



MILLWOOD TIMBERLAND EAST

James Noble Rd, Greenville, FL 32331

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PROPERTY OVERVIEW



Sale Price **\$707,600**

OFFERING SUMMARY

Acreage:	122± Acres
Price / Acre:	\$5,800
City:	Greenville
County:	Jefferson
Property Type:	Timber/Rec

PROPERTY OVERVIEW

Millwood Timberland East is a balanced property located in a great recreational market. The Ashville area is home to numerous trophy grade recreational properties and is known for exceptional whitetail, turkey and waterfowl hunting. This property features an efficient footprint with good access and internal road infrastructure. The uplands are planted with slash pine that are approximately 8 years old. The pine plantation has not been thinned, therefore, the next owner can thin these woods per their own specification to achieve their desired understory objectives. The wetland areas serve as excellent duck habitat and there are numerous duck impoundments nearby that have created a good flyway for the region.

The property is located near the amenities of Thomasville, Tallahassee and Valdosta and features quick access to Hwy 221 and Interstate 10. The size and features of this property serve as an accessible entrance to a strong recreational market and the location caps this opportunity off with a balance of seclusion with nearby amenities.

SPECIFICATIONS & FEATURES



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Land Types:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Timberland
Uplands / Wetlands:	46% Uplands
Soil Types:	<ul style="list-style-type: none">• Albany Sand• Plummer Fine Sand• Surrency Fine Sand
Zoning / FLU:	AG-5
Lake Frontage / Water Features:	Natural duck ponds
Road Frontage:	Frontage on James Noble 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
Structures & Year Built:	None

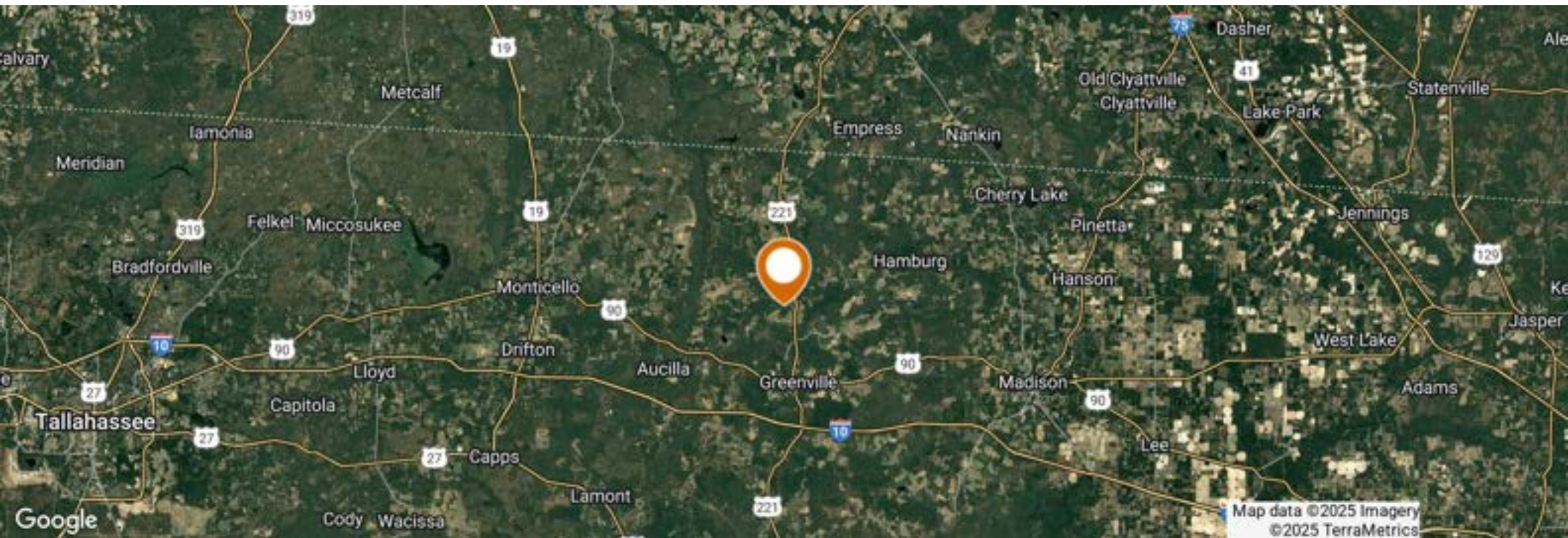


LOCATION



LOCATION & DRIVING DIRECTIONS

Parcel:	20-2N-7E-0000-0150-0000 20-2N-7E-0000-0160-0000
GPS:	30.5568378, -83.64363
Driving Directions:	<ul style="list-style-type: none">• From Quitman head south on HWY 221• Turn right on Bright Proctor Rd• Turn left on James Noble Rd



ADDITIONAL PHOTOS



BOUNDARY MAP



East Boundary Map

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



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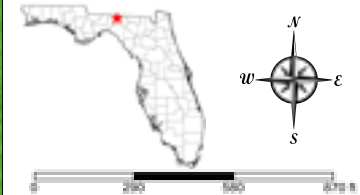
WETLANDS MAP



East NWI Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Estuarine
- Lacustrine
- Marine
- Palustrine
- Riverine

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	65.2
PEM1F	Freshwater Emergent Wetland	.6
TOTAL WETLANDS		65.8
TOTAL UPLANDS		56.5
TOTAL ACRES		122.3



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