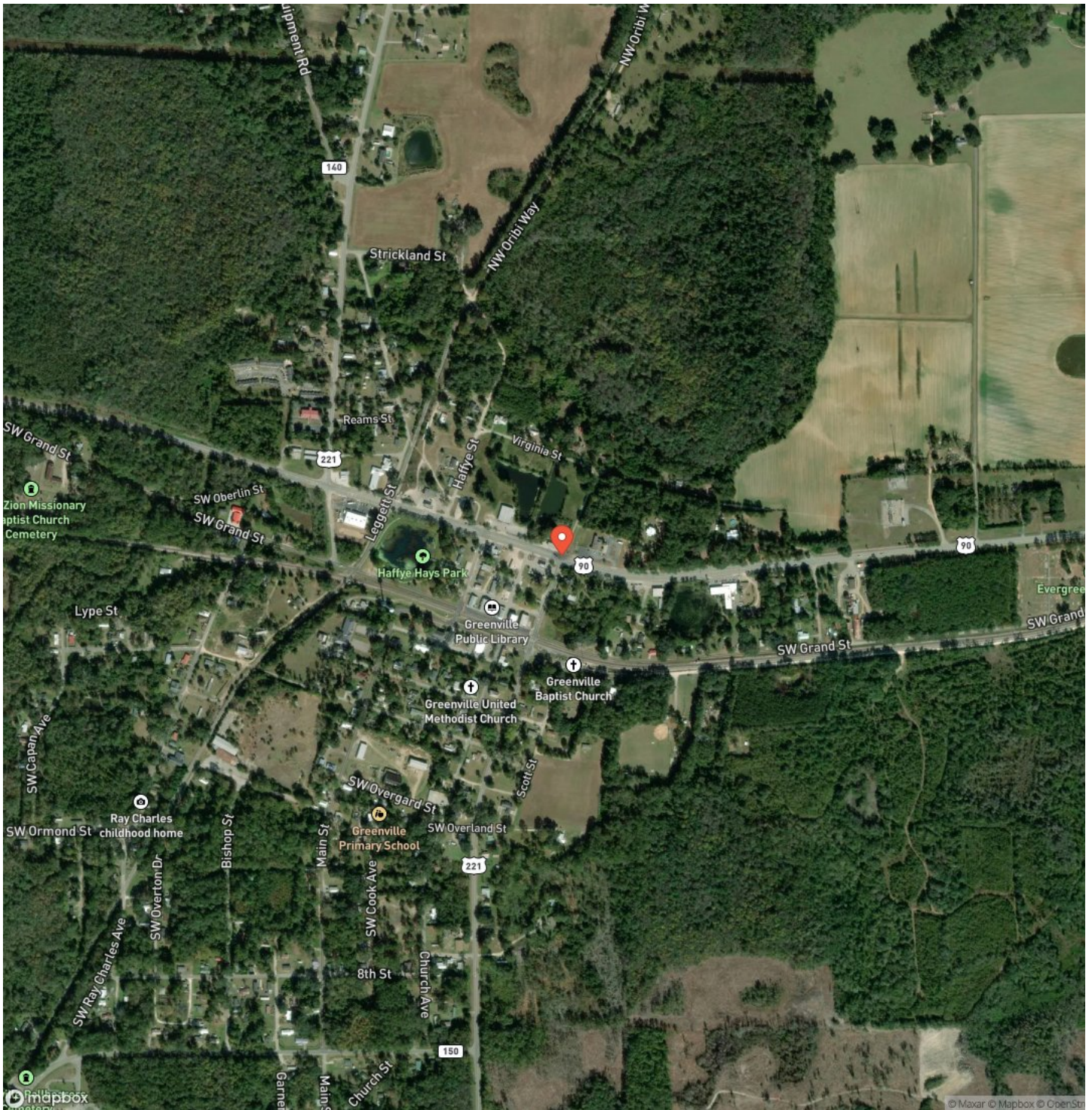
## Locator Map



## Locator Map



## Satellite Map



## 40.49 acres of Prime Hunting in North Florida Greenville, FL / Madison County

## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ben Jones

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## Office

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## Email

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## City / State / Zip

Madison, FL 32340

## NOTES

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**<https://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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