

LAND FOR SALE

MADISON I-10 TIMBER TRACT

7580 S COUNTY ROAD 53
Madison, FL 32340

PRESENTED BY:

GREGORY DRISKELL

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SALE PRICE	\$2,000,000
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OFFERING SUMMARY

ACREAGE:	450 Acres
PRICE / ACRE:	\$4,444
CITY:	Madison
COUNTY:	Madison
PROPERTY TYPE:	Land Investment, Timberland, & Commercial

PROPERTY OVERVIEW

The Madison I-10 Timber Tract is a great investment property in North Florida! The property is a nicely forested tract that features quality hunting on a mix of forest types. Some merchantable timber could provide immediate income, and younger stands need just a few more years. Build a private estate - the property is located only 7 miles from picturesque downtown Madison and its small-town charm. Plus, with excellent access to I-10 via CR 53 (which fronts the property for 2,800 feet), the big-city amenities of Tallahassee are less than an hour away.

The property is poised for future growth, as it includes 250 acres of "Highway Interchange" zoning, which allows a variety of uses. The uses include Institutional, Professional Service and Office, General Commercial, High-Intensity Commercial, and Special Exception Uses (petroleum storage, public service/utility, and more). Approximately 80 acres of the "Highway Interchange" is also in a "Florida Enterprise Zone."

Madison County Parcel Numbers:

- 19-1S-10-1277-001-000
- 19-1S-10-1277-000-000
- 20-1S-10-1281-001-001
- 20-1S-10-1281-001-000



SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Land Investment • Timberland • Commercial
UPLANDS / WETLANDS:	80% Uplands / 20% Wetlands
SOIL TYPES:	<ul style="list-style-type: none"> • Albany Sands • Blanton Sands • Plummer Sands comprise the uplands
TAXES & TAX YEAR:	\$1,880 - 2020
ZONING / FLU:	FLU: 250 ± AC "Highway Interchange" / 200 ± AC "Ag 2" / 80 ± AC of the "Hwy Interchange" is also in a "FL Enterprise Zone"
LAKE FRONTAGE / WATER FEATURES:	Small borrow pit plus frontage on two natural lakes (no maintained access points)
WATER SOURCE & UTILITIES:	No installed utilities, but electricity is available. Private well would need to be drilled for water.
ROAD FRONTAGE:	2,800 ± FT along CR 53
NEAREST POINT OF INTEREST:	I-10 and State Road/County Road 53 interchange is less than a mile away. Picturesque downtown Madison is 7 miles North and Tallahassee is less than an hour away.
FENCING:	Some old barbed wire along the boundaries but not sufficient for livestock
CURRENT USE:	Timber Management, Hunting Lease



**POTENTIAL RECREATIONAL /
ALT USES:**

Hunting, camping, ATV,
motocross, mountain biking,
and/or horse riding

LAND COVER:

Planted Pine, Natural
Hardwood/Pine Hammocks,
Cypress Swamp, Grassy Prairie,
and Cypress-Rimmed Lakes

**GAME POPULATION
INFORMATION:**

Good deer and turkey
population, hogs present at
times

SPECIES:

Mostly slash pine (planted),
with some natural slash and
loblolly, too. Live oaks,
persimmon, sweetgum, and
cypress dominate the
hammocks and wetlands

AGE OF STAGES OF TIMBER:

19 ac mature planted slash
(over 30 years old); 164 ac pre-
merchantable slash pine
(planted ca. 2013)

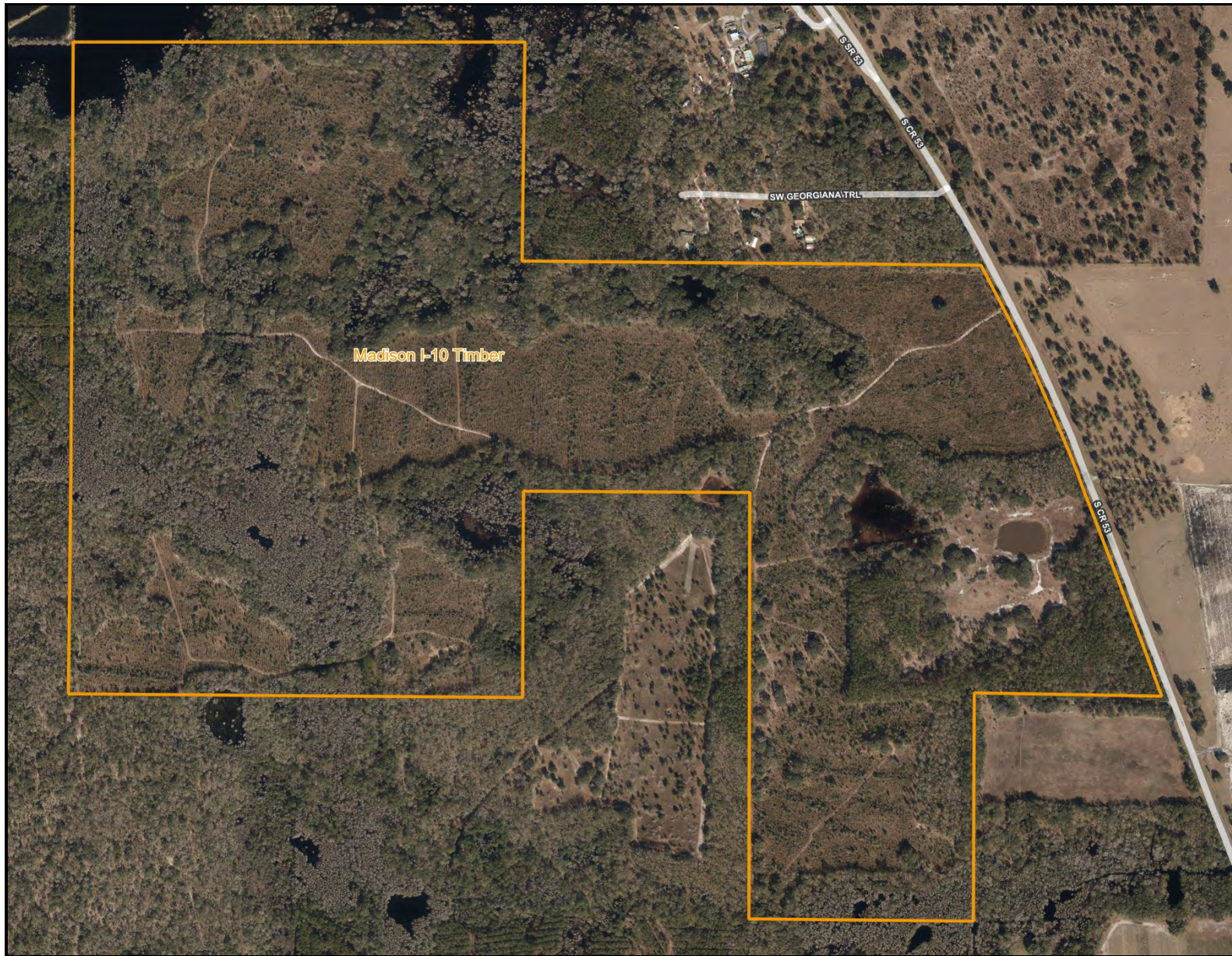


LOCATION & DRIVING DIRECTIONS

PARCEL:	Multiple
GPS:	30.3860013, -83.3577278
DRIVING DIRECTIONS:	From the I-10/ SR 53 [exit #258], proceed South on SR 53 approx 0.7 miles to tract on West side of the road, Southernmost gate is on SR 53
SHOWING INSTRUCTIONS:	Gates are locked. Contact Greg Driskell at 386-867-2736

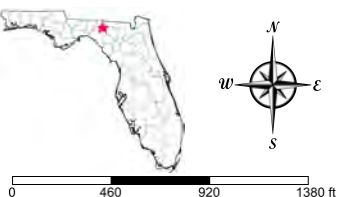






Madison I-10 Timber - AERIAL

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise



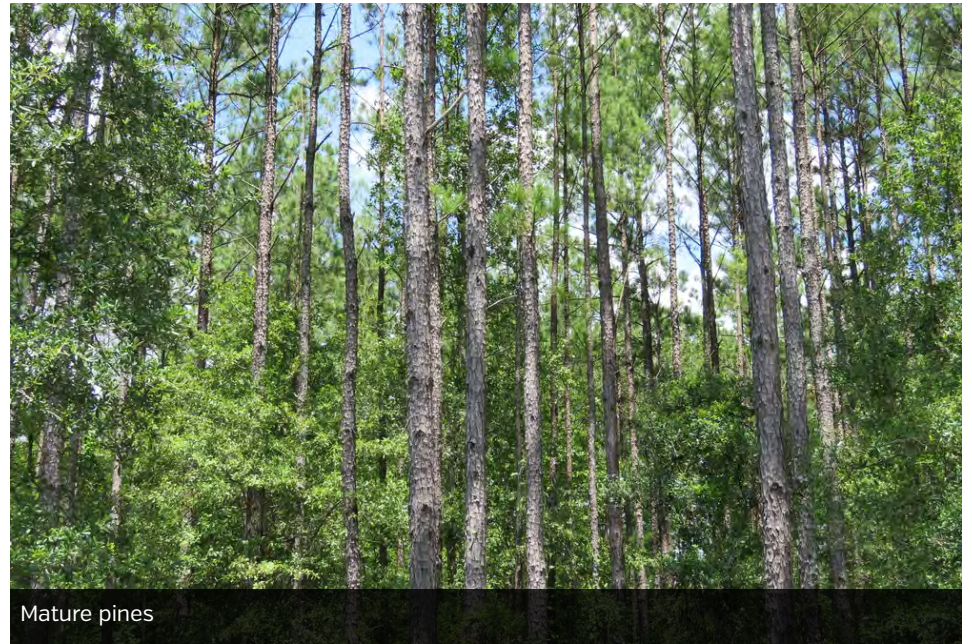
0 460 920 1380 ft

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Interior road network



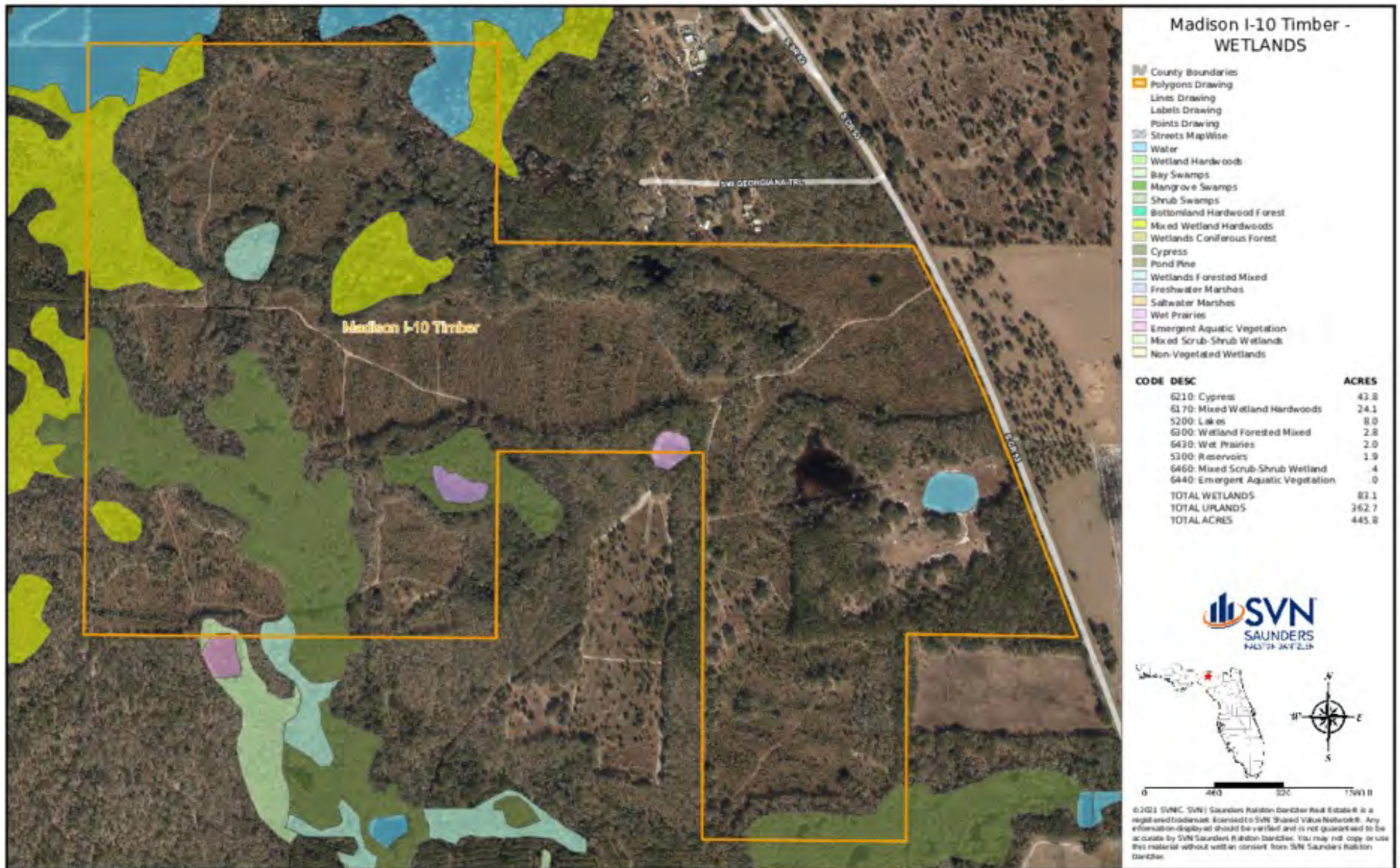
Mature pines



Access to power



Young pines and a variety of hardwoods



ADVISOR & OFFICE LOCATIONS

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SVN



HEADQUARTERS

LAKELAND OFFICE
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