



# Millwood Timberland West

Gum Swamp Rd, Greenville, Florida 32331

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## PROPERTY OVERVIEW



### Sale Price

**\$1,300,000**

### Offering Summary

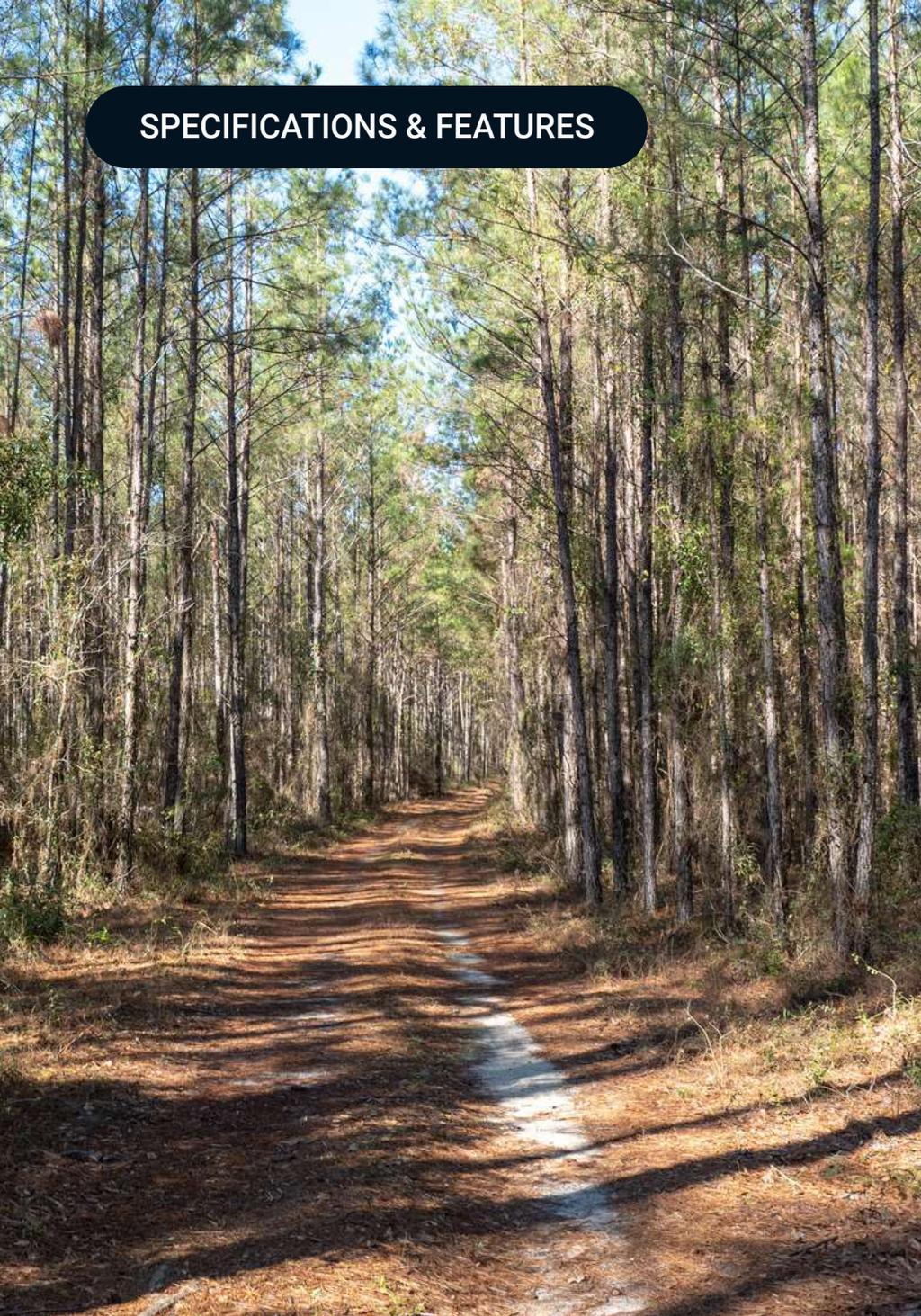
Acreage:	<b>200± Acres</b>
Price / Acre:	\$6,500
State:	Florida
City:	Greenville
County:	Jefferson
Property Type:	Timber/Rec
Video:	<a href="#">View Here</a>

### Property Overview

Millwood Timberland West is a balanced recreational asset located in the Ashville, FL region. The internal road system meanders through the ecologically diverse landscape of pine plantations, live oaks and forested wetlands. The uplands are planted in slash pine that are approximately 15 years old and ready to be thinned. The next owner will be able to thin the pines to their specification in order to achieve the desired understory aesthetic. The ecosystem provides exceptional habitat for wildlife and there are multiple foodplot areas already cleared and in cultivation. There is also power and well set up for a future home site.

The property location is convenient to the amenities of Thomasville, Tallahassee and Valdosta. There is also ease of access to Hwy 221 and Interstate 10. This property combines a solid footprint with great wetland corridor and rich habitat diversity for a multitude of game species. It is increasingly rare for a timberland property of this size to become available in this neighborhood. This is a unique opportunity to secure such an accessible footprint in such a high-quality recreational market.

## SPECIFICATIONS & FEATURES



## Specifications & Features

<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
<b>Uplands / Wetlands:</b>	60% Uplands <ul style="list-style-type: none"><li>• Pelham Fine Sand</li><li>• Surrency Fine Sand</li></ul>
<b>Soil Types:</b>	<ul style="list-style-type: none"><li>• Albany Sand</li><li>• Sapelo Fine Sand</li></ul>
<b>Zoning / FLU:</b>	AG-5
<b>Water Source &amp; Utilities:</b>	Power and well located at camp site
<b>Road Frontage:</b>	500 feet on Gum Swamp Rd
<b>Nearest Point of Interest:</b>	18 +/- miles to Quitman, GA 35 +/- miles to Valdosta, GA 40 +/- miles to Thomasville, GA 50 +/- miles to Tallahassee, FL

# BOUNDARY MAP



Revised Boundary Map

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

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## LOCATION



## Location & Driving Directions

**Parcel:** 19-2N-7E-0000-0050-0000  
24-2N-6E-0000-0060-0000  
19-2N-7E-0000-0030-0000

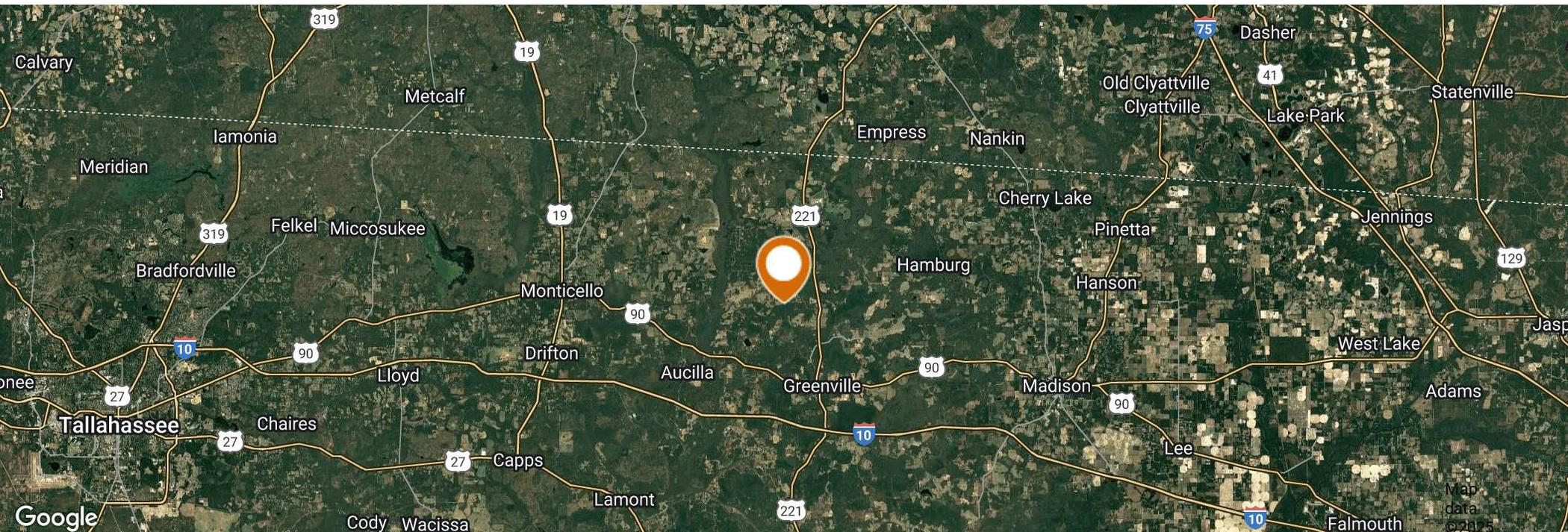
**GPS:** 30.561568, -83.6650877

**Driving Directions:**

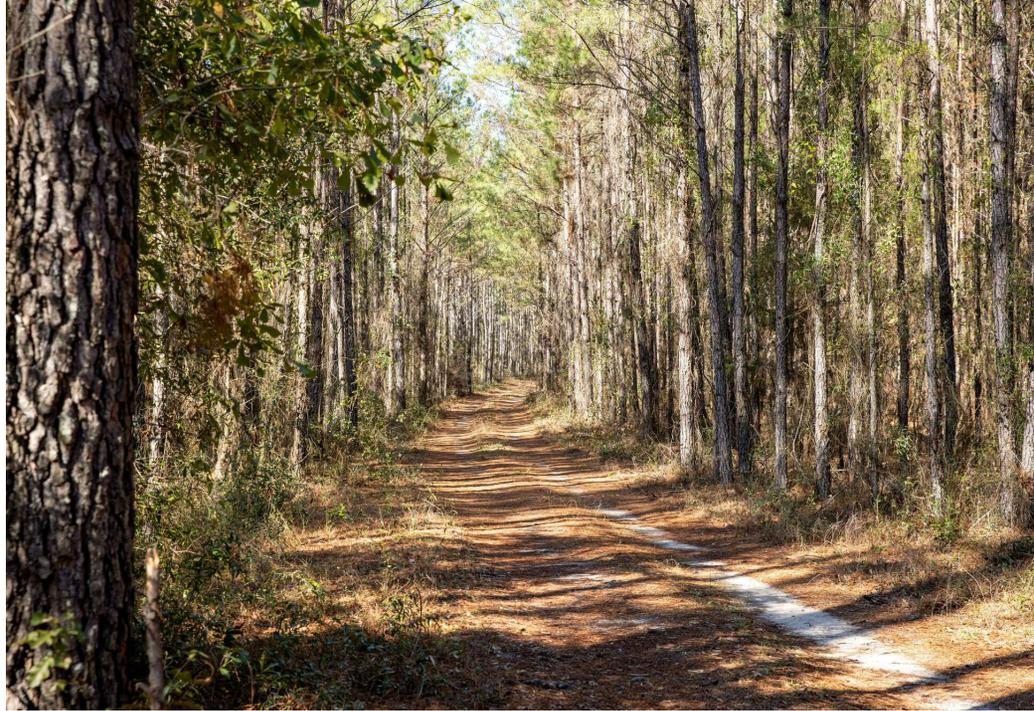
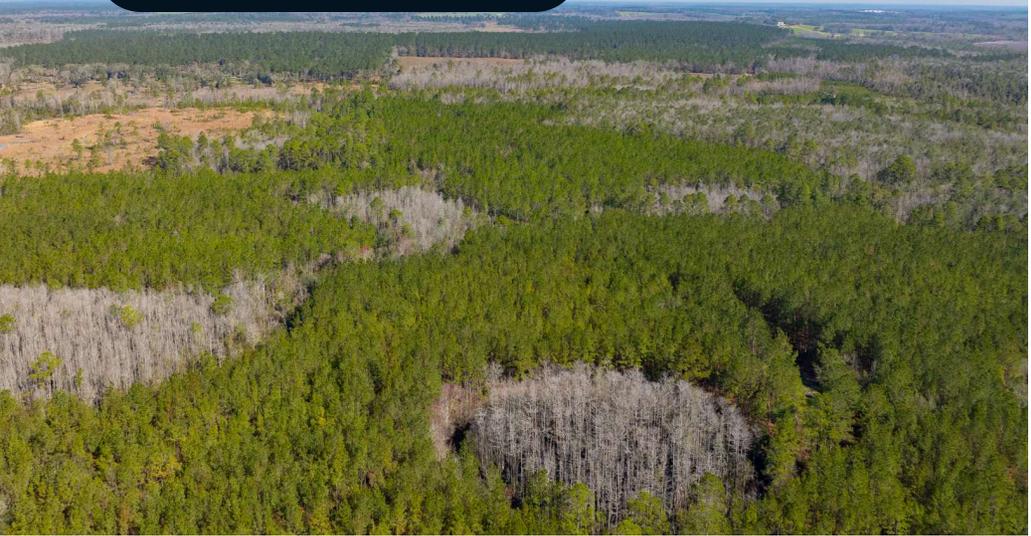
- From Quitman head south on Hwy 221

- Turn right on Bright Proctor Rd

**Showing Instructions:** Contact Bryant Peace



**ADDITIONAL PHOTOS**





For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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