

**Prime 25-Acre Hunting Retreat with Homesite, Multiple
Structures & Development Potential**
170 SW Olympic Point Way
Greenville, FL 32331

\$209,999
25.25± Acres
Madison County



Prime 25-Acre Hunting Retreat with Homesite, Multiple Structures & Development Potential Greenville, FL / Madison County

SUMMARY

Address

170 SW Olympic Point Way null

City, State Zip

Greenville, FL 32331

County

Madison County

Type

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

Latitude / Longitude

30.47533 / -83.669548

Dwelling Square Feet

1,080

Bedrooms / Bathrooms

3 / 2

Acreage

25.25

Price

\$209,999



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PROPERTY DESCRIPTION

25-Acre North Florida Hunting Retreat with Homesite, Mixed Timber & Development Potential

Whether you're searching for a premier hunting property, a private weekend retreat, or a versatile North Florida investment, this exceptional 25-acre tract in Greenville offers the perfect combination of privacy, wildlife habitat, and future potential.

With approximately 22 acres of mature woods surrounding an established homesite, this property provides excellent habitat for deer, turkey, and other native wildlife, making it an ideal setting for hunting, trail riding, camping, or simply enjoying the outdoors. A diverse mix of mature pines and hardwoods creates an attractive landscape while providing excellent cover and forage for wildlife. Portions of the property are located within a flood zone, further enhancing the natural habitat that draws game and supports the area's abundant wildlife.

The property includes a habitable 3-bedroom, 2-bathroom mobile home that serves as an excellent hunting camp, weekend getaway, rental opportunity, or full-time residence. The home features a spacious screened porch, a covered carport, and an additional attached lean-to, providing plenty of space to relax after a day outdoors or store equipment. While the home does not currently have central heating and air conditioning, existing ductwork is already in place for the installation of a new HVAC system.

Additional improvements include an outbuilding with an attached lean-to for tractors, ATVs, tools, and hunting gear, as well as an older stick-built home with little contributory value that has its own separate power pole, offering potential for storage or future redevelopment.

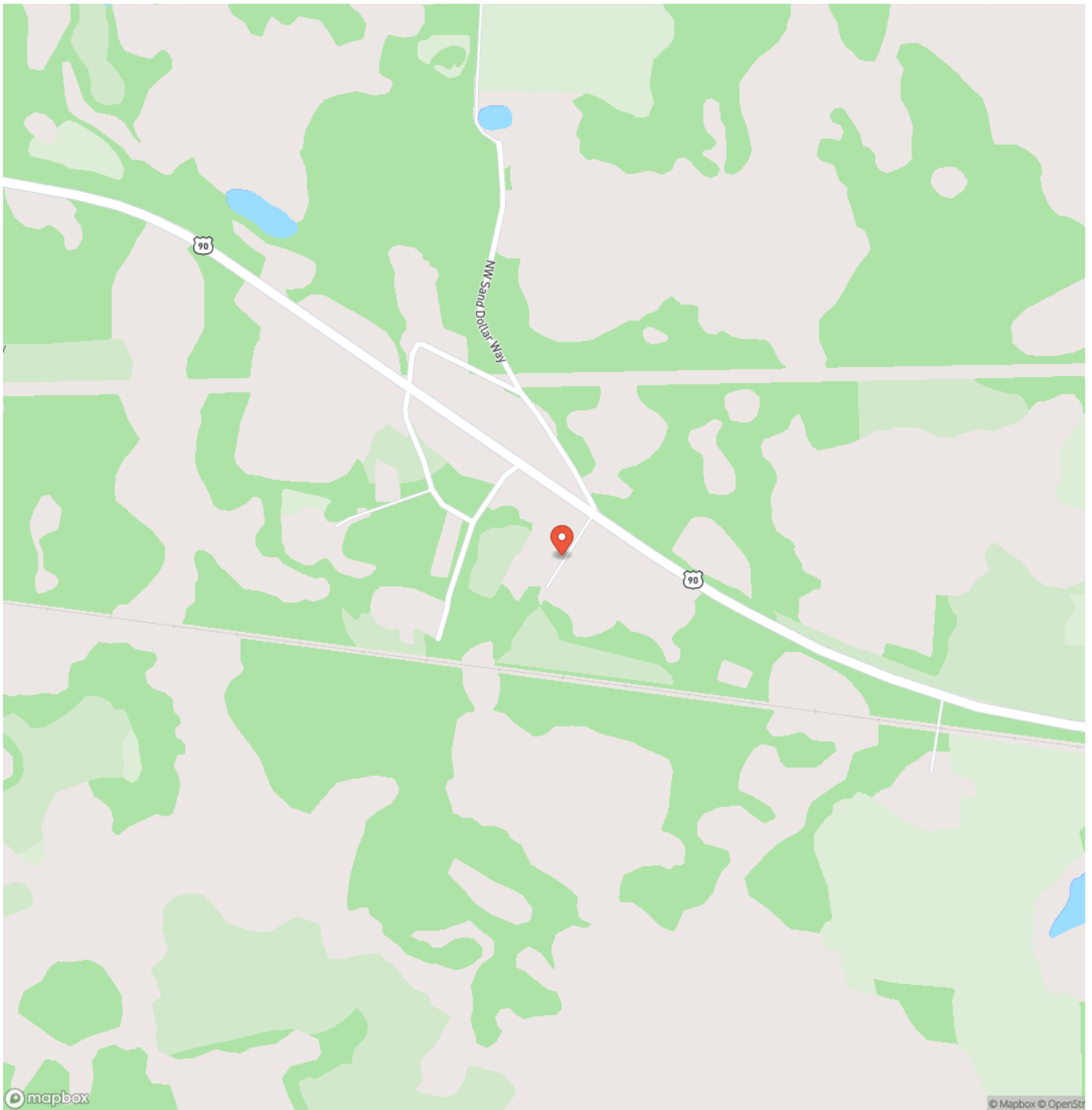
Approximately 3 acres have been cleared around the homesite, while the balance of the property remains predominantly wooded, offering exceptional privacy and endless recreational opportunities. Partial fencing is already in place, and the property's zoning allows the acreage to be divided, creating flexibility for future homesites, investment potential, or multi-generational ownership.

Whether you envision crisp mornings in the deer stand, afternoons exploring your own wooded trails, or building a legacy property for generations to enjoy, this diverse 25-acre tract offers the rare combination of hunting, recreation, residential use, and future development potential in beautiful North Florida.

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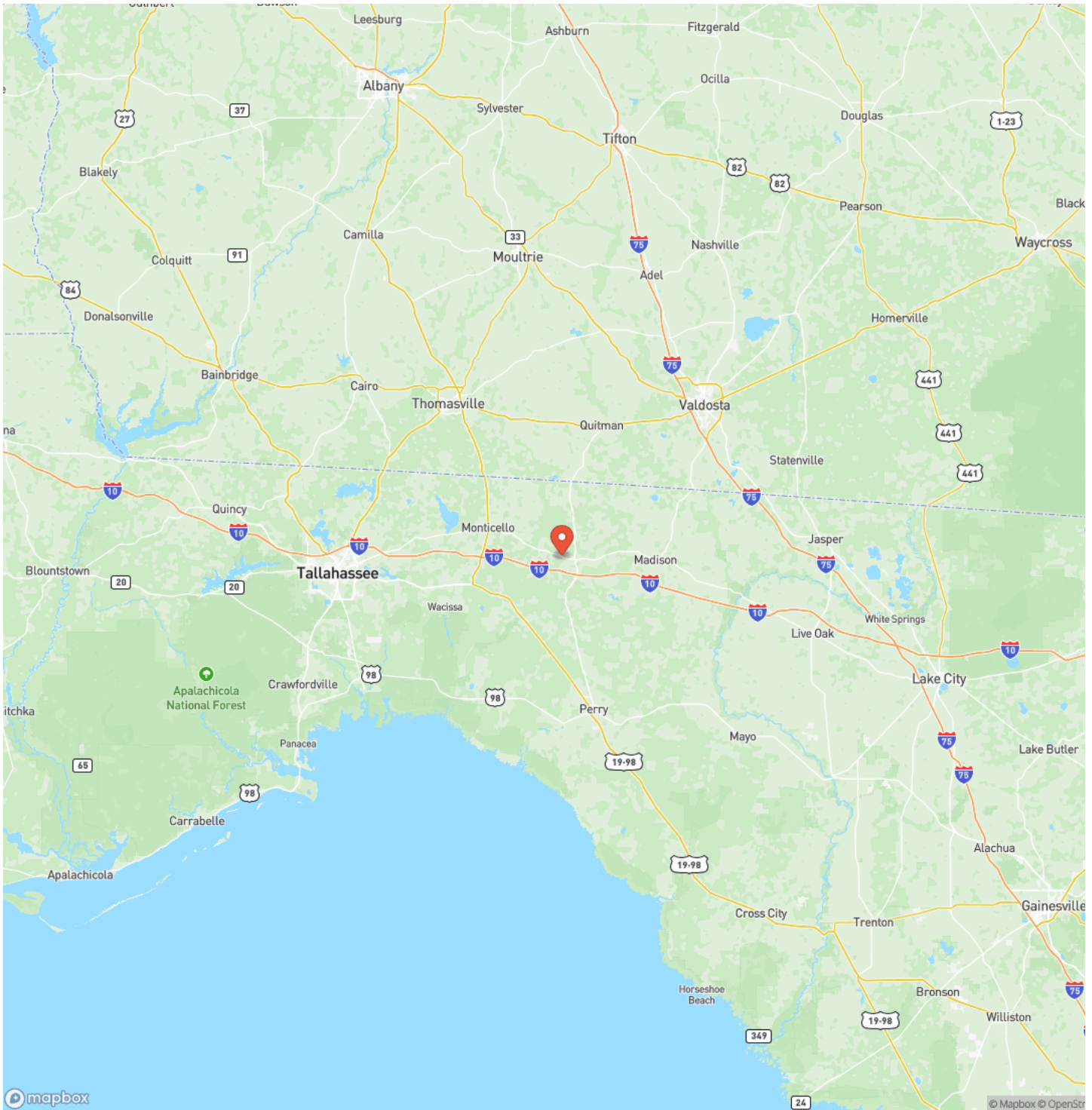


Locator Map

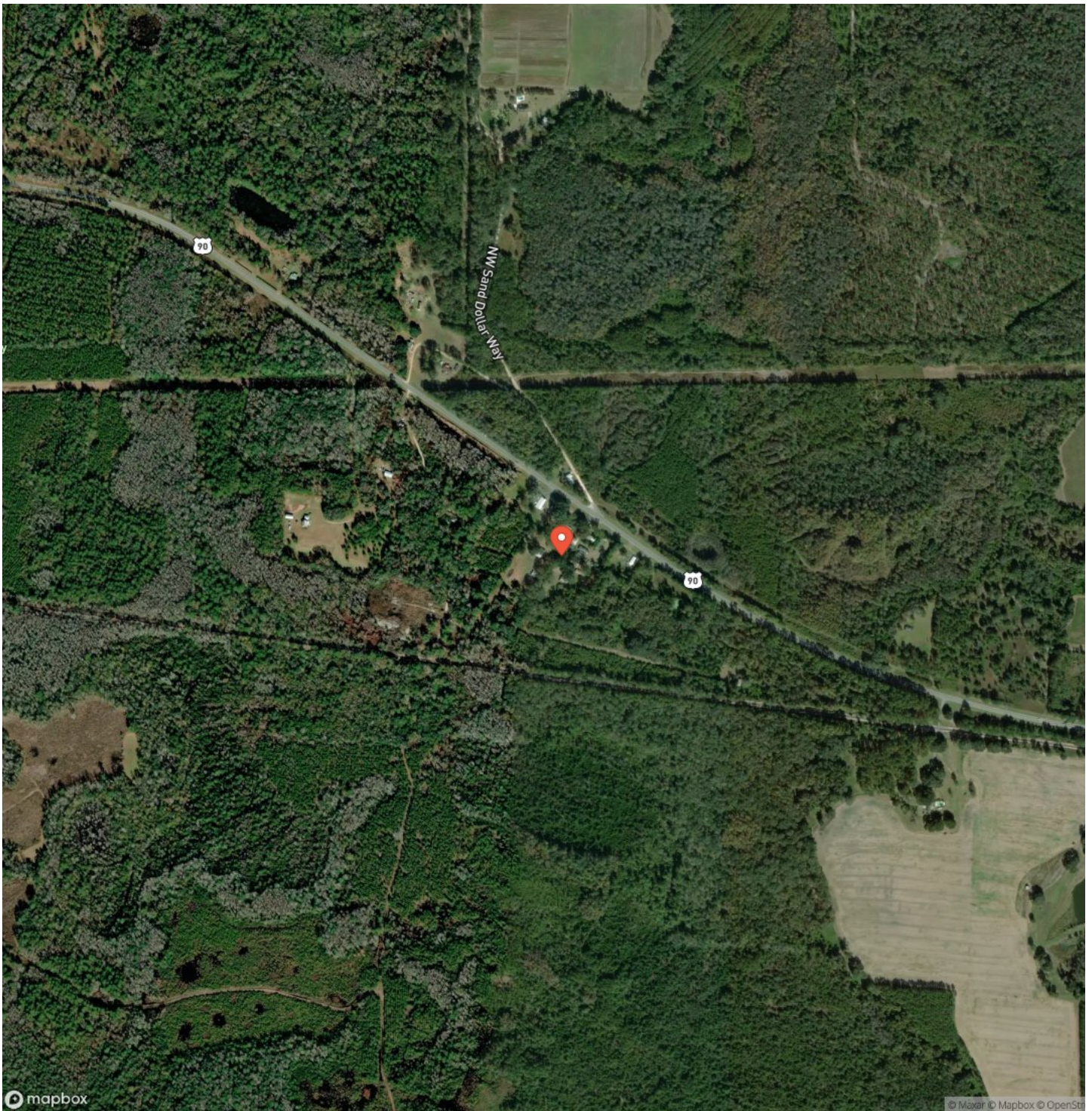


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Locator Map



Satellite Map



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Greenville, FL / Madison County

LISTING REPRESENTATIVE
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NOTES

Notes section with multiple horizontal lines for text entry.

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.



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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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