

Millwood Timberland West

Gum Swamp Rd, Greenville, Florida 32331

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PROPERTY OVERVIEW

Sale Price

\$1,300,000

Offering Summary

Acreage:	200± Acres
Price / Acre:	\$6,500
State:	Florida
City:	Greenville
County:	Jefferson
Property Type:	Timber/Rec
Video:	View Here

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

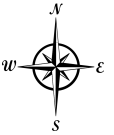
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	60% Uplands <ul style="list-style-type: none">• Pelham Fine Sand• Surrency Fine Sand• Albany Sand• Sapelo Fine Sand
Soil Types:	
Zoning / FLU:	AG-5
Water Source & Utilities:	Power and well located at camp site
Road Frontage:	500 feet on Gum Swamp Rd
Nearest Point of Interest:	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



0 290 580 870 ft

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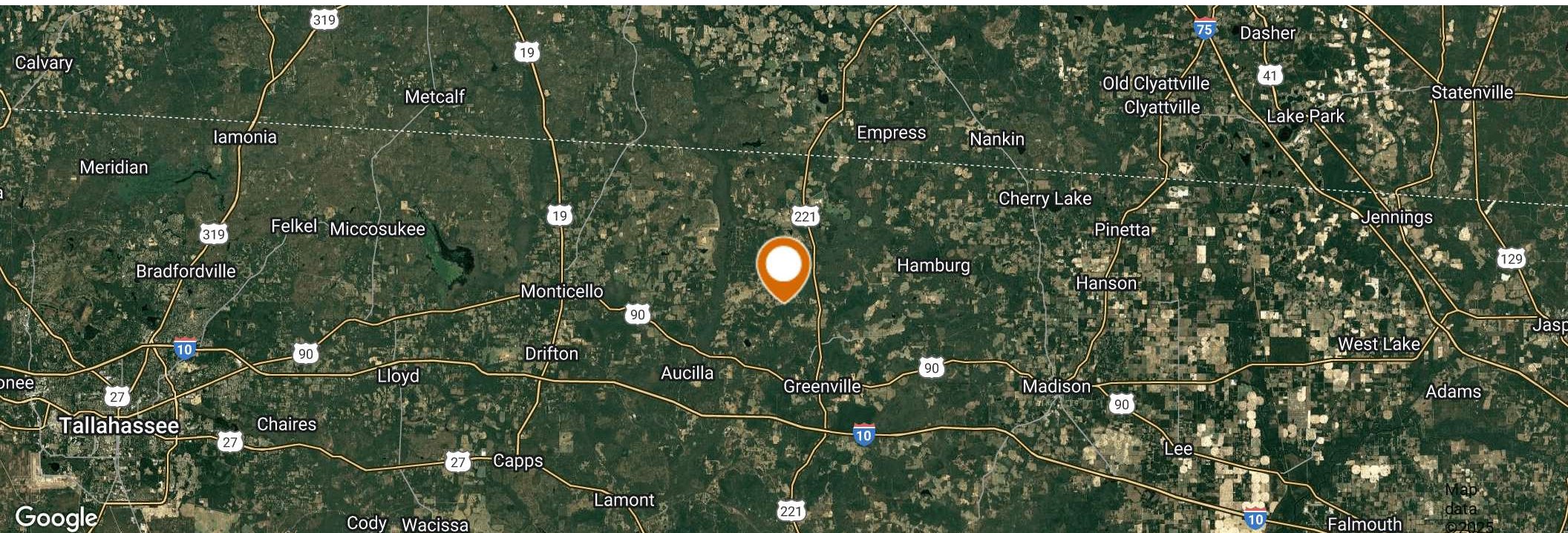


LOCATION

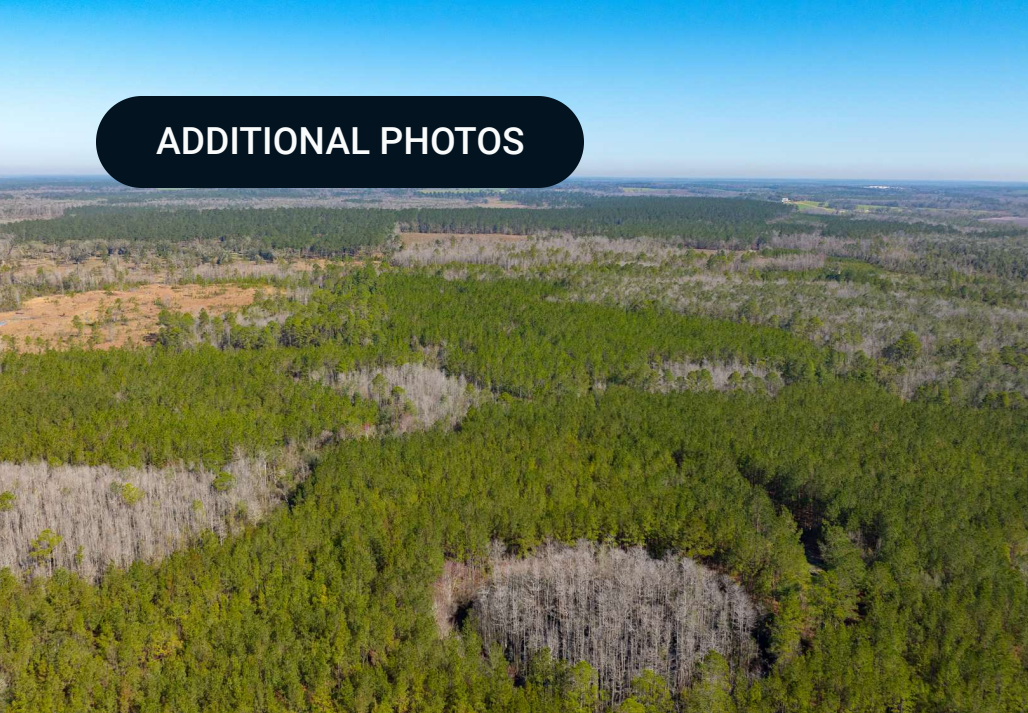


Location & Driving Directions

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:	<ul style="list-style-type: none">• 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

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