

Sylvania Plantation Hunting Tract
SYLVANIA PLANTATION RD
Greenwood, FL 32443

\$750,000
125± Acres
Jackson County



Sylvania Plantation Hunting Tract Greenwood, FL / Jackson County

SUMMARY

Address

SYLVANIA PLANTATION RD

City, State Zip

Greenwood, FL 32443

County

Jackson County

Type

Hunting Land, Farms, Undeveloped Land, Timberland, Lot

Latitude / Longitude

30.881862 / -85.090511

Acreage

125

Price

\$750,000



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PROPERTY DESCRIPTION

Sylvania Plantation Hunting Tract - Jackson County, Florida 125± Acres | Greenwood, FL

For more information, please contact listing agent **Lance Clemons** at [850-643-6972](tel:850-643-6972).

Sylvania Plantation Hunting Tract is a 125± acre hunting, recreational, and potential homesite property located in the Greenwood area of Jackson County, Florida. It's a well-laid-out tract with privacy, established improvements, and land that's easy to own and enjoy.

The property sits on all four sides of an intersection along Nubbin Ridge Road and Sylvania Plantation Road. A gated and fenced entrance provides security and privacy, and the internal road system allows the property to be used efficiently from corner to corner.

The land is a practical mix of open ground and timber, including interior agricultural row crop fields, planted pine timber, and hardwoods with scattered mature live oaks. The live oaks give the property a classic North Florida feel, and several areas are naturally suited for a beautiful homesite overlooking fields and woods.

The property is set up turnkey for hunting, with established stands and feeders included in the purchase. Surrounding ownership consists mainly of large agricultural and timber tracts, which helps keep hunting pressure low. This area of Jackson County is known for producing quality whitetail deer.

Improvements include a custom-built 14x48 cabin, a newly constructed 40x60 pole barn, water well, and power already in place, allowing the property to be used immediately.

Sylvania Plantation Hunting Tract is located approximately 8 miles from both Alabama and Georgia. Lake Seminole is also located nearby and provides 37,500 acres of excellent duck hunting, fishing, and access to multiple public boat ramps.

This is a solid, well-located property that offers a good balance of hunting, recreation, and future homesite potential.

Highlights

- 125± acres in Greenwood, Jackson County, Florida
- Located on all four sides of an intersection along Nubbin Ridge Rd & Sylvania Plantation Rd
- Gated and fenced entrance
- High and dry property with no flood zones
- Interior agricultural fields
- Substantial hardwood blocks loaded with mature live oaks
- 50+ hybrid chestnut trees planted last year
- Planted pine timber approximately 12-15 years of age
- Agricultural land providing consistent food source
- Turnkey hunting setup with stands, feeders, and watering holes
- Low hunting pressure due to large surrounding landowners
- Custom-built 14x48 cabin



- Newly constructed 40x60 pole barn
 - New water well and power pole
 - Suitable for hunting, recreation, and future homesite use
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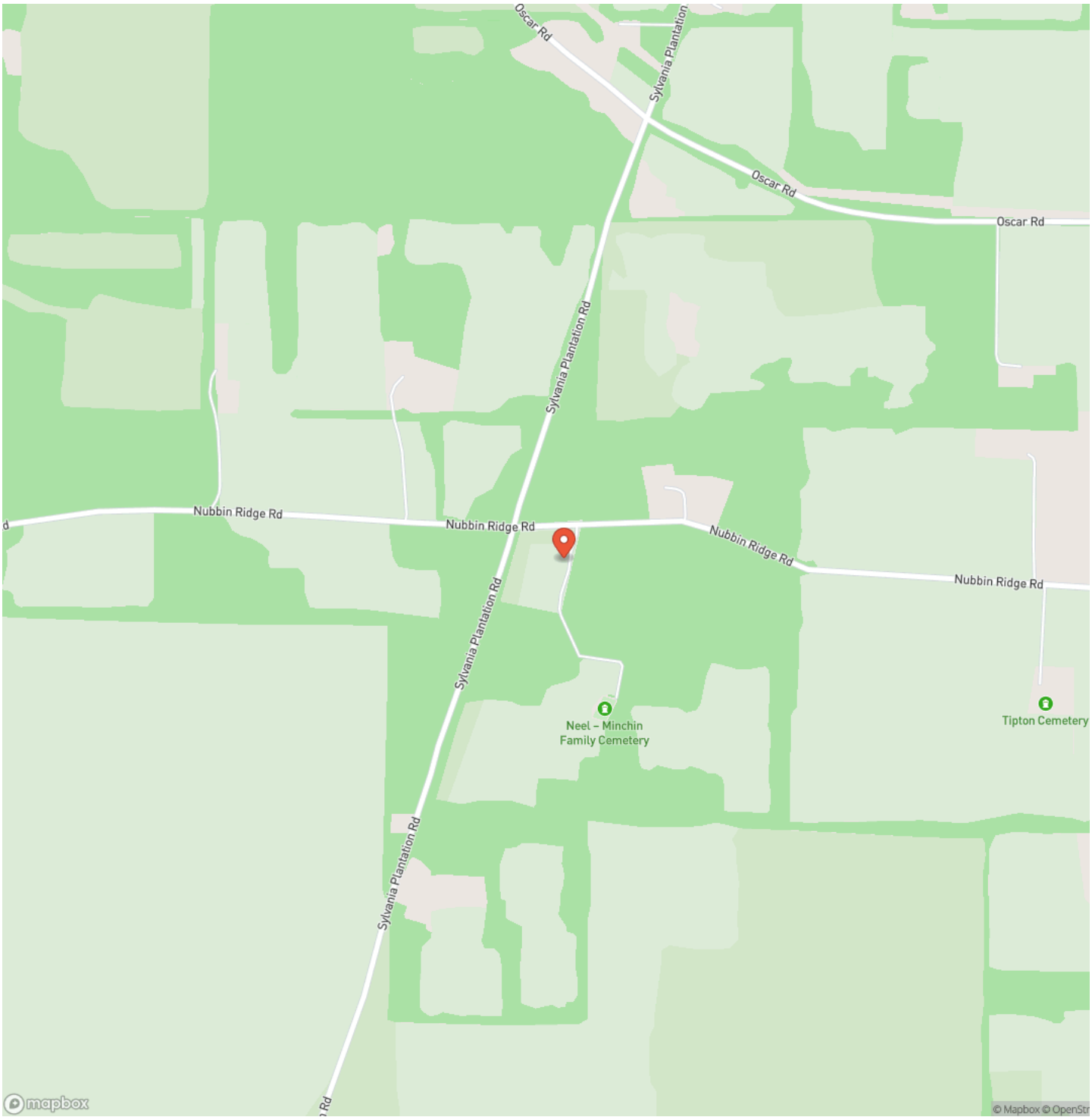
Location

- Approximately 15 minutes to Marianna, FL
- Approximately 45 minutes to Dothan, AL
- Approximately 50 minutes to Bainbridge, GA
- Approximately 8 miles from Alabama and Georgia
- Close proximity to Lake Seminole (37,500± acres)

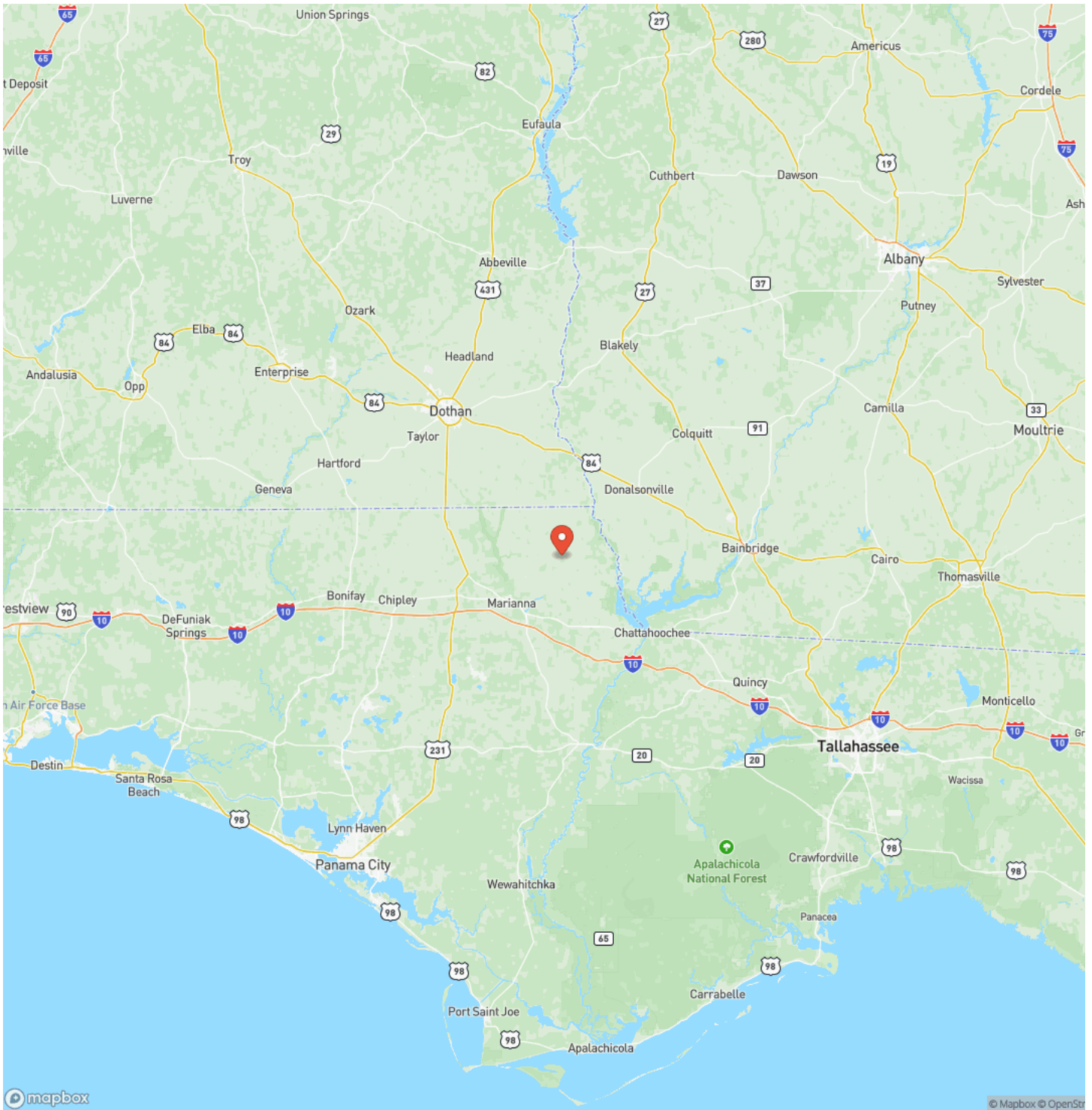
Sylvania Plantation Hunting Tract
Greenwood, FL / Jackson County



Locator Map



Locator Map



Satellite Map



Sylvania Plantation Hunting Tract Greenwood, FL / Jackson County

LISTING REPRESENTATIVE

For more information contact:



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City / State / Zip

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NOTES



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.



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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