The Ultimate North Florida Hunting & Timber Retreat
1392 NE Rocky Springs Church Road
Madison, FL 32340

$889,000
69.17± Acres
Madison County







SUMMARY

Address
1392 NE Rocky Springs Church Road

City, State Zip
Madison, FL 32340

County
Madison County

Type
Hunting Land, Recreational Land, Residential Property, Horse Property, Single Family, Timberland

Latitude / Longitude
30.530797 / -83.3956

Taxes (Annually)
$1,425

Dwelling Square Feet
1,400

Bedrooms / Bathrooms
2 / 2

Acreage
69.17

Price
$889,000

Property Website
www.mossyoakproperties.com







PROPERTY DESCRIPTION

69+ HIGH & DRY ACRES | CUSTOM HOME | HUNTING, WILDLIFE & TIMBER POTENTIAL | PROPERTY TAX EXEMPTION

A rare opportunity in Northern Madison County, this exceptional 69+ acre property brings together a custom-built home, established and recently planted pines, abundant recreational opportunities, and the potential for future timber income-all with no designated flood zone across the entire property. The property also qualifies for a property tax exemption that may help reduce its taxable value and annual property taxes, adding another valuable benefit to ownership.

A beautiful canopy oak entrance sets the tone as you travel down a substantial road-base driveway approximately four inches deep to the private homesite. The majority of the acreage features approximately 12-year-old planted pines, while an additional 16 acres of Longleaf pines have been planted within the last three years, offering a valuable combination of established and younger timber with long-term management and income potential.

For the outdoorsman, this property was made to be enjoyed. Mowed trails wind throughout the acreage, providing excellent access for hunting, wildlife watching, ATVs, and property maintenance. The mix of planted pines, mature hardwoods, open areas, and water creates diverse habitat for deer and other North Florida wildlife, while a man-made pond regularly attracts ducks and adds another dimension to the property's hunting and recreational appeal. A private pistol range is already in place as well.

Scattered throughout the property are impressive mature live oaks along with pecan and pear trees. The acreage is gated and partially fenced, offering privacy while still providing convenient access throughout the property.

At the center of it all is a beautifully custom-built 2-bedroom, 2-bath home designed to complement its natural surroundings. The main living area and kitchen showcase stunning heart pine walls and a soaring heart pine ceiling, creating the warm character of a classic North Florida hunting lodge with the comforts of a full-time residence. A striking stone surround and LP gas fireplace anchor the living area.

The spacious open kitchen features custom pine cabinetry, a large island, stainless appliances, gas cooking, and abundant counter and storage space, all flowing naturally into the main gathering area.

Outdoor living is equally impressive, with large covered porches extending the length of both the front and rear of the home. The back porch overlooks the pond and surrounding trees, offering a front-row seat to the wildlife that moves through the property. The home also features a metal roof and is wired for a whole-home generator.

The property's infrastructure makes it especially well suited for a hunting camp, recreational estate, timber property, or full-time homestead. Multiple storage sheds and pole barns provide ample room for tractors, hunting equipment, ATVs, and other gear. One pole barn includes an RV hookup, while an additional two-bay outbuilding features four roll-up doors-two on each side-creating convenient pull-through access for equipment, boats, and vehicles.

With 69+ acres entirely high and dry, established and recently planted pines, maintained trails, a duck pond, shooting range, abundant wildlife habitat, extensive improvements, and the added benefit of a qualifying property tax exemption, this property offers much more than a home on acreage. It is an opportunity to own a private North Florida hunting and recreational retreat with a working timber component and future income potential, while enjoying a truly unique custom home in the middle of it all.





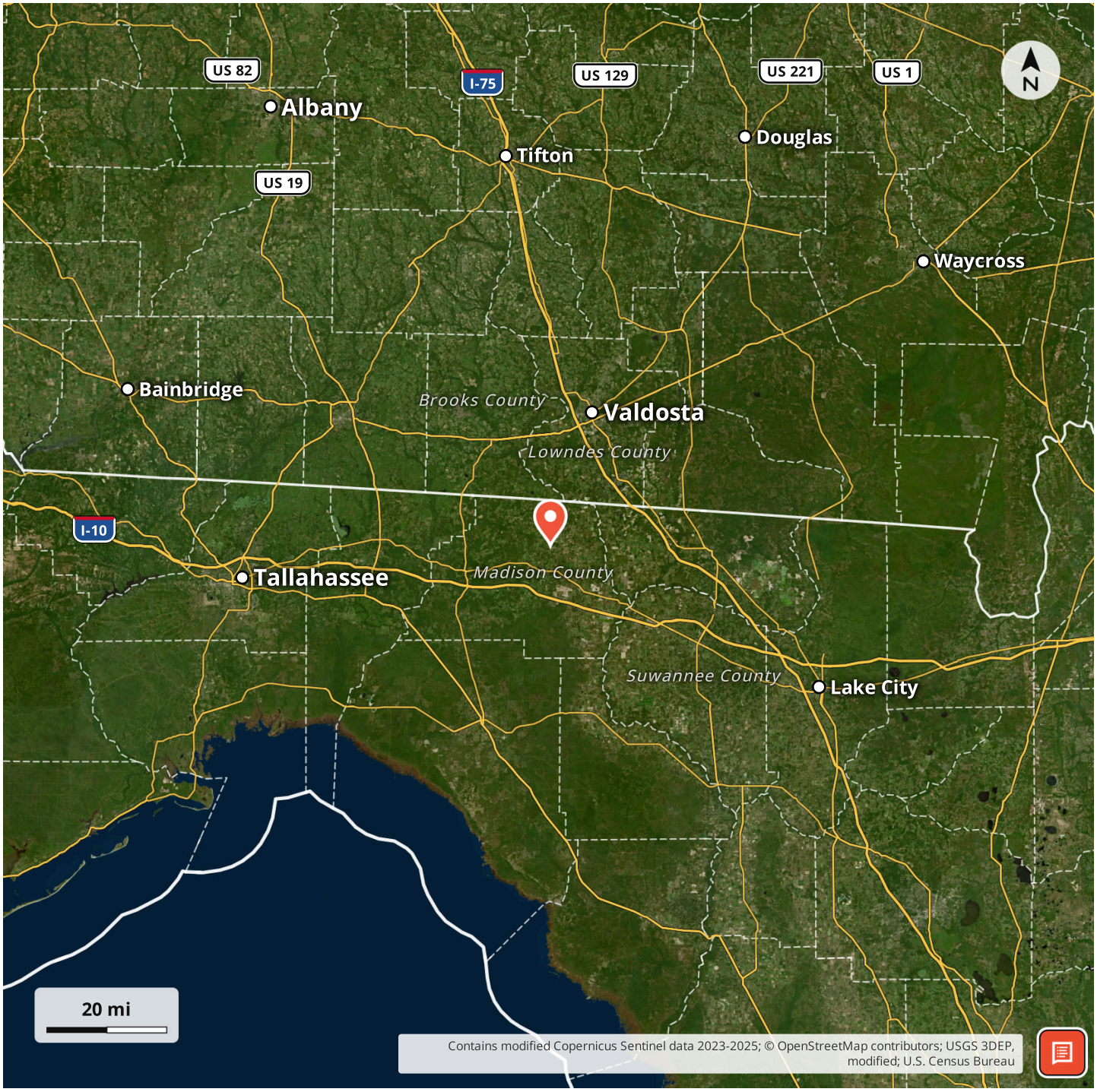




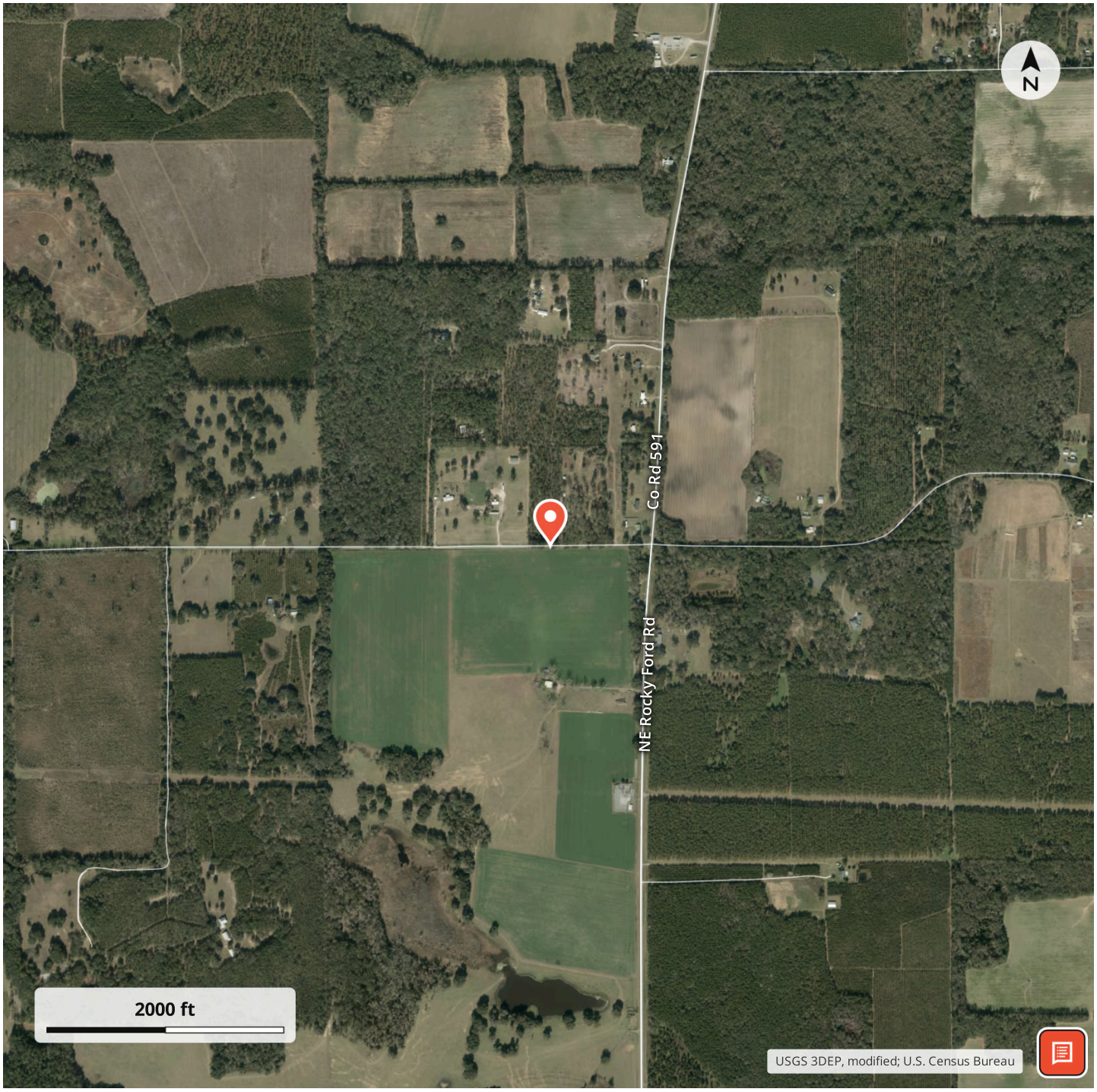




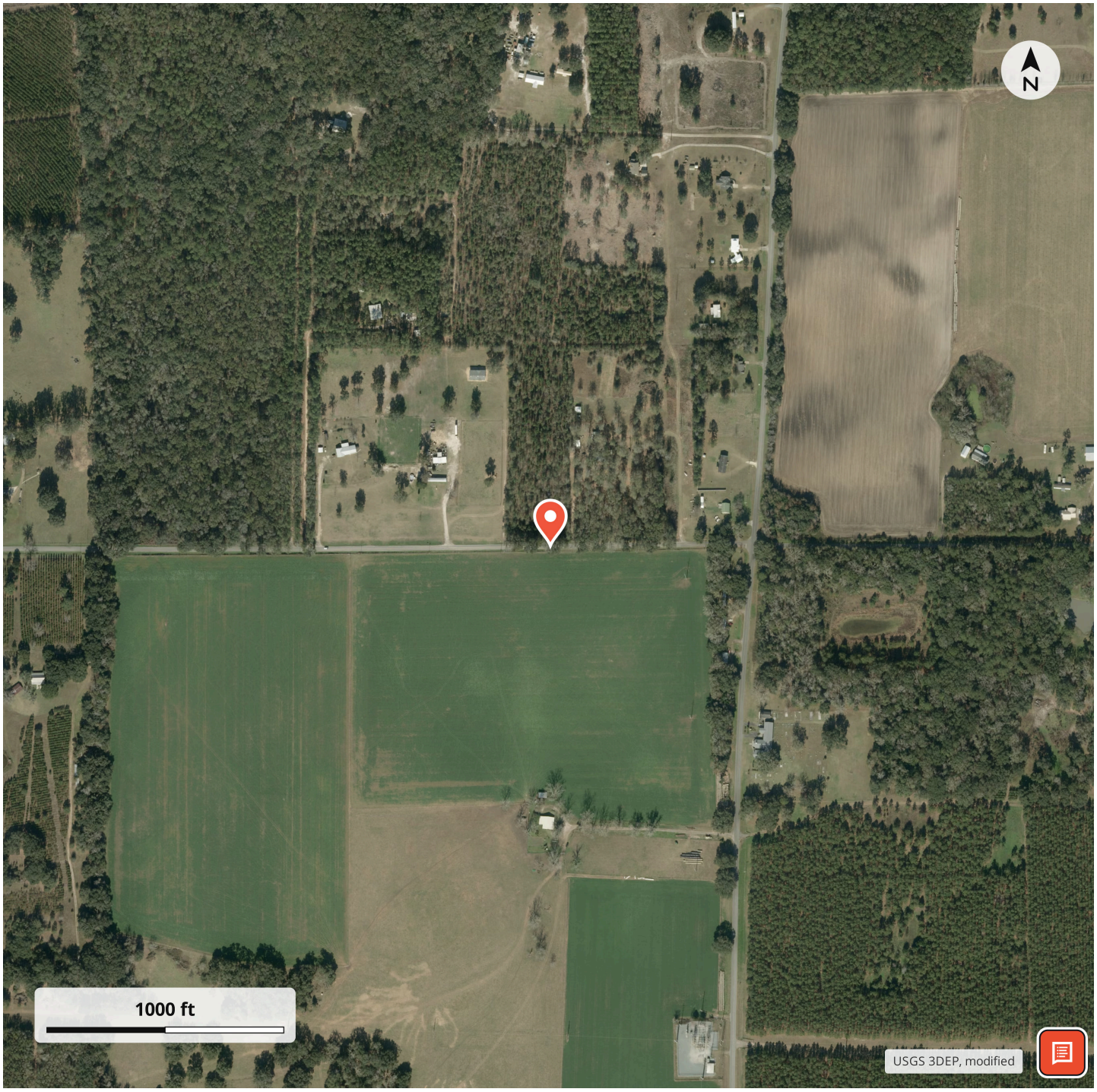
Regional Map



Locator Map


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Co Rd 591
NE Rocky Ford Rd
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

Aerial Map



LISTING REPRESENTATIVE

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