

JWC FARM

855 ACRES | MADISON, FLORIDA

\$1,425,250 | \$1,666 PER ACRE



PROPERTY SIZE

855 Acres

LOCATION

Madison, Florida

CATEGORY

Hunting & Recreational Land,
Investment Timberland

IMPROVEMENTS

New Equipment Barn with
Living Quarters/Office and
Pond. Power, Water & Septic
System.



“Fully stocked with timber, a great road system, quality improvements, and plenty of highway frontage, this property is perfect for a Recreational Retreat with sustainable income from timber. Madison County is one of our favorite counties because of its convenient location, beautiful rolling hills and abundant wildlife. This area is well known for quality farms and ranches and as such has continued to hold its value regardless of the market for land. If you can buy a larger tract with quality timber and road frontage in Madison County for under \$2,000 per acre you have done well. This is a great opportunity and a property we are proud to list.”

Hunter Brant, President,
Oakwood Realty Group

Located 14 miles south of Madison, Florida this 855 acre property contains an estimated \$300,000 in pine timber today with over 1 mile of frontage on HWY 14. This property is an outstanding value for Madison County at \$1,875 per acre. The property is surrounded by large private timberland holdings and some state land and is the ideal size to develop into a recreational or hunting property at an affordable price.

Improvements include: well, septic and power to the new 46'x36' enclosed barn which includes office / living quarters, 2 bay enclosed equipment storage and an open bay for equipment storage and a new pond. Surrounding properties are listed as high as \$3,000 per acre.

The timber on the property is an ideal mix of both merchantable and pre-merchantable timber allowing for sustainable recurring harvest of pine timber starting the very first year, which will provide a reliable annuity for the Owner as a return on their investment or income to offset management costs. Timber value is projected at over \$600,000 by 2027*.

*Timber Worksheet provided at <http://theoakwoodcompanies.com/listing/madison-timberland-recreational-property/>



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Real Estate Brokerage | Advisory & Consulting Services

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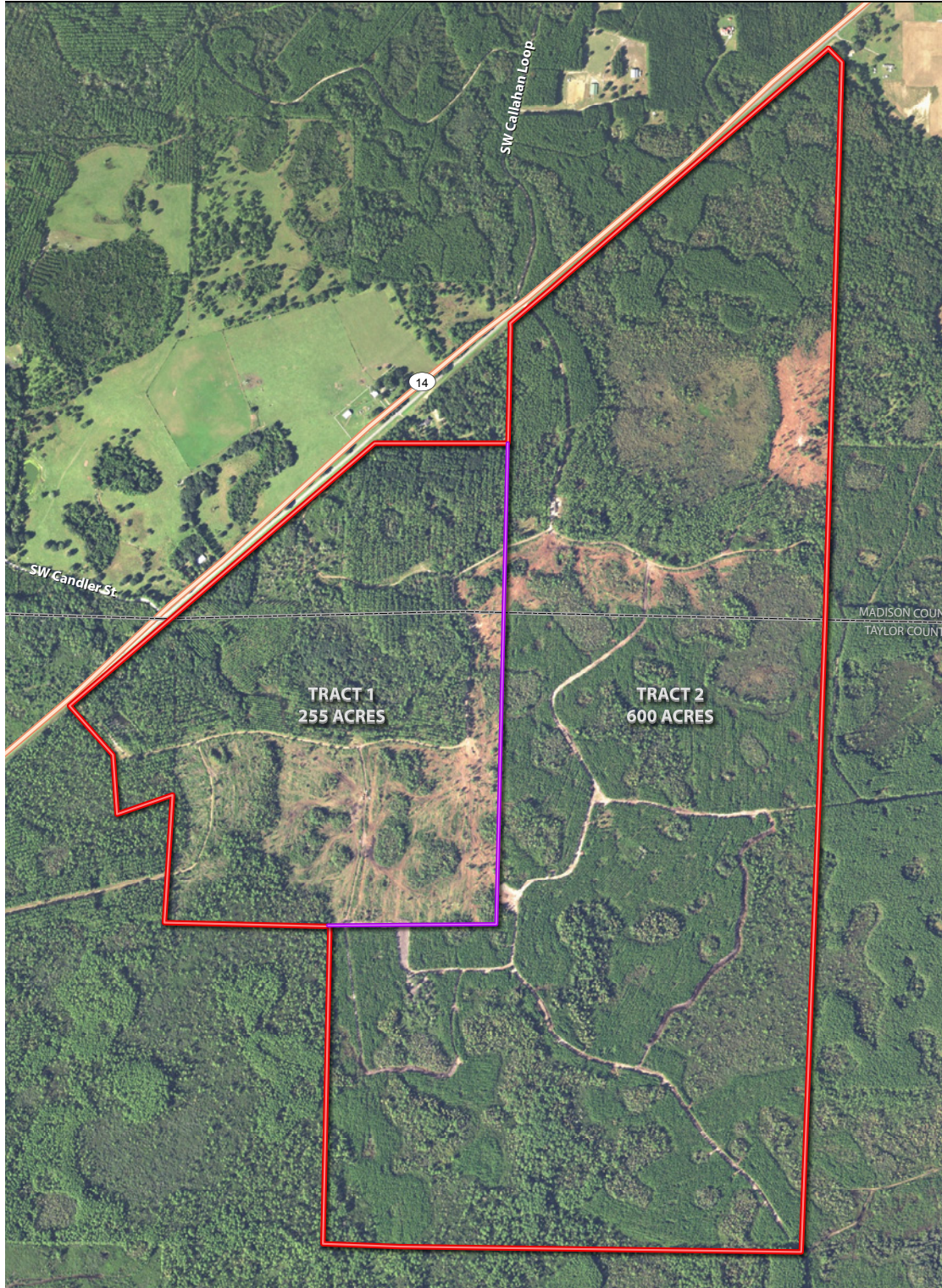
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AERIAL MAP

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VICINITY MAP