



Millwood Timberland West

Gum Swamp Rd, Greenville, Florida 32331

Bryant Peace, ALC
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PROPERTY OVERVIEW

Sale Price

\$1,100,000

Offering Summary

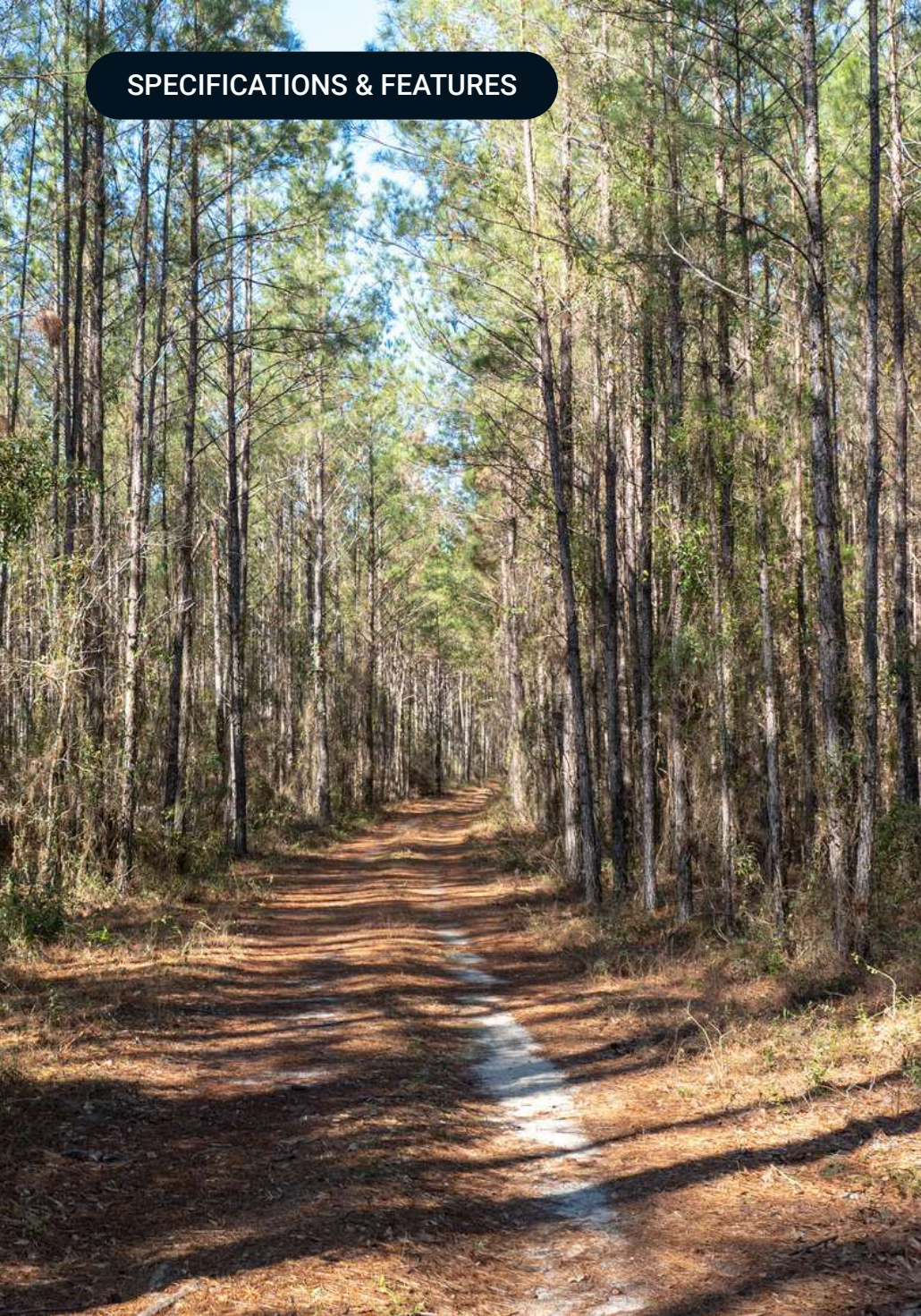
Acreage:	200± Acres
Price / Acre:	\$5,500
State:	Florida
City:	Greenville
County:	Jefferson
Property Type:	Timber/Rec
Video:	View Here

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 with scattered pockets of oak hammock and natural ponds. The ecosystem provides exceptional habitat for wildlife and there are multiple food plot 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 a 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



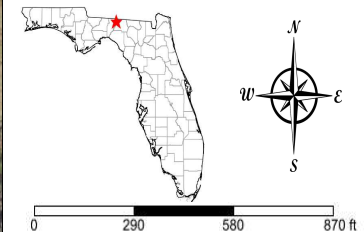
Specifications & Features

Land Types:	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



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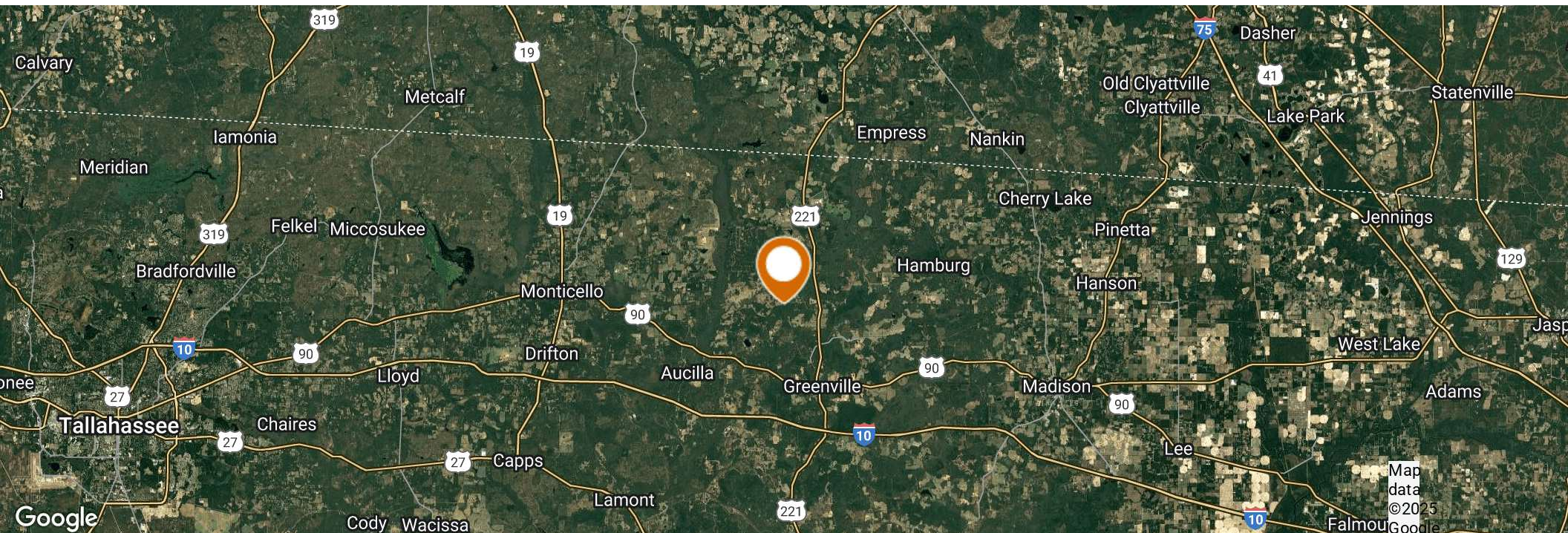


LOCATION



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
	<ul style="list-style-type: none">• Turn right on Bright Proctor Rd
Showing Instructions:	Contact Bryant Peace



ADDITIONAL PHOTOS





SAUNDERS
REAL ESTATE



SAUNDERS
LAND



SAUNDERS
COMMERCIAL

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