

**Pacific Hunting Grounds**  
Vacant SW Pacific Drive  
Greenville, FL 32331

**\$199,000**  
40.500± Acres  
Madison County





**Pacific Hunting Grounds**  
**Greenville, FL / Madison County**

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**SUMMARY**

**Address**

Vacant SW Pacific Drive

**City, State Zip**

Greenville, FL 32331

**County**

Madison County

**Type**

Hunting Land, Recreational Land, Residential Property,  
Undeveloped Land, Timberland, Horse Property

**Latitude / Longitude**

30.469374 / -83.630154

**Taxes (Annually)**

190

**HOA (Annually)**

425

**Acreage**

40.500

**Price**

\$199,000

**Property Website**

<https://www.mossyoakproperties.com/property/pacific-hunting-grounds-madison-florida/47967/>



**PROPERTY DESCRIPTION**

40.5 acres of pristine hunting land in Greenville, FL. The hard work of the seller shines through in every step you take through this beautiful property. When you first come through the gate you step into a large area of plantation cut pines with a small dug fishing pond. You then go across a culvert bridge over a small creek to the rest of the land. There are two well maintained food plots with large box blinds and automatic deer feeders. You can tell by the large amount of sign this is where you want to be hunting this season. The property also features acres of oak scrub for the avid bowhunter, and some small cypress ponds for those after those early morning wood ducks. In the pictures you will see several large bucks and big, mature gobblers that frequent the property. The property is nestled inside the exclusive Aucilla Plantation, giving it privacy and removing the worry of constant traffic. If you are looking for your new private hunting camp for years to come, or a gorgeous homesite where you can step out your door and start hunting, this property is for you. Want to check it out? Give me a call at [850-838-7932](tel:850-838-7932)

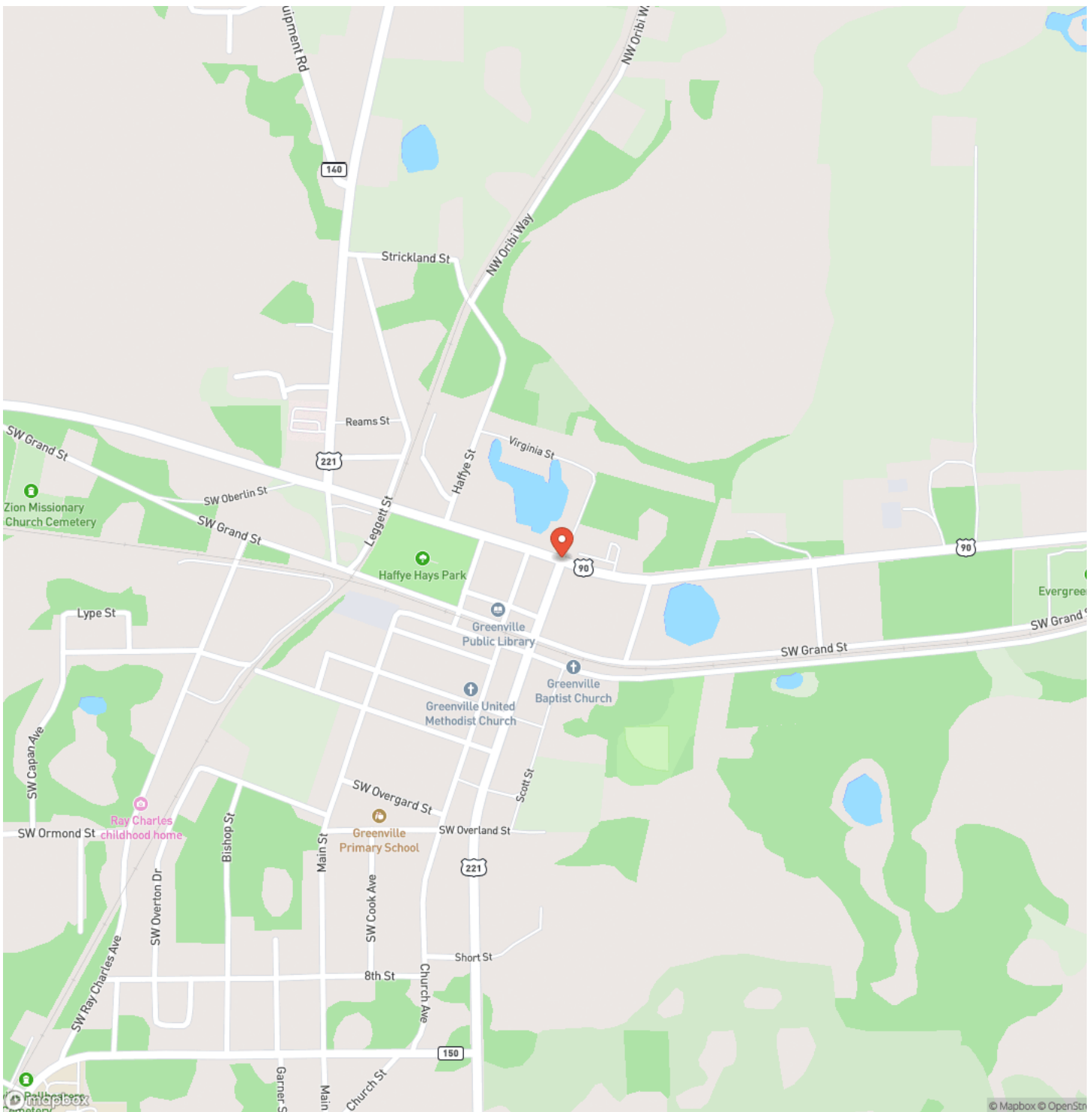


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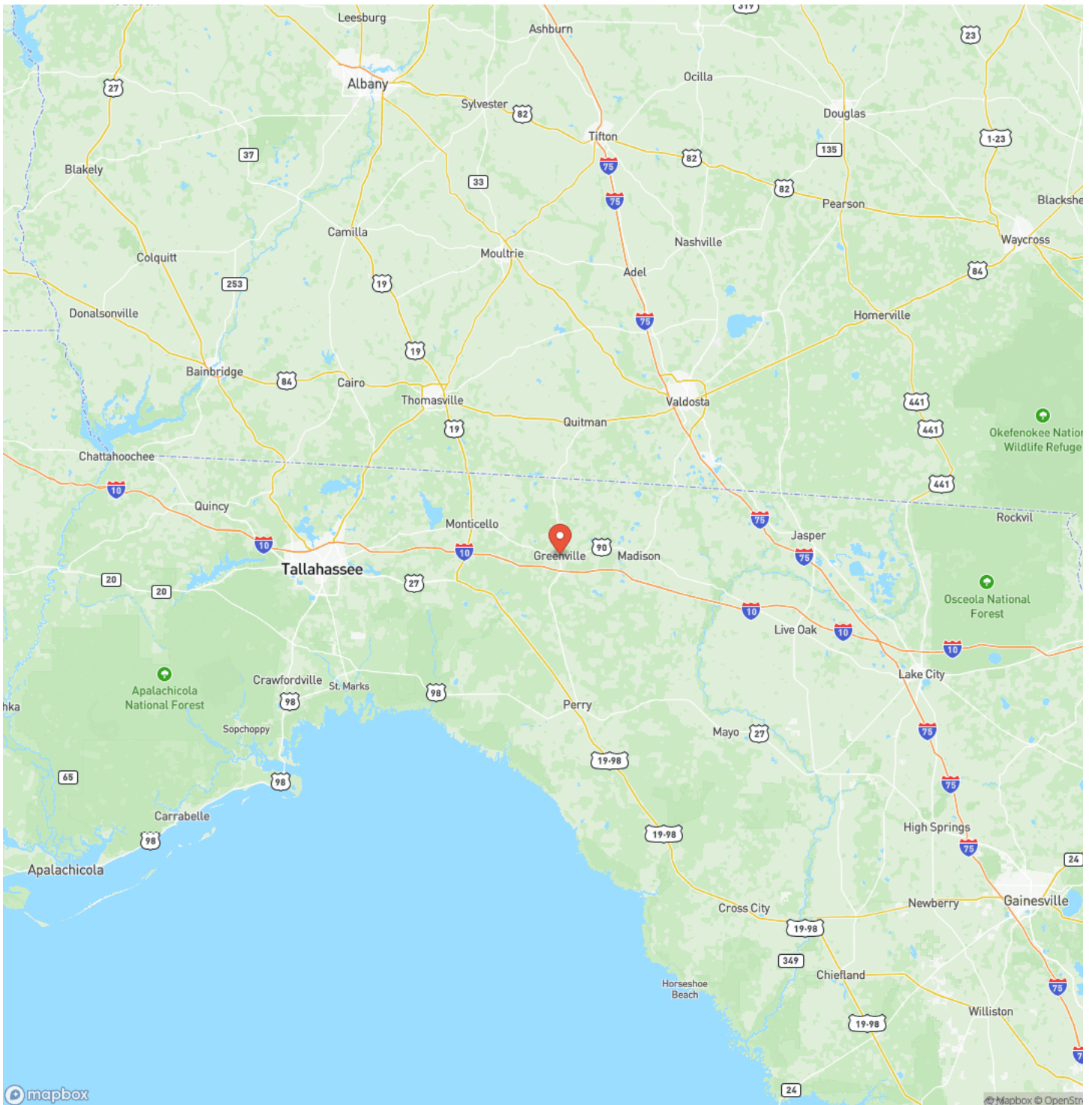


## Locator Map



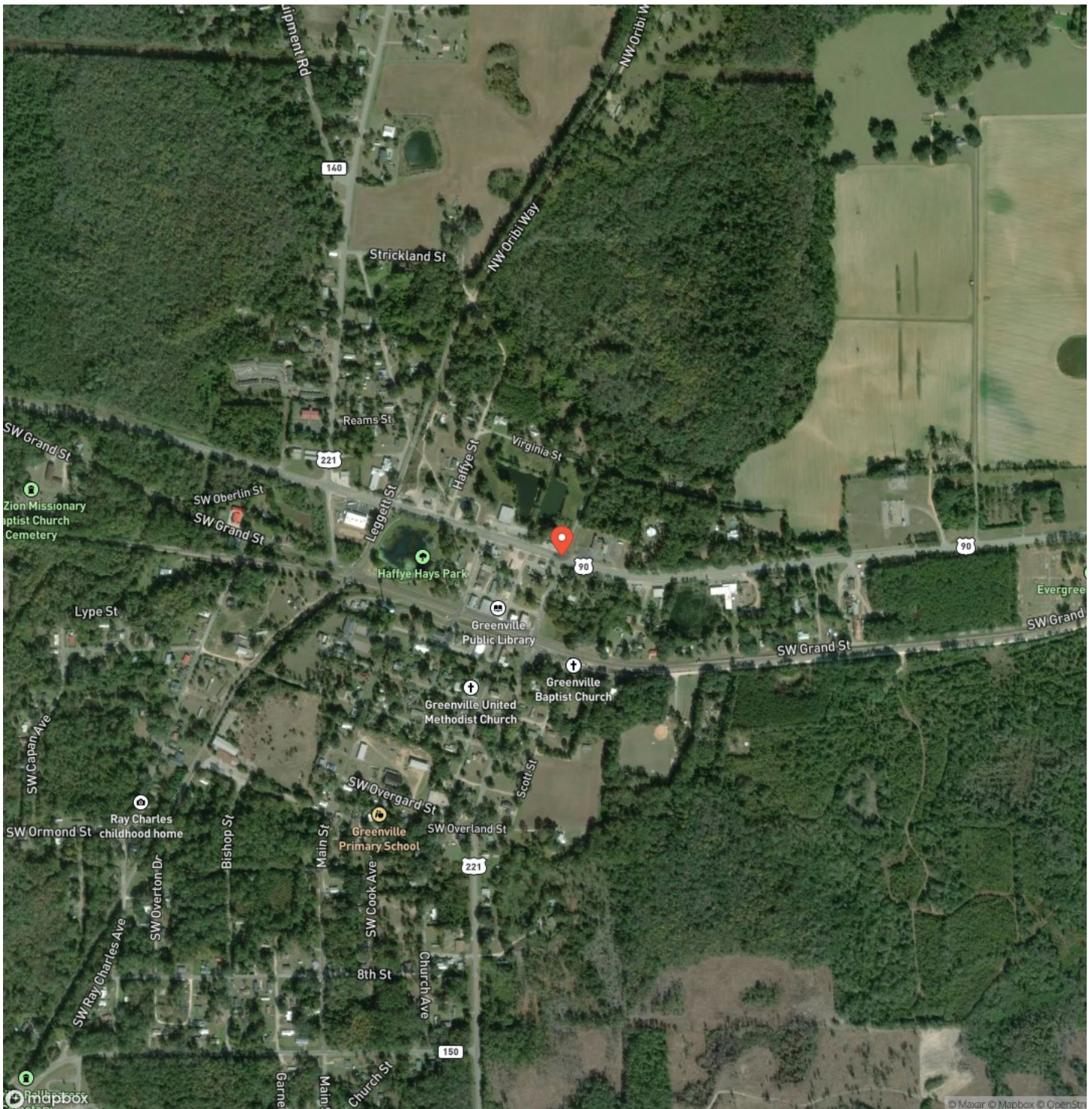


## Locator Map





## Satellite Map



## LISTING REPRESENTATIVE

**For more information contact:**



### Representative

Ben Sadler

## Mobile

(850) 838-7932

## Office

(850) 371-5603

## Email

bsadler@mossyoakproperties.com

### Address

2197 Byron Butler Pkwy S

## City / State / Zip

Perry, FL 32348

## NOTES

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## This image shows a blank 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**

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.





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