

62 Acre Timber Oasis
Vacant NE Country Kitchen Rd
Madison, FL 32340

\$429,000
62± Acres
Madison County



62 Acre Timber Oasis Madison, FL / Madison County

SUMMARY

Address

Vacant NE Country Kitchen Rd

City, State Zip

Madison, FL 32340

County

Madison County

Type

Farms, Recreational Land, Hunting Land,
Timberland

Latitude / Longitude

30.4897792 / -83.3727267

Taxes (Annually)

500

Acreage

62

Price

\$429,000

Property Website

<https://www.mossyoakproperties.com/property/62-acre-timber-oasis-madison-florida/30365/>



62 Acre Timber Oasis

Madison, FL / Madison County

PROPERTY DESCRIPTION

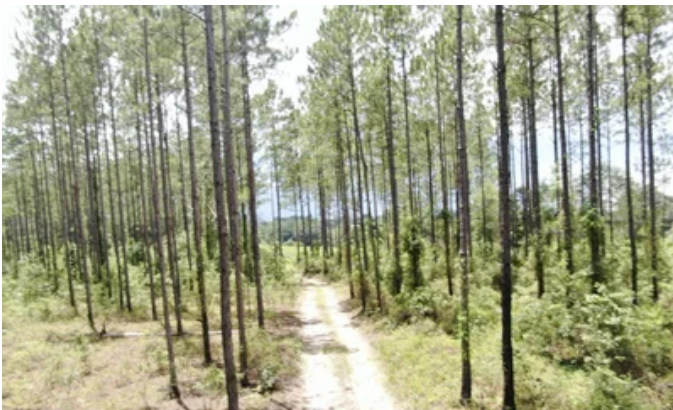
This diverse 62+/- acre tract is located just minutes E of beautiful downtown Madison, FL! Currently this tract has approximately half in 25 year old thinned pine timber while the remaining acreage was recently reforested in planted pine. This property has frontage along a paved county road. City water & Duke energy are accessible for this location.

This large tract offers many unique features with a wide range of topography. This could be your personal paradise complete with whitetail deer, turkey, and natural wiregrass. 40 acres of the subject property is zoned 1 dwelling per acre with the remainder being zoned 1 dwelling per 10 acres! There are also several picturesque homesites scattered about the property giving the new owner the opportunity to enjoy nature and escape the hustle and bustle. Another possibility would be to pick your preferred parcel and subdivide the remaining acreage. Owner financing available- 25% down, 7% APR, up to 15 year amortization.

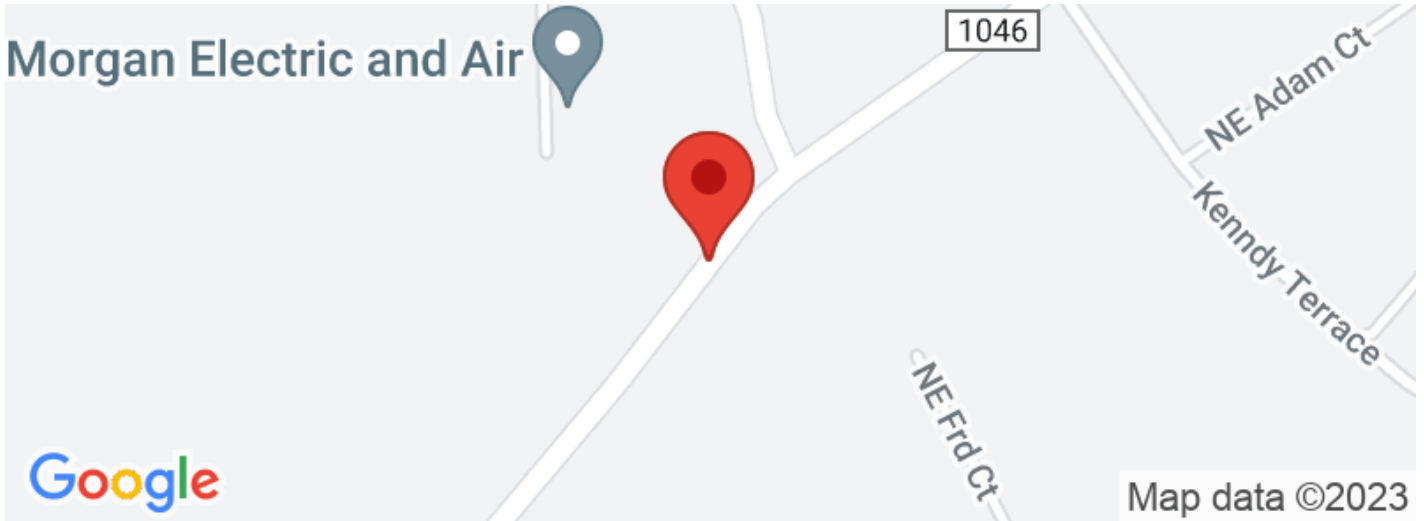
Madison County offers many natural resources from rivers, lakes, springs and state lands offering years of family fun at your fingertips! Call or text Ben Jones @ [850-673-7888](tel:850-673-7888) or Crystal Daviner @ [702-469-2656](tel:702-469-2656) to schedule an appointment!



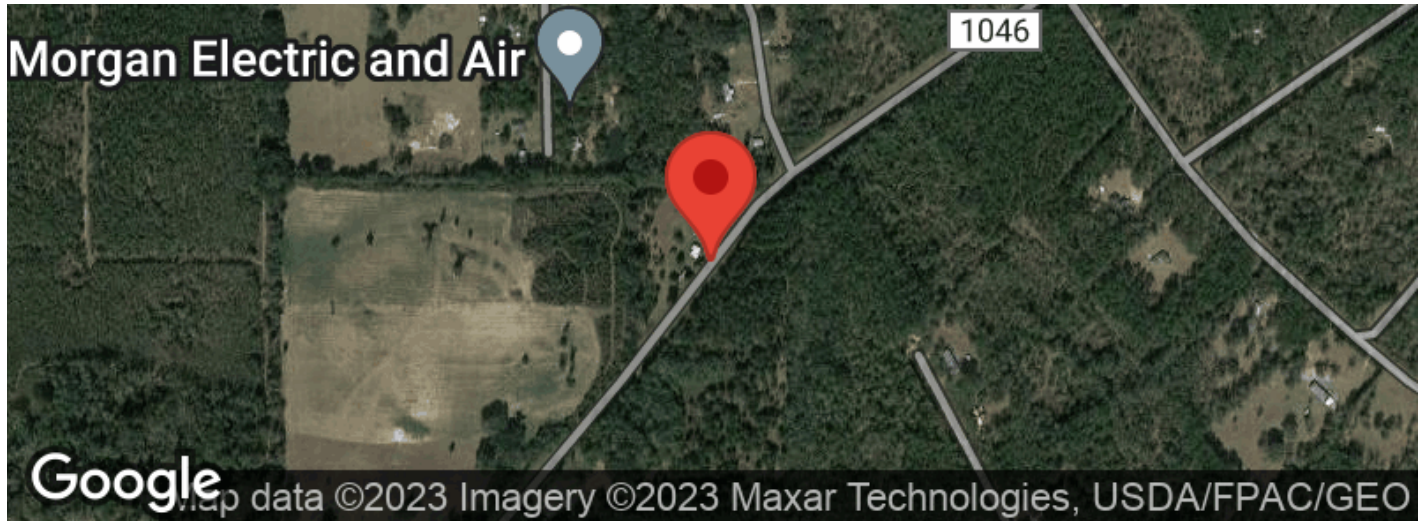
62 Acre Timber Oasis
Madison, FL / Madison County



Locator Maps



Aerial Maps



62 Acre Timber Oasis
Madison, FL / Madison County

LISTING REPRESENTATIVE

For more information contact:



Representative

Ben Jones

Mobile

(850) 673-7888

Office

(850) 973-2200

Email

benj@mossyoakproperties.com

Address

145 NW Cantey Avenue

City / State / Zip

Madison, FL 32340

NOTES

NOTES

[illegible]

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.



Mossy Oak Properties Southern Land & Homes, LLC
145 NW Cantry Avenue
Madison, FL 32340
(850) 973-2200
MossyOakProperties.com

