

**68.71 Acres of Opportunity- Farmland, Homesites &
Equestrian Potential**
Vacant SW Canal Point Trail
Madison, FL 32340

\$499,000
68.71± Acres
Madison County



68.71 Acres of Opportunity- Farmland, Homesites & Equestrian Potential Madison, FL / Madison County

SUMMARY

Address

Vacant SW Canal Point Trail

City, State Zip

Madison, FL 32340

County

Madison County

Type

Farms, Recreational Land, Undeveloped Land, Residential Property, Ranches, Hunting Land, Horse Property, Business Opportunity

Latitude / Longitude

30.339801 / -83.529252

Bedrooms / Bathrooms

1 / 0

Acreage

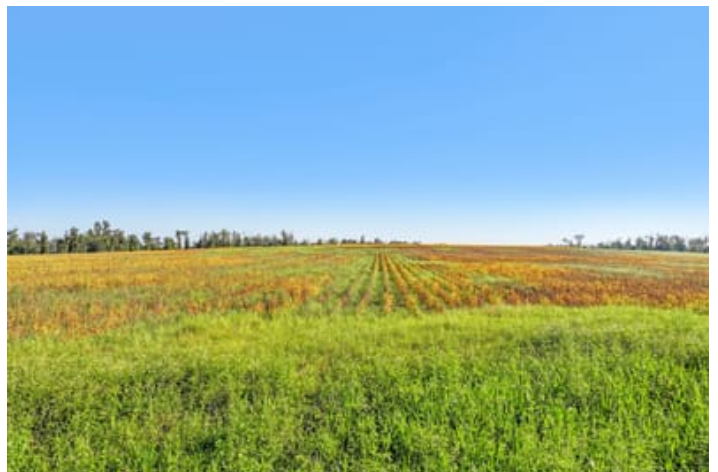
68.71

Price

\$499,000

Property Website

www.mossyoakproperties.com



68.71 Acres of Opportunity- Farmland, Homesites & Equestrian Potential Madison, FL / Madison County

PROPERTY DESCRIPTION

68.71 Acres | Prime Farmland, Multiple Homesite Potential & Endless Possibilities!

Discover the possibilities with this exceptional 68.71-acre tract located in southern Madison County! Featuring expansive cultivated fields, predominantly high-and-dry acreage, paved road frontage, and multiple access points, this property offers an outstanding opportunity for agricultural use, residential development, equestrian pursuits, or long-term land investment.

Currently utilized as productive cropland, the property boasts an impressive amount of cleared, usable acreage with beautiful open fields surrounded by the natural beauty of North Florida's countryside. **All cultivated acreage is high and dry, with only approximately five acres of the entire 68.71-acre tract located within a designated flood zone.** The extensive open land provides an ideal foundation for continued farming operations, conversion to pasture, livestock, or the establishment of a horse farm. Imagine a custom country home overlooking the fields, fenced pastures with horses grazing, or a private family estate surrounded by wide-open spaces and beautiful wooded backdrops.

One of this property's most attractive features is its versatility for future residential use and potential division. With paved road frontage, multiple access points, and SW Canal Point Trail extending through the property, the layout offers a unique opportunity to explore dividing the acreage into separate tracts, including a potential division along the existing roadway. Madison County allows certain qualifying property divisions without requiring a traditional subdivision process, providing additional options for buyers interested in creating separate parcels, establishing multiple homesites, or retaining portions for agricultural use.

The property is zoned **Agriculture-2 (AG-2)**, a designation intended to preserve the area's rural character while accommodating residential, agricultural, and recreational uses. Residential density is generally limited to **one dwelling per 10 acres**, meaning this nearly 69-acre tract may offer opportunities for multiple residences without necessarily dividing the property into separate parcels. This creates exciting possibilities for a private family compound, multigenerational living arrangement, or multiple rural homesites, subject to applicable development and permitting requirements. AG-2 zoning also generally allows farming, livestock, timber production, hunting, and outdoor recreation, with certain agricultural and home-based businesses permitted under county guidelines.

Whether your vision includes a working farm, equestrian property, multiple residences, a private country estate, or a combination of agricultural and residential uses, the flexibility offered by this acreage is truly appealing. The property's substantial cultivated land, scenic wooded surroundings, and convenient access create an attractive balance of immediate usability and future possibilities.

Nearly 69 acres of opportunity with productive farmland, minimal flood zone, paved frontage, multiple access points, and the potential for both parcel division and multiple residences!

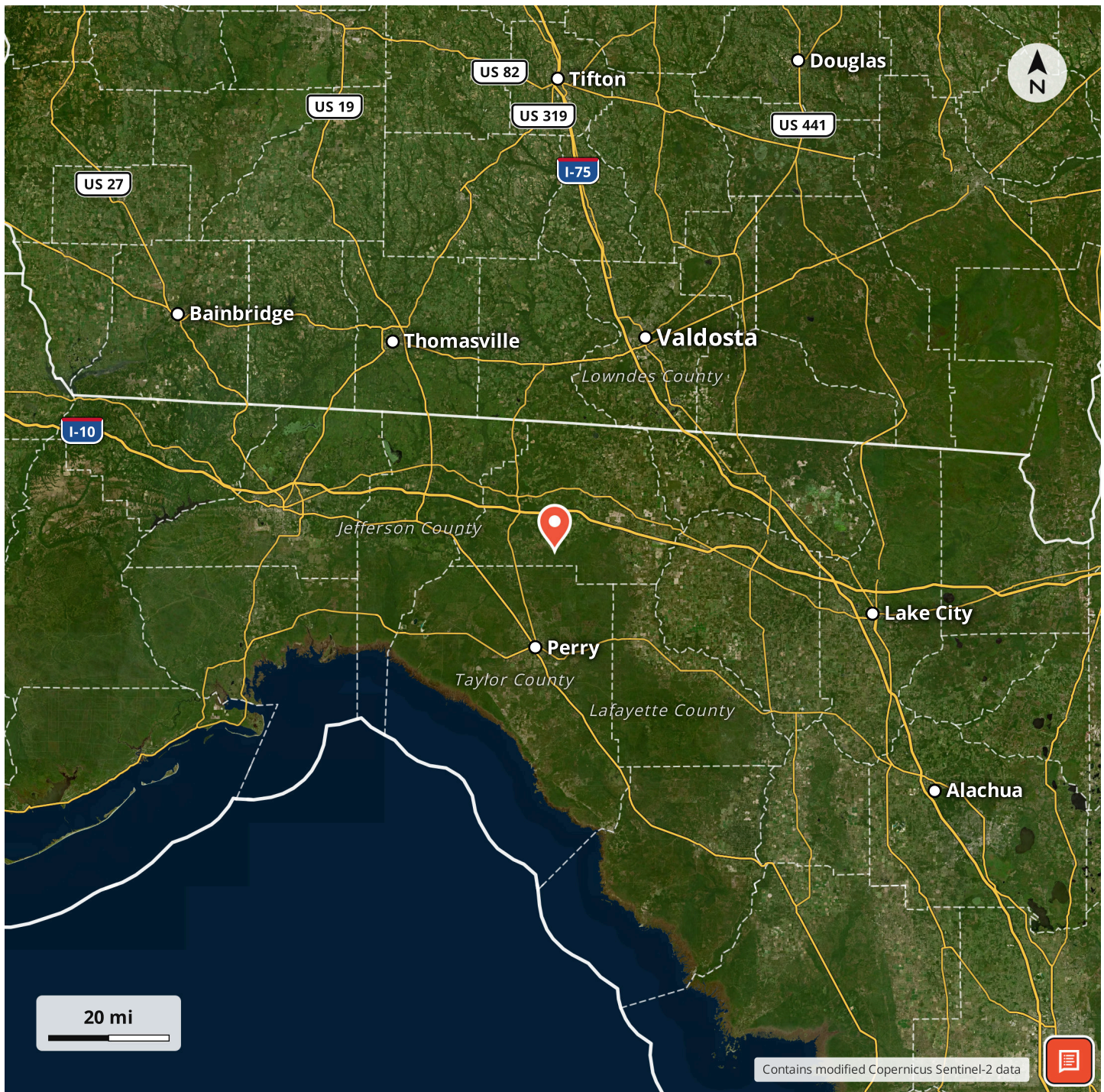
Farm it, fence it, build on it, divide it, or preserve it for generations to come. With this much land and versatility, the possibilities are plentiful!

Approximately five acres are identified as being within a designated flood zone based on available mapping and approximate measurements. All residential development, additional dwellings, parcel divisions, and proposed uses are subject to applicable Madison County requirements and approvals. Buyers should independently verify their intended uses and development plans.

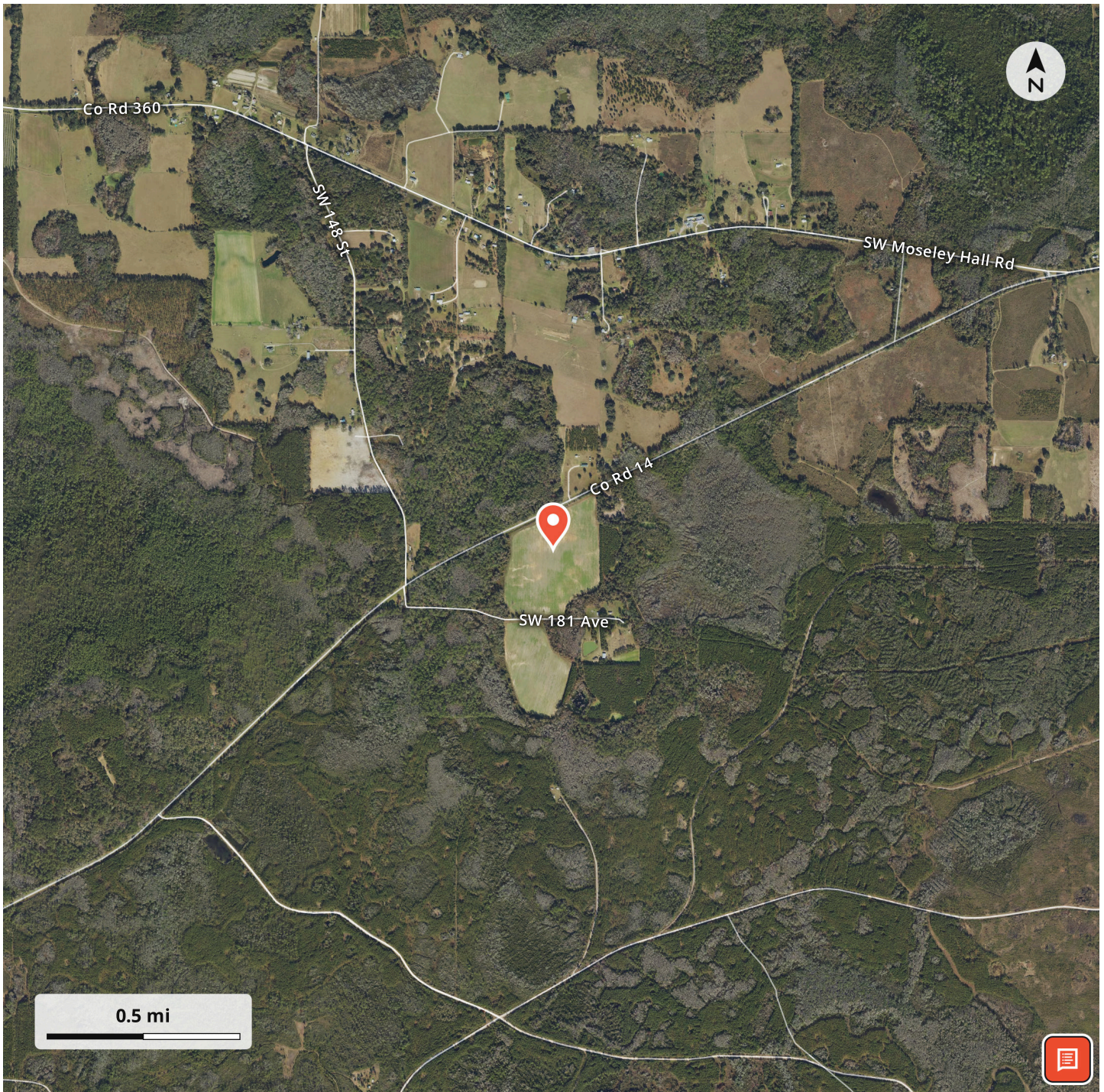
68.71 Acres of Opportunity- Farmland, Homesites & Equestrian Potential
Madison, FL / Madison County



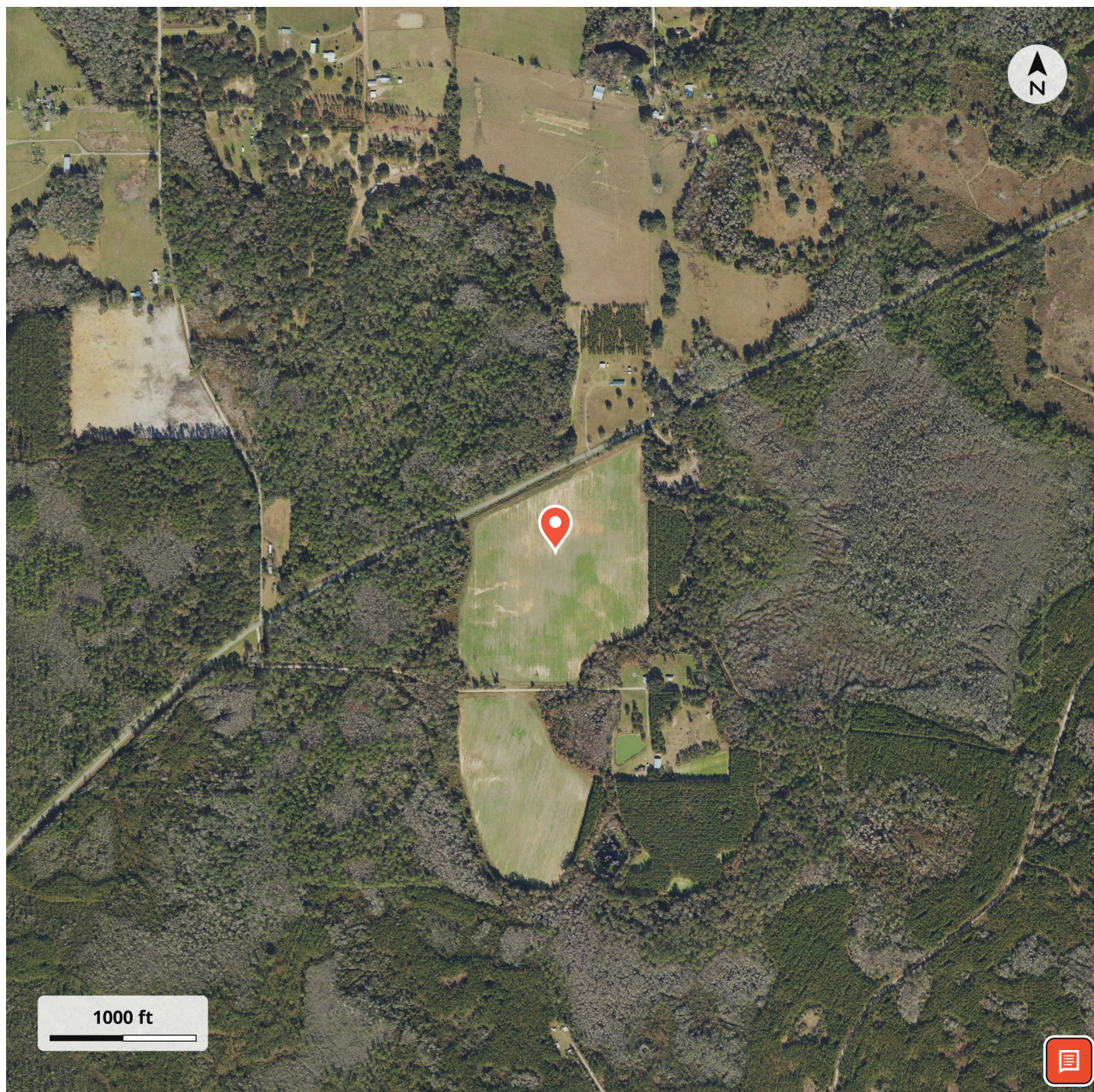
Regional Map



Locator Map



Aerial Map



68.71 Acres of Opportunity- Farmland, Homesites & Equestrian Potential Madison, FL / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Jessica Groover

Mobile

(850) 464-1303

Office

(850) 464-1303

Email

jgroover@mossyoakproperties.com

Address

190 SW Range Avenue

City / State / Zip

Madison, FL 32340

NOTES

[illegible]

This image shows a single 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.



MORE INFO ONLINE:
<https://mossyoakproperties.com/>

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.

Southern Land & Homes LLC
190 SW RANGE AVE
Madison, FL 32340
(850) 673-7888
<https://mossyoakproperties.com/>
