Mays Island Timberland

3,870 ± ACRES • GREENVILLE, FLORIDA • MADISON COUNTY



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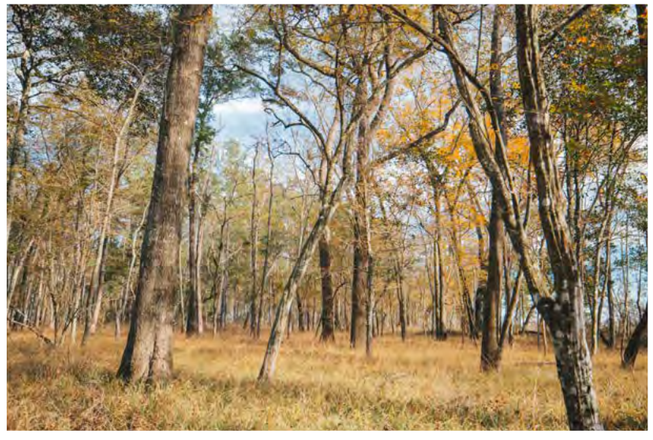

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Mays Island Timberland

Mays Island Timberland 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 meanders 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 large irrigated crop field that can be planted for dove or used for annual farm lease income.

The property features multiple homes and several barns. The main lodge is approximately 3,500 square feet (living) and features 4 bedrooms, 3 bathrooms, and a pool. There is an additional 1,300 square foot (living) guest lodge with 4 bedrooms, 2 bathrooms, and expansive porches. There are two additional homes 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 and Thomasville 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

Acres: 3,870 ± Total Acres
Price: $14,899,500
Address: 155 NW Ashville Rd, Greenville, FL 32331
Structures:

- Main Lodge - 3,500 SF featuring 4 bedrooms, 3 bathrooms, and a pool
- Guest Lodge- 1,296 SF with 4 bedrooms, 2 bathrooms, and expansive porches
- Manager Home - 1,124 SF (1950)
- Mobile Home - 2,272 SF (2004)
- Several barns

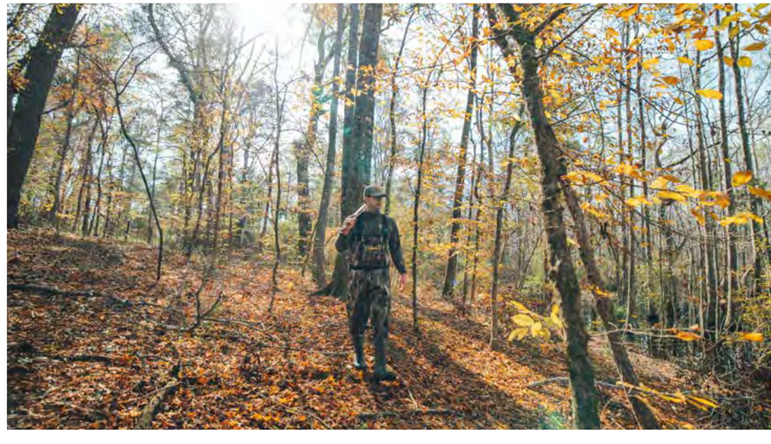


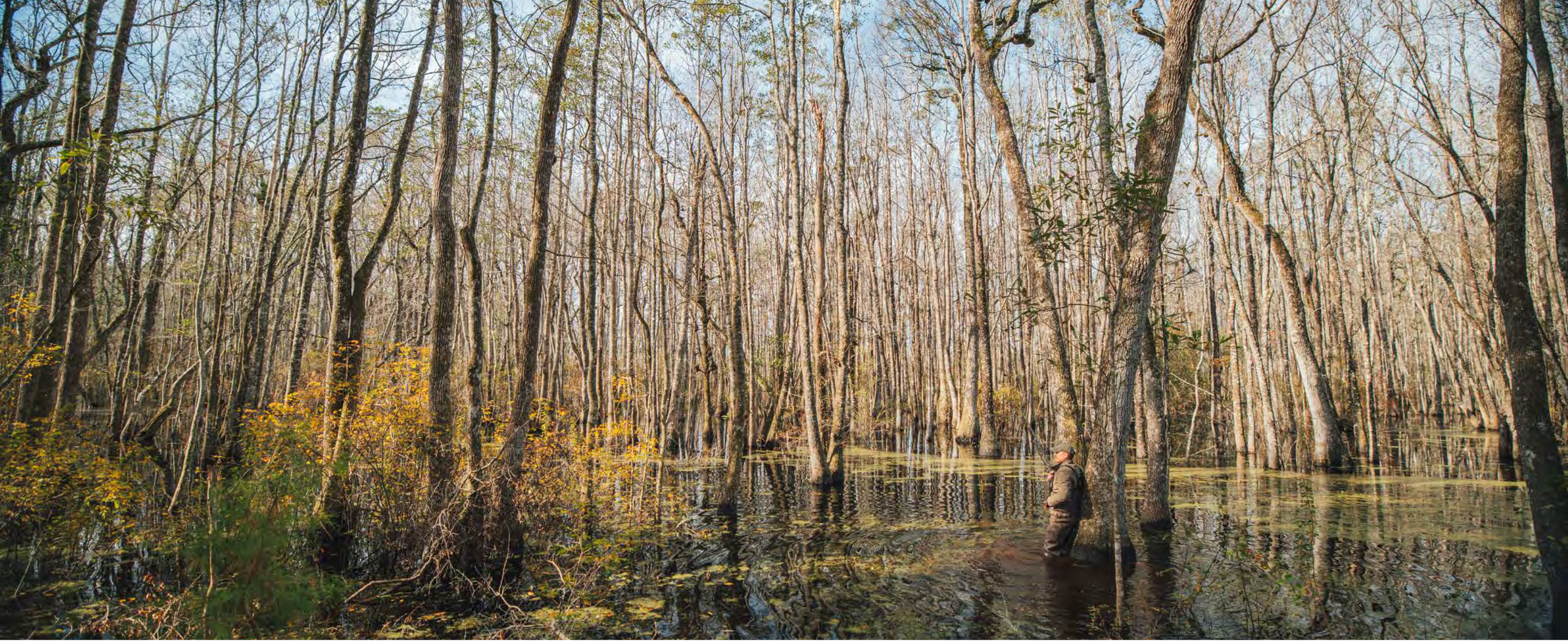


Hunting & Recreation

Productive upland soils complemented by forested wetlands provide exceptional wildlife habitat on this property that is rich with various game species. The well-established road system allows you to traverse the landscape to access an endless amount of hidden food plots and wood duck holes. Established food plots surrounded by big timber provides excellent strut areas for turkey and easy hunting for whitetails. There is also a 240 ± acre high fence in working condition to be used for various trophy game species. The property could also be considered as a candidate for a Conservation Easement as a way to generate income while preserving the property's natural resources.



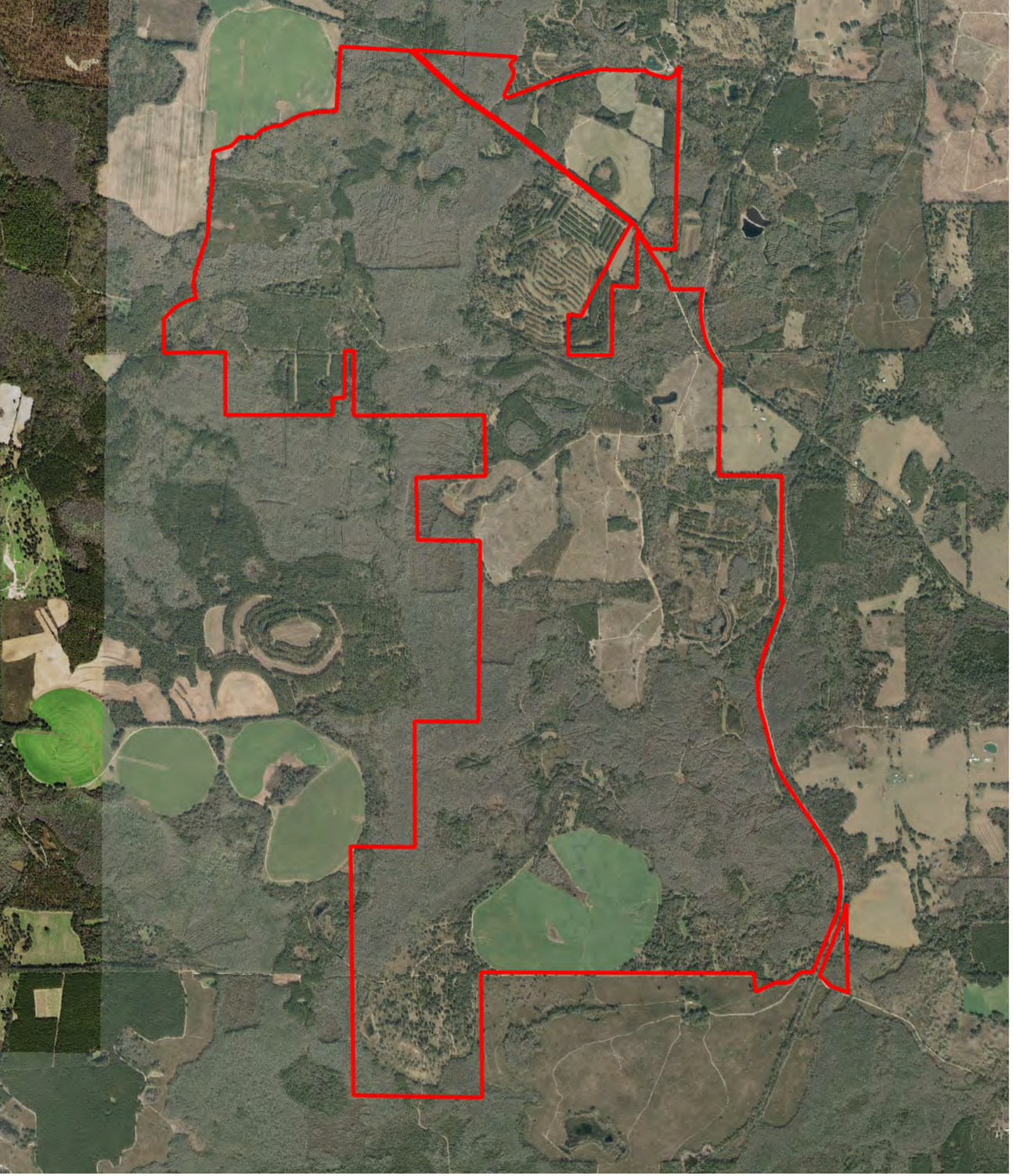


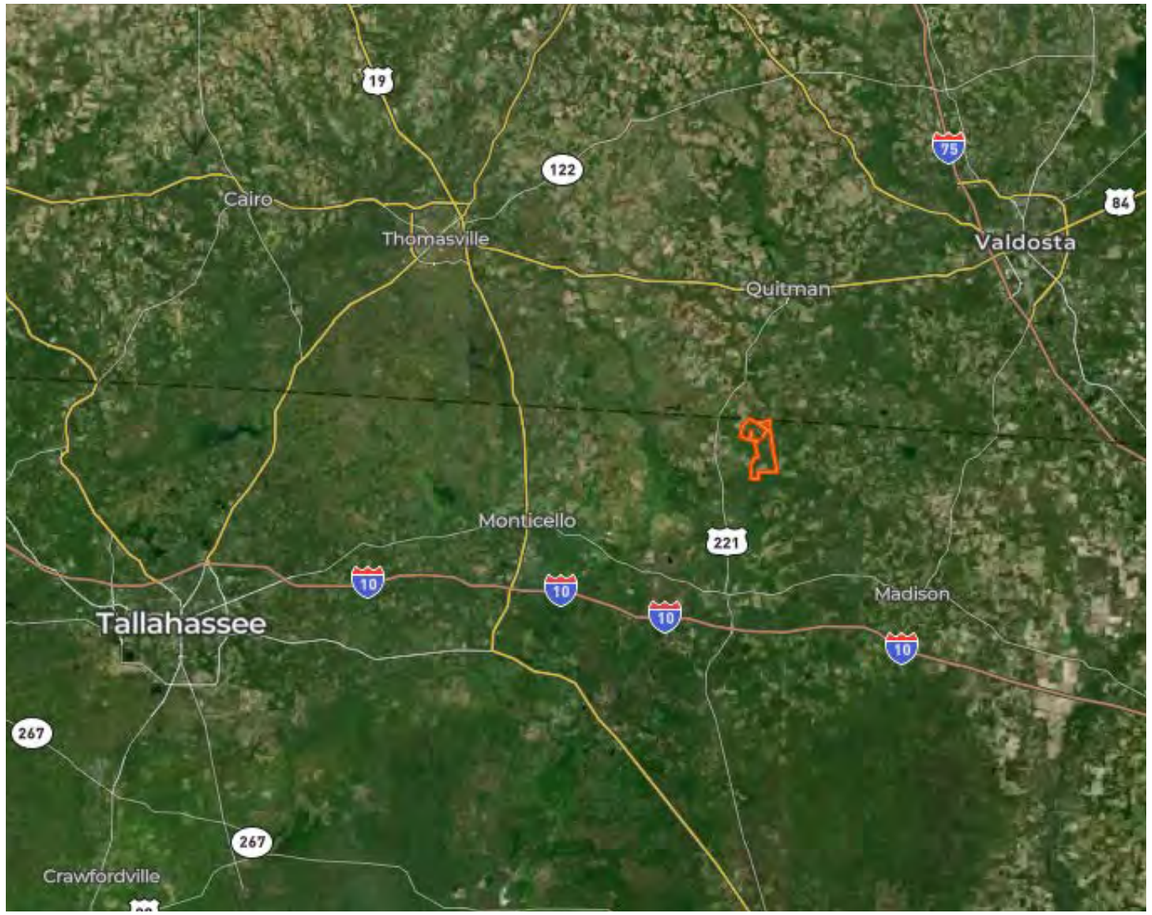












Location Information

Surrounded by well managed recreational properties, this neighborhood has become highly coveted by outdoor enthusiasts. The location also features convenient access to the airports and amenities of Valdosta, Thomasville and Tallahassee. The natural features of this property and the superior location combine to provide an extremely rare opportunity to acquire significant, contiguous acreage in such a high quality region.

Nearest Points 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

Property Structures

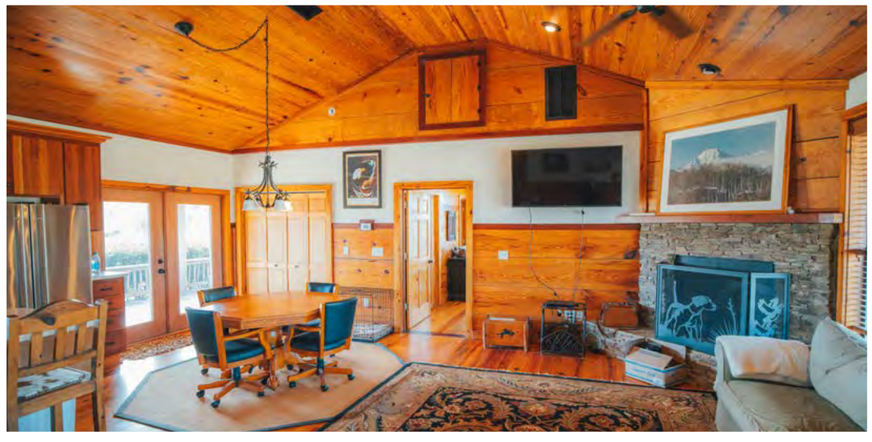
The property features multiple homes and several barns. The main lodge is approximately 3,500 square feet (living) and features 4 bedrooms, 3 bathrooms, and a pool. There is an additional 1,300 square foot (living) guest lodge with 4 bedrooms, 2 bathrooms, and expansive porches. There are two additional homes for management staff and various storage barns for equipment. The property is turn-key for both work and play with well-established infrastructure.















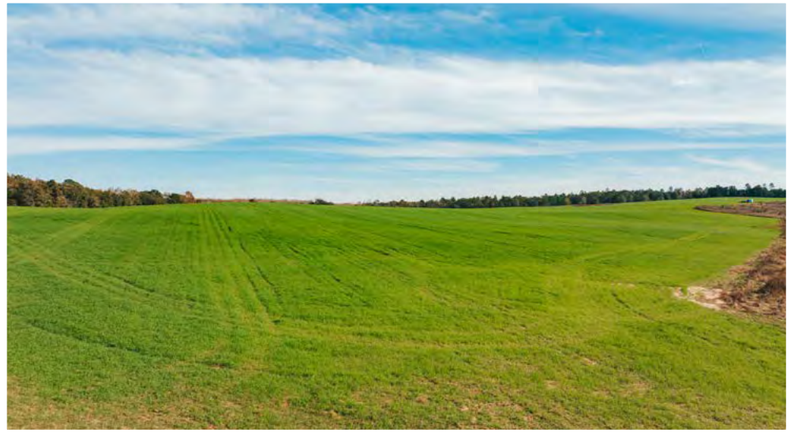


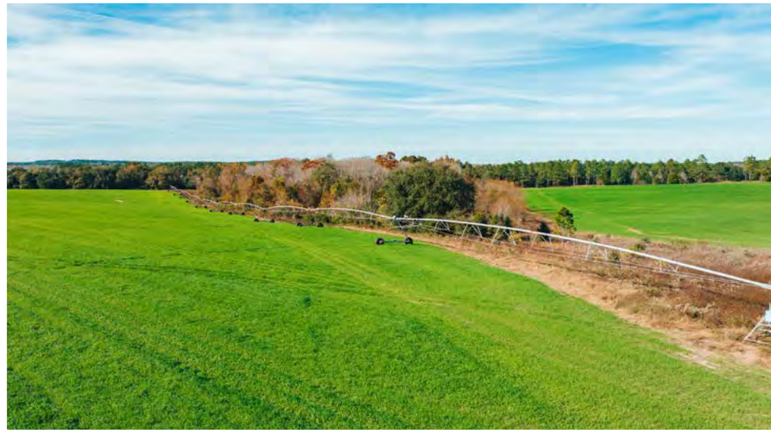




Timber & Farming

- 780 ± acres planted pine (various ages)
- 222 ± acres natural pine
- 643 ± acres upland pine/hardwood mix
- 275 ± acres of crop fields (180 ± irrigated)
- Timber Stand Map Available



















Contact the Listing Advisors



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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.



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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

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ABOUT SVN | SAUNDERS RALSTON DANTZLER REAL ESTATE

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