

SEVEN BRIDGES ROAD

GREENVILLE, FL | MADISON COUNTY

1,058 ± ACRES TOTAL





Seven Bridges Road is a nice tract only minutes from I-10 and less than an hour from Tallahassee. This tract is well-suited for timber, cattle, and hunting operations, or could be managed for some combination of the three. This property is in the process of being converted from timber to pasture and a portion has been in improved for cattle, but other upland areas are in native vegetation after timber harvesting. The Eastern portion is fenced and cross-fenced (barbed wire) for cattle and the western portion is mostly un-fenced. With significant road frontage, this property suits multiple uses and can be subdivided for resale.



SPECIFICATIONS & FEATURES

Acreage: 1,058 ± acres

Sale Price: \$1,851,500

Price per Acre: \$1,750

Site Address: SW Seven Bridges Road, Greenville, FL 32331

County: Madison County

Road Frontage: 2.0 miles along CR-150 (Overstreet) and 0.4 miles on Seven Bridges Road

Soil Types: Mainly Albany and Plummer Sands in the uplands. Depressional soils include mainly Plummer/Surrency and Dorovan/Pamlico types.

Uplands/Wetlands:

- 51% Uplands
- 49% Wetlands

Grass Types: Tifton 9 has been established on the improved pastures.

Irrigation/Wells: One 4" well

Water Source: Private water well. Electric available along CR 150 and Seven Bridges Road.

Game Populations: Good populations of wild turkey and whitetail deer

Zoning: Approx. 300 acres is A1 – Agriculture One – One dwelling unit per forty (40) acres, balance is A2

– Agriculture Two – One dwelling unit per ten (10) acres

Current Use: This property is in the process of being converted from timber to pasture. A portion has been in improved pasture for cattle for several years but other upland areas are in native vegetation after timber harvesting.

Potential Recreational Uses: Property would make a nice hunting tract

Fencing: Eastern portion is fenced and cross-fenced (barbed wire) for cattle. Western portion is mostly un-fenced.

General Points of Interest: Turnkey cattle operation with great hunting and improved, fenced pastures.

Land Cover: Upland areas are in improved pasture or native vegetation. Hardwood and pine timber of varying ages dominate the wetlands.

Infrastructure: Good interior road system with gates and fencing installed

Taxes: \$3,034 for 2018 for all 19 parcels

Conservation Easement: Neighboring properties with CE's but this property is unencumbered.





LOCATION & DRIVING DIRECTIONS

Parcel IDs: 03-1S-06-0076-001-000, 04-1S-06-0080-000-000, 09-1S-06-0082-000-000, 10-1S-06-0085-002-000, 15-1S-06-0102-000-000, 16-1S-06-0105-000-000, 03-1S-06-0076-001-001, 09-1S-06-0082-006-000, 10-1S-06-0085-002-001, 10-1S-06-0085-002-002, 15-1S-06-0102-002-000, 16-1S-06-0105-002-000, 02-1S-06-0073-001-000, 02-1S-06-0073-001-001, 03-1S-06-0076-001-002, 03-1S-06-0076-001-003, 09-1S-06-0082-007-000, 10-1S-06-0085-002-003, 15-1S-06-0102-003-000

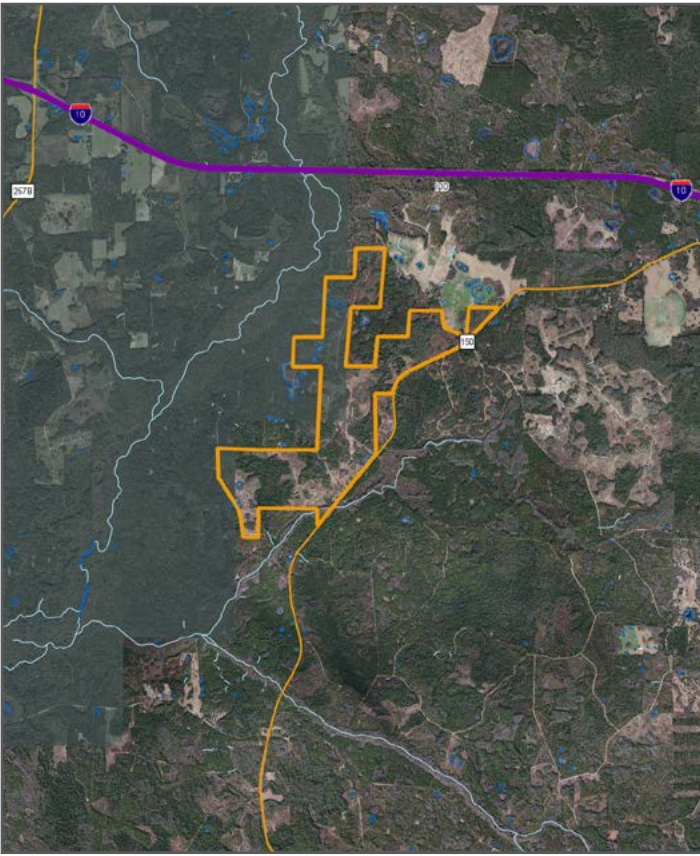
GPS Location: -83.7176; 30.4164

Driving Directions:

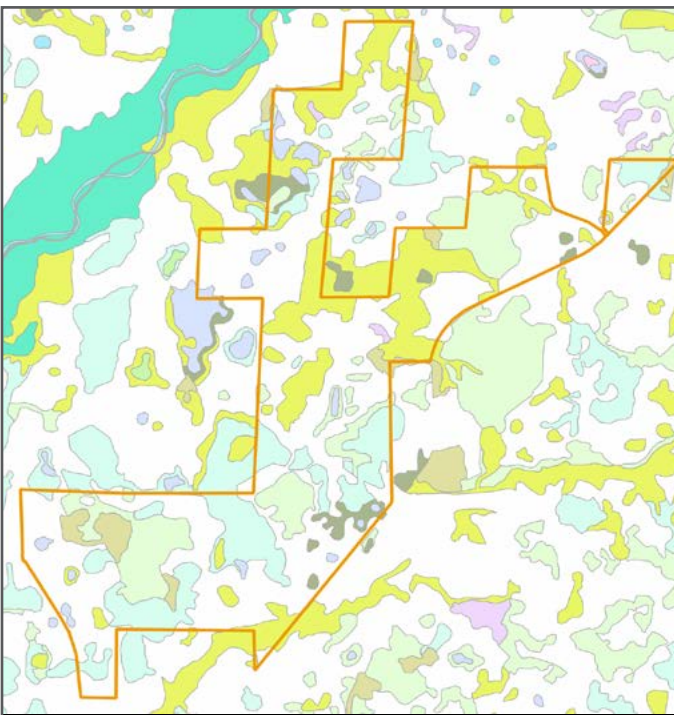
From I-10 and US 221 intersection south of Greenville:

- Proceed north on US 221 for 1.9 miles to CR-150 (SW Overstreet) and turn left (west), continuing on CR-150 for 5.1 miles until tract begins on right (north) side of road.

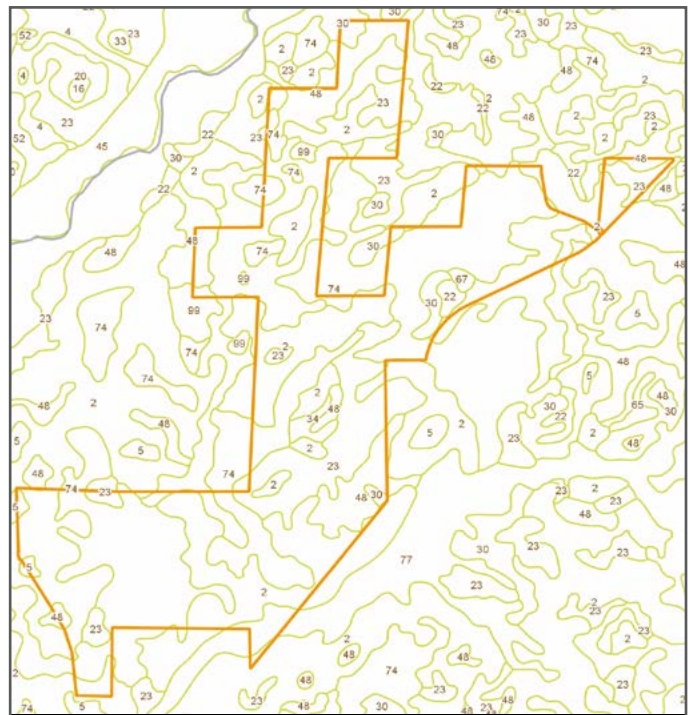
Showing Instructions: Contact the listing agent for more information



WETLANDS MAP



SOILS MAP









114 N. Tennessee Ave.
3rd Floor
Lakeland, FL 33801

1,058 ± Acres • Timber, Cattle or hunting tract!
Less than an hour from Tallahassee
Paved Road Frontage

SREland.com/SevenBridges

Greg Driskell, 386.385.7304 | Gdriskell@SREland.com
Bryant Peace, 229.792.8559 | Bryant@SREland.com



LAKELAND OFFICE:
114 N. Tennessee Ave. 3rd Floor
Lakeland, FL 33801
863.648.1528 - Main Office

LAKE CITY OFFICE:
356 NW Lake City Avenue
Lake City, FL 32055
386.438.5896

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transactional services through their home office in Lakeland, FL, the North Florida office in Lake City,
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