

MAYS ISLAND TIMBERLAND SOUTH

2,429 ± Acres • Timberland Recreation • Greenville, Florida



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Property Overview



Sale Price **\$10,092,495**

OFFERING SUMMARY

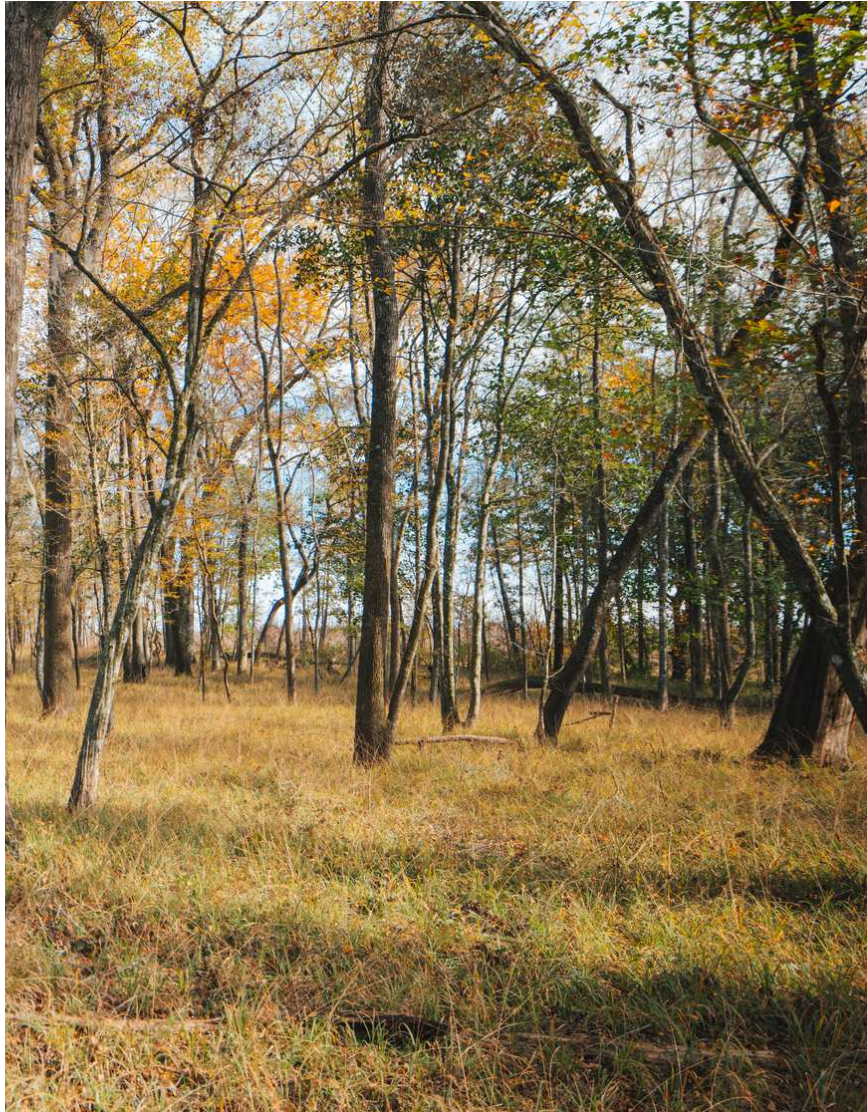
Acreage: 2,429 Acres
Price / Acre: \$4,155
City: Greenville
County: Madison
Property Type: Timberland & Recreation

PROPERTY OVERVIEW

Mays Island Timberland South offers a fine balance of investment and recreational opportunities. The upland soils are highly productive for both pine production and agriculture. The mosaic of forested wetlands meander throughout the pine and upland hardwood to create an ideal habitat for all game species. The incredibly diverse habitats are fully accessible due to a quality road system built throughout the entire property. There is also a 240-acre high fence in working condition and a 195-acre irrigated crop field that can be planted for dove or used for annual farm lease.

The property features a 1,300 square foot [living] guest lodge with 4 bedrooms, 2 bathrooms, expansive porches, and a barn. There is also a 2,700 SF mobile home for management staff. This property is turnkey for use and enjoyment and features some of the best sporting that North Florida can offer. The property location offers convenient access to the towns of Valdosta, Thomasville, and Tallahassee for desired amenities and airports. Well-managed surrounding properties have created exceptional recreational value and demand for the neighborhood. The location and natural features of this property combine for a truly rare opportunity to acquire significant acreage in a quality region.

Specifications & Features



SPECIFICATIONS & FEATURES

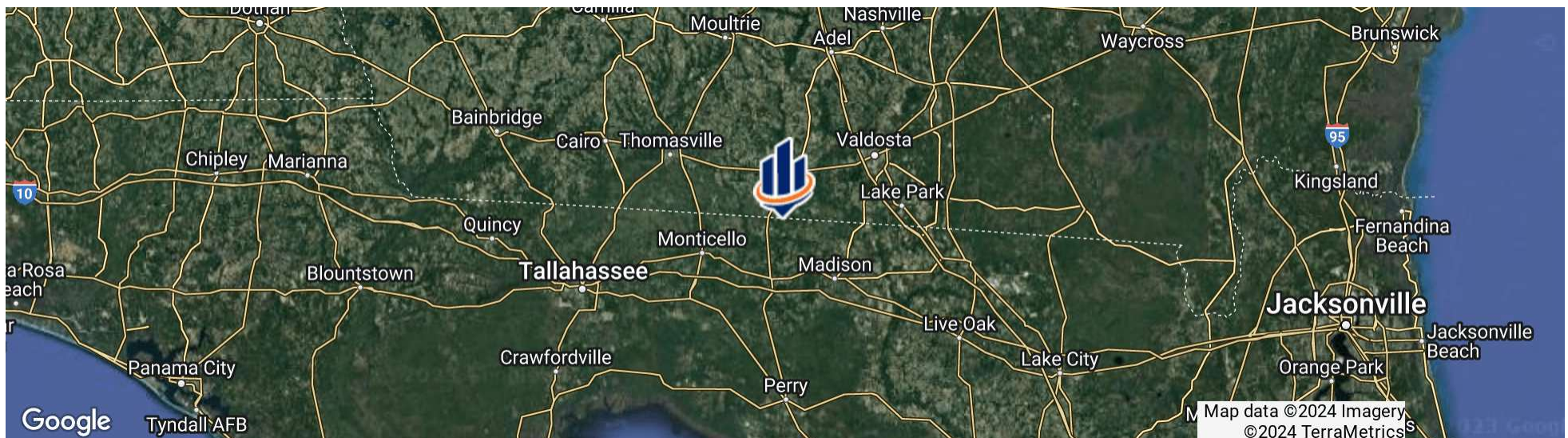
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	60% Uplands <ul style="list-style-type: none">• Albany Sand• Plummer Sand
Soil Types:	<ul style="list-style-type: none">• Orangeburg Loamy Sand• Lovett Sand• Dorovan and Pamlico Soils
Zoning / FLU:	AG
Nearest Point of Interest:	31 miles to Valdosta Regional Airport [Valdosta, GA] 36 miles to Thomasville Regional Airport [Thomasville, GA] 61 miles to Tallahassee, FL 129 miles to Jacksonville, FL
Potential Recreational / Alt Uses:	Conservation Easement Ag Conversion High Fence Game Preserve
Land Cover:	Timber Stand Map Available
Structures & Year Built:	<ul style="list-style-type: none">• Cabin 1300 Heated SF [2006]• Mobile Home 2272 Heated SF [2004]• Multiple barns

Location

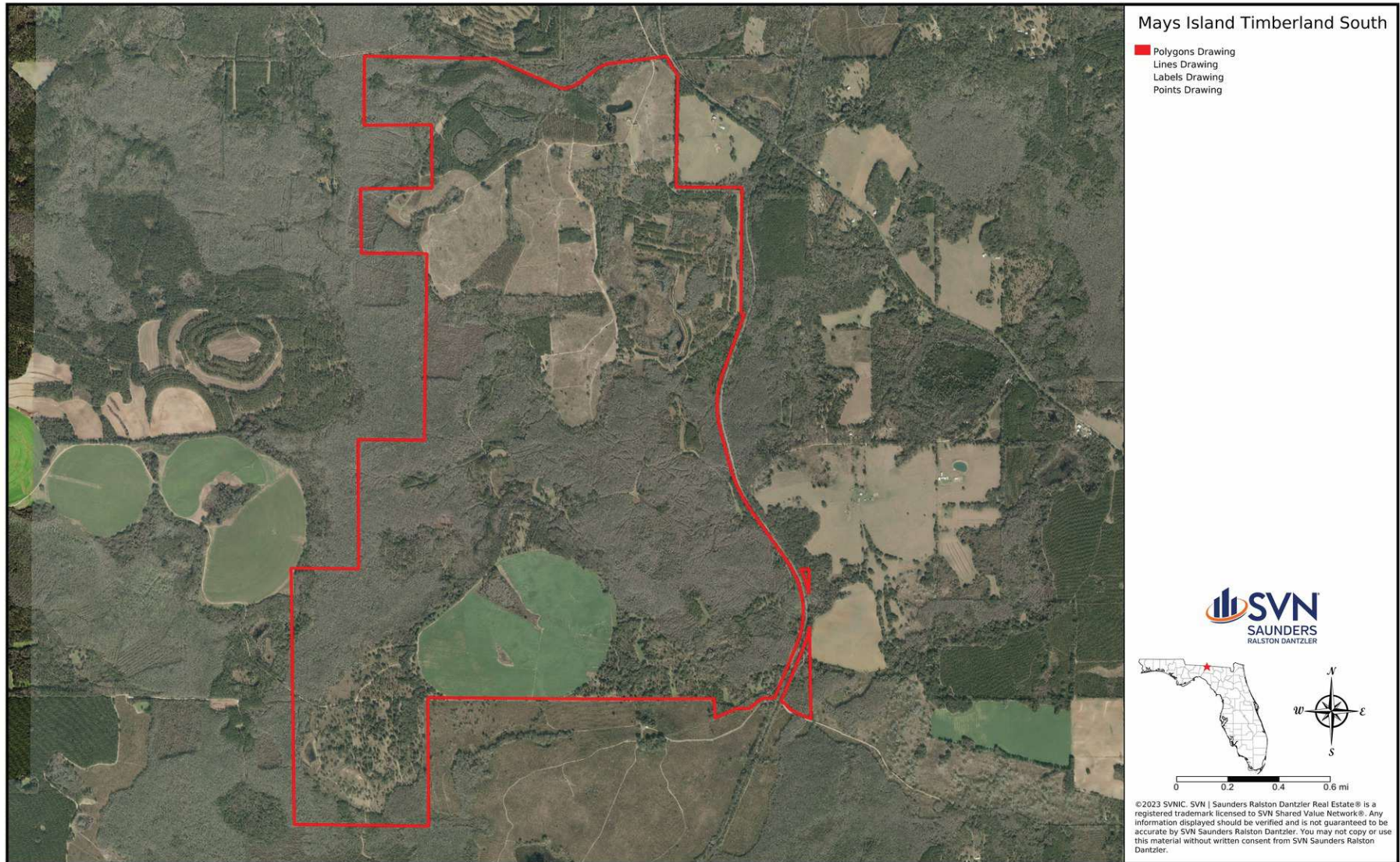


LOCATION & DRIVING DIRECTIONS

- Parcel: Multiple
- GPS: 30.6294796, -83.58246020000001
- Driving Directions:
- From Madison, FL head NW on NW Little Cat Rd
 - Turn left on Jeff Kinsey Rd
 - Property will be first gate on the left
- Showing Instructions: Contact Bryant Peace



Aerial Map

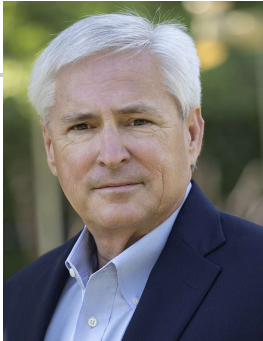












DEAN SAUNDERS, ALC, CCIM

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PROFESSIONAL BACKGROUND

Dean Saunders, ALC, CCIM is Founder, Managing Director, & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Since 1985, Dean has specialized in Florida land and conservation easements. He served in the US Senate as Agricultural Liaison, Special Assistant, and Director of External Affairs to US Senator Lawton Chiles, then Governor Chiles [D-FL].

From 1992 to 1996 he served in the Florida House of Representatives. Combining a passion for supporting landowner property rights while also conserving natural land in Florida, Dean wrote the legislation to establish the Green Swamp Land Authority, the first state entity to purchase development rights (PDR) from landowners. The concept of state-owned conservation easements was truly revolutionary 30 years ago and has since rebranded to the purchase of conservation easements. The concept has become widely accepted and adopted by landowners. It has proven to be an effective tool to preserve land by local, state, and federal agencies.

He comes from an eighth-generation Florida agricultural family, earned a BSA from the University of Florida in Fruit Crops, Food and Resource Economics, and is a recognized Florida land and conservation easement authority.

In 1996, Dean formed the real estate brokerage firm, Saunders Real Estate, LLC, and was affiliated with the Coldwell Banker Commercial brand in early 2006. This affiliation brought a national and global presence to the firm.

In 2019, Saunders Real Estate affiliated with the SVN Shared Value Network®, a globally recognized commercial real estate brand united by a shared vision of creating value with clients, colleagues, and communities. The brokerage was also more fully integrated with its sister company, Saunders Ralston Dantzler Realty, a comprehensive commercial real estate brokerage, to become SVN | Saunders Ralston Dantzler Real Estate.



BRYANT PEACE, ALC

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PROFESSIONAL BACKGROUND

Bryant Peace is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Thomasville, Georgia.

Bryant is a lifelong enthusiast of wildlife and natural resource management and enjoys evaluating and managing lands based on client objectives. He currently serves in land sales, as well as, business development for SVN Saunders Ralston Dantzler throughout Florida and Georgia. His formal education includes degrees from Georgia Southern University and Gordon Conwell Theological Seminary and he continues to educate himself through the Realtors Land Institute and several noted wildlife management institutions.

When it comes to serving an investor, Bryant develops a thorough understanding of his clients' use and management objectives before evaluating specific land types to fit those objectives. Likewise, he understands that to serve his selling clients properly, it is required of him to develop a thorough understanding of their family dynamics, financial picture, and divestment time horizon.

"Ultimately, I exist to serve and to cultivate. I believe there is no better sector of the economy to accomplish this than in the arena of natural resources." – Bryant Peace

Bryant specializes in:

- Timberland & Development
- Recreational Land
- Agricultural Properties



For more information visit www.SVNsaunders.com

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