**Longleaf Pine straw Farm - Lee, FL**
**xxx SE COOLIDGE AVE**
**Lee, FL 32059**

**$400,000**
**56.89± Acres**
**Madison County**










**MORE INFO ONLINE:**

**https://mossyoakproperties.com/**

## SUMMARY

**Address**
xxx SE COOLIDGE AVE

**City, State Zip**
Lee, FL 32059

**County**
Madison County

**Type**
Farms, Business Opportunity

**Latitude / Longitude**
30.39745 / -83.27585

**Taxes (Annually)**
$237

**Acreage**
56.89

**Price**
$400,000

**Property Website**
www.mossyoakproperties.com







## PROPERTY DESCRIPTION

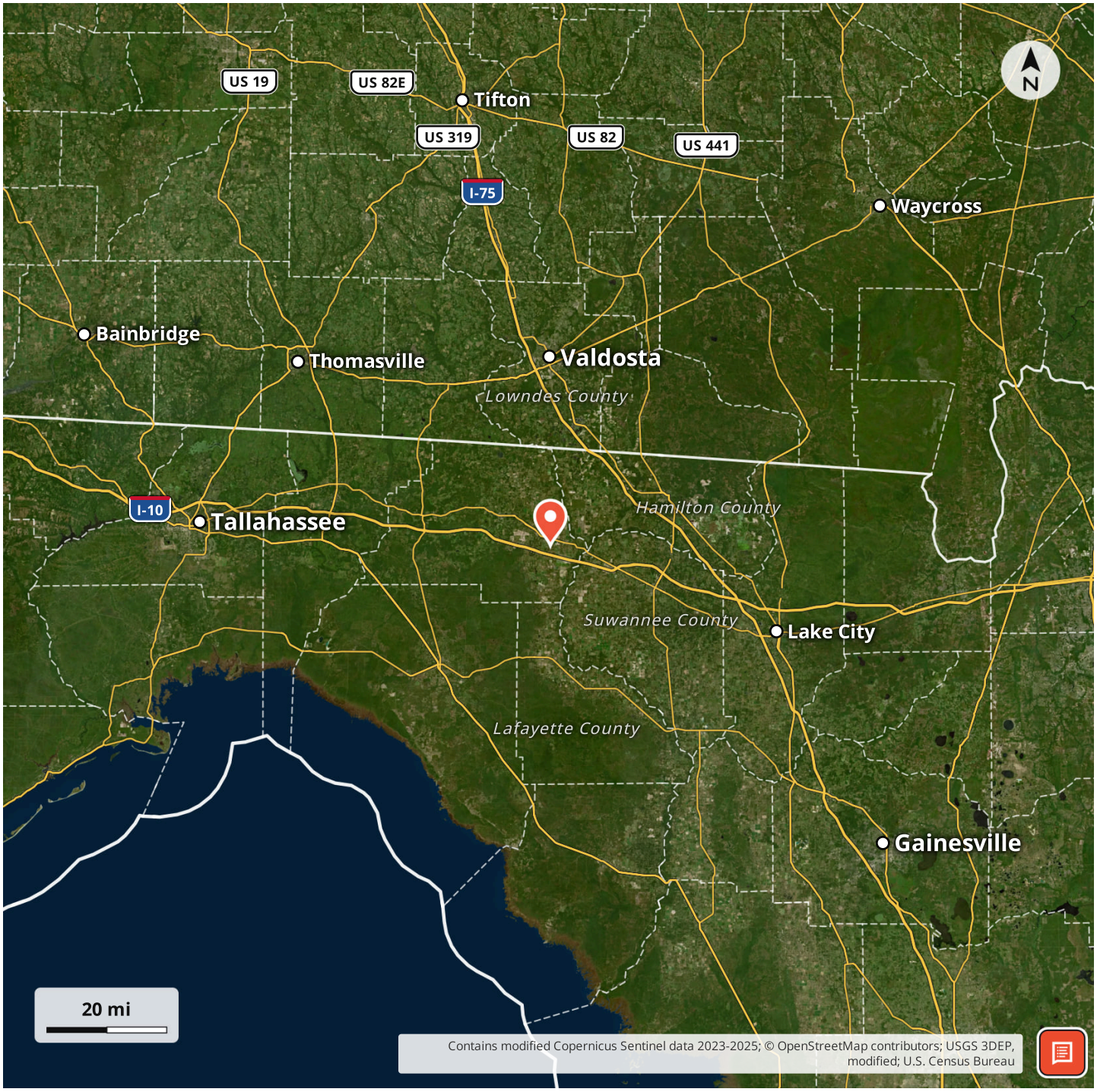
**Rare opportunity to own an income-producing ±56.89-acre Longleaf Pine Straw Farm in Lee, FL, conveniently located between Madison and Live Oak.** This high-and-dry property is split by **Coolidge Avenue** into two tracts (±24.88 acres and ±32.01 acres), offering flexibility and easy access. Currently generating income through longleaf pine straw production, with the seller stating the pines are expected to be ready for timber harvest in approximately 10-12 years. An excellent investment opportunity with outstanding deer and turkey hunting, making it the perfect combination of income, recreation, and long-term value.



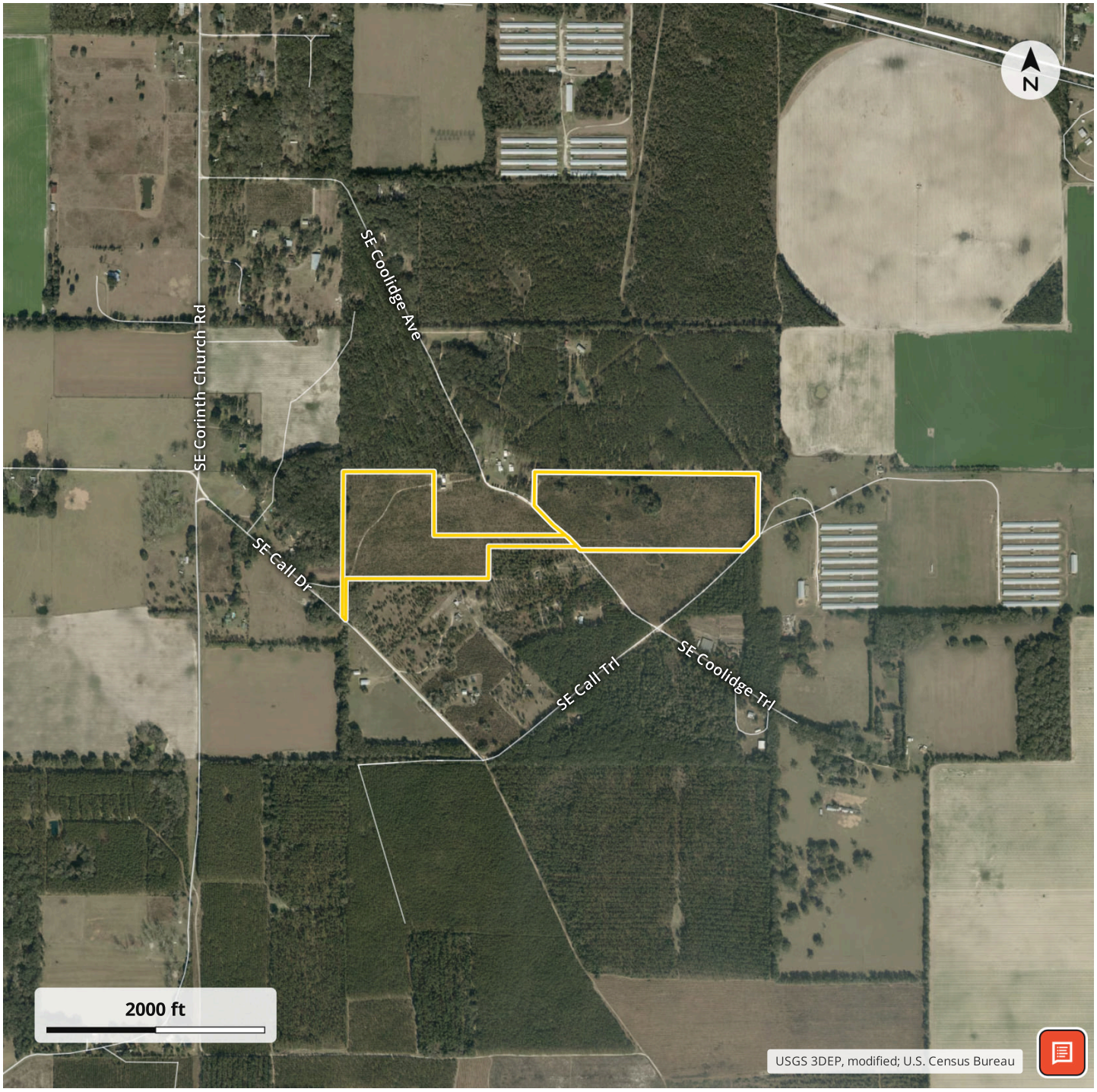




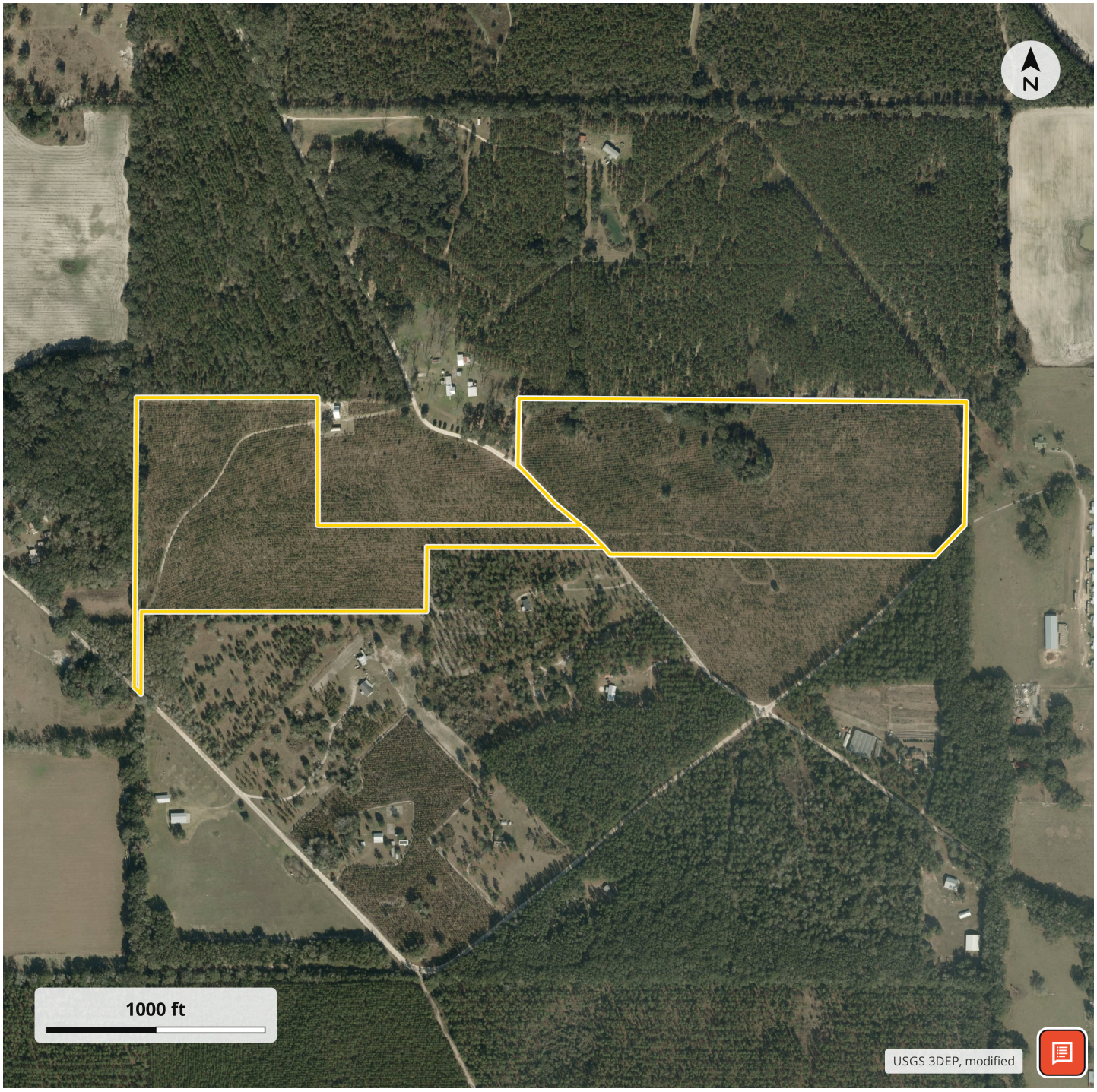

# Regional Map



# Locator Map


N
SE Coolidge Ave
SE Corinth Church Rd
SE Call Dr
SE Call Trl
SE Coolidge Trl
2000 ft
USGS 3DEP, modified; U.S. Census Bureau

# Aerial Map



## LISTING REPRESENTATIVE

**For more information contact:**



**Representative**
Breanna Priest Bennett

**Mobile**
(229) 412-5111

**Email**
bbennett@mossyoakproperties.com

**Address**
190 SW Range Ave

**City / State / Zip**
Madison, FL 32340

## NOTES

**NOTES**

## 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.

**Southern Land & Homes LLC**
**190 SW RANGE AVE**
**Madison, FL 32340**
**(850) 673-7888**
**https://mossyoakproperties.com/**