



MILLWOOD TIMBERLAND WEST

Gum Swamp Rd, Greenville, FL 32331

Bryant Peace, ALC
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PROPERTY OVERVIEW



Sale Price

\$1,400,000

PROPERTY OVERVIEW

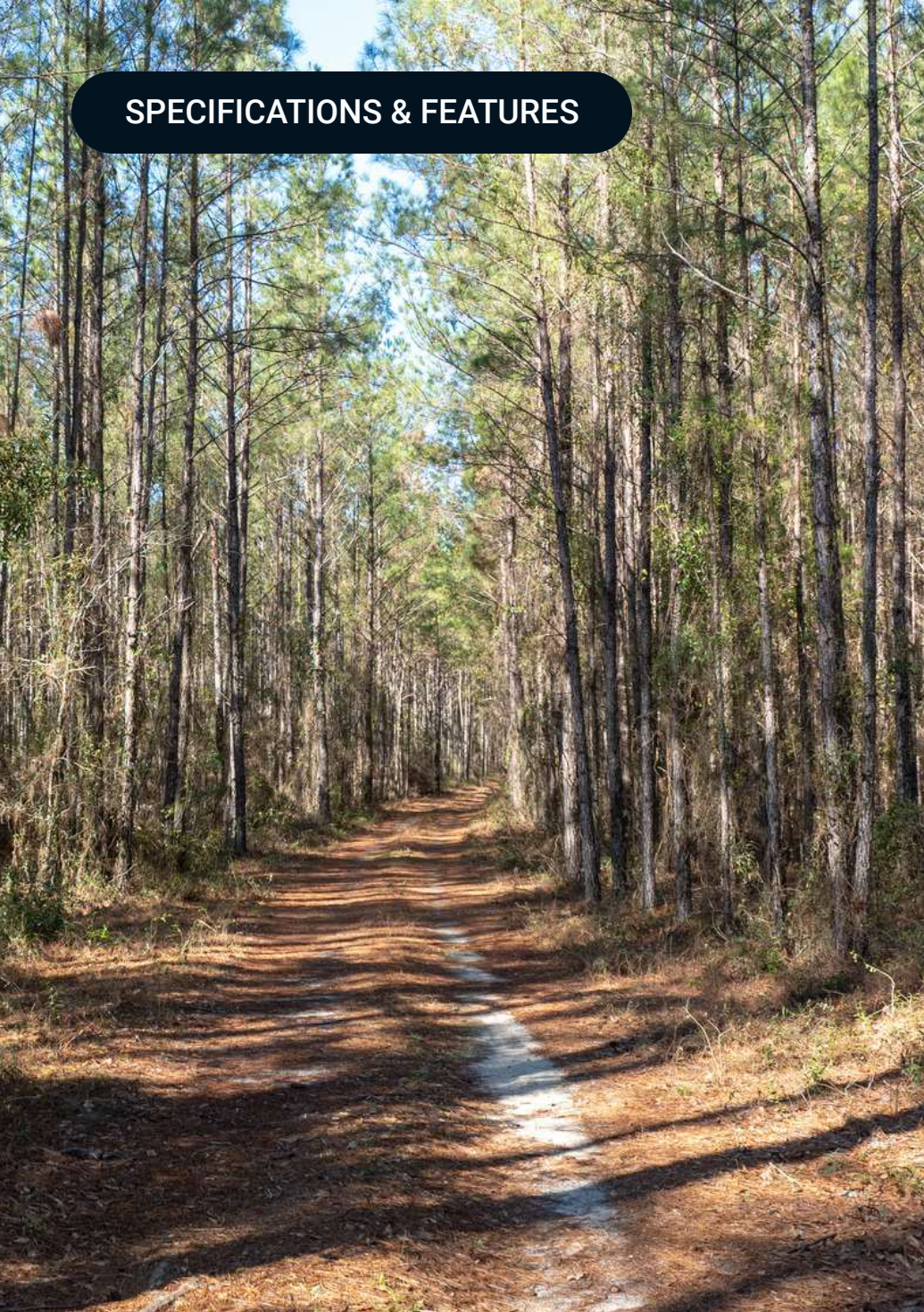
Millwood Timberland West is a balanced recreational asset located in the Ashville, FL region. The internal road system meanders through the ecologically diverse landscape of pine plantations, live oaks and forested wetlands. The uplands are planted in slash pine that are approximately 15 years old and 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.

OFFERING SUMMARY

Acreage:	200± Acres
Price / Acre:	\$7,000
City:	Greenville
County:	Jefferson
Property Type:	Timber/Rec

SPECIFICATIONS & FEATURES



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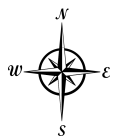
Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	60% Uplands
Soil Types:	<ul style="list-style-type: none">• Pelham Fine Sand• Surrency Fine Sand• Albany Sand• Sapelo Fine Sand
Zoning / FLU:	AG-5
Water Source & Utilities:	Power and well located 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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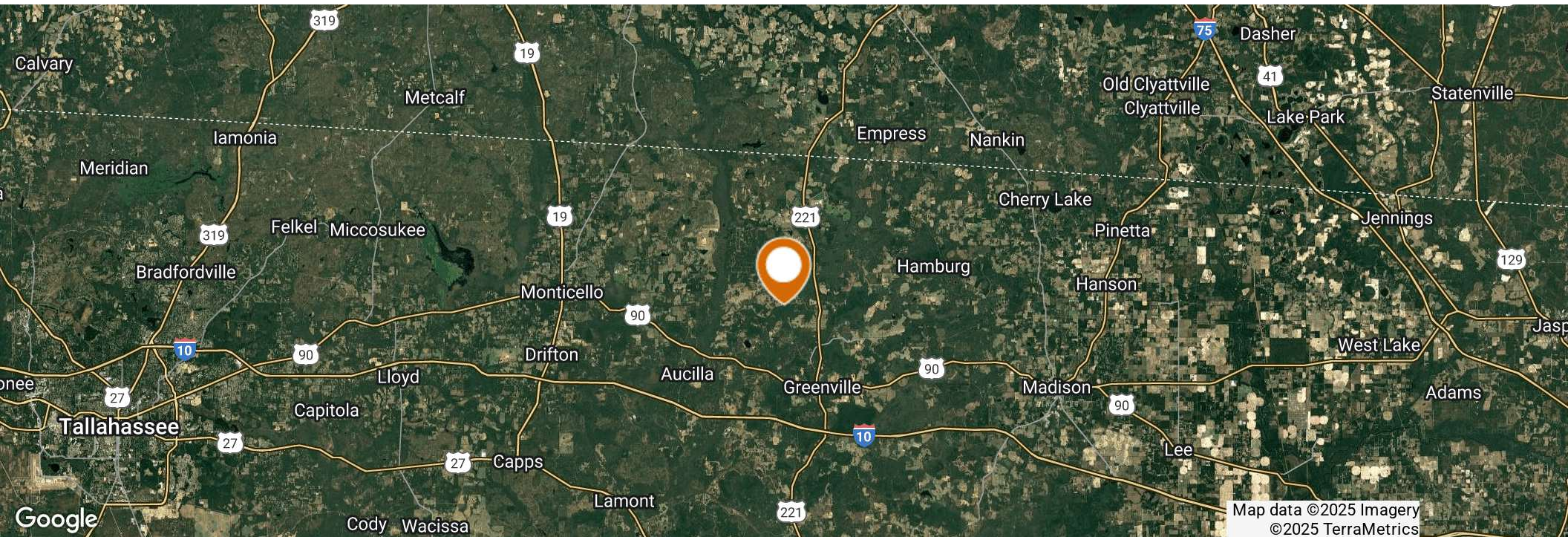


LOCATION

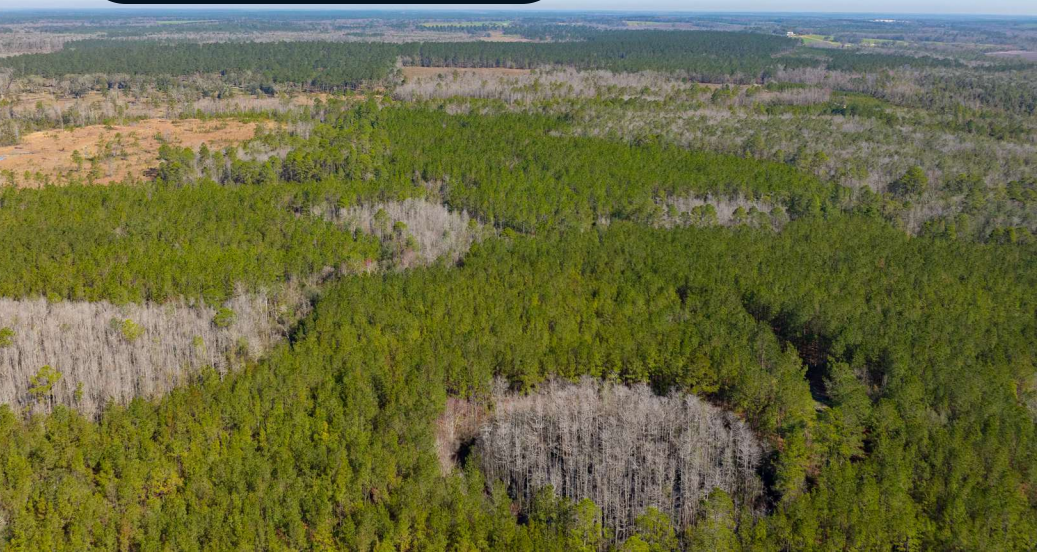


LOCATION & DRIVING DIRECTIONS

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
Showina	Contact Agent Direct



ADDITIONAL PHOTOS





For more information visit www.saundersrealestate.com

HEADQUARTERS

1723 Bartow Road
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ORLANDO

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Suite 410
Orlando, FL 32801
407.516.4300

NORTH FLORIDA

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Lake City, FL 32055
352.364.0070

GEORGIA

203 E Monroe Street
Thomasville, GA 31792
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ARKANSAS

112 W Center St, Suite 501
Fayetteville, AR 72701
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