



RIVER VIEW FARMS

937 ± Acres • Longleaf pines, fields, & lodge on the Withlacoochee River • Madison County, FL



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Property Overview



Sale Price

\$9,450,000

PROPERTY OVERVIEW

A true Florida gem, River View Farms is a unique hunting and recreation property. Nestled on over a mile of Withlacoochee River frontage, it boasts 415+/- acres of mature longleaf pine and wiregrass uplands, carefully managed to support both recreational and ecological values and was leased for over 40 years to a Fortune 500 company as a quail hunting retreat. Most of the surrounding property is owned and/or managed by the Suwannee River Water Management District and the Florida Forest Service, ensuring that the area will retain its natural character and stay protected.

The property also features 300+/- acres of farm fields, 100+ acres of mixed hardwood and pine upland hammocks full of deer and turkey, plus an 1880's vintage farmhouse and a 2-story lodge overlooking the river. Located in northeast Madison County near the Georgia border on 1 mile of paved road frontage, River View Farms is miles from the hustle and bustle of the big city, yet convenient to Tallahassee, Valdosta, and Lake City.

OFFERING SUMMARY

| | |
|-----------------|---|
| Acreage: | 937 Acres |
| Price / Acre: | \$10,085 |
| City: | Pinetta |
| County: | Madison |
| Property Type: | Land: Farms & Nurseries Properties, Ranch, Timberland, Waterfront |
| Video: | View Here |

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Farms & Nurseries Properties
- Hunting & Recreation Properties
- Ranch
- Timberland
- Waterfront

Uplands / Wetlands:

99% uplands

Soil Types:

- Blanton Sand
- Kenansville Loamy Fine Sand
- and Alpin and Eunola Fine Sands

Taxes & Tax Year:

\$8,104.73 for 2023

Zoning / FLU:

Agriculture 2

Lake Frontage / Water Features:

1.3 miles of river frontage on the Withlacoochee River

Road Frontage:

1 mile paved road frontage on Northeast Hickory Grove Road (NE 155 street)

Fencing:

Partially cross fenced

Current Use:

Agriculture, Timber production, Recreation

Land Cover:

415 acres natural Longleaf Pine
30 acres planted Longleaf pine
296 acres cropland
191 acres Mixed Hardwood
5 acres Home Sites

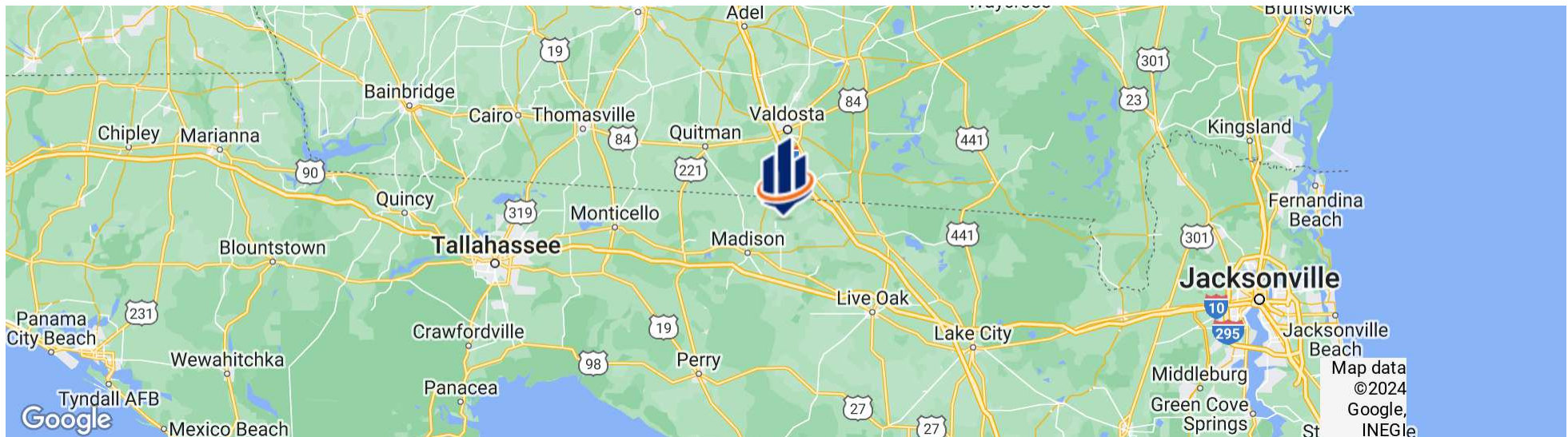
Structures & Year Built:

1983 log cabin 3250 sf
1895 vintage farm house 2630 sf
1973 mobile home 2636 sf



LOCATION & DRIVING DIRECTIONS

- Parcel: 19-2N-11-6241-000-000;
24-2N-10-6027-000-000
- GPS: 30.555735, -83.2795178
- Driving Directions:
- From I-10 and CR 255 exit, go north on CR 255 for 10.9 miles
 - Turn right on Hickory Grove and continue for 1.7 miles to Foxglove Trail on your right.
- Showing Instructions: Call listing agents












RIVER VIEW FARMS INC.

W. Pinyon

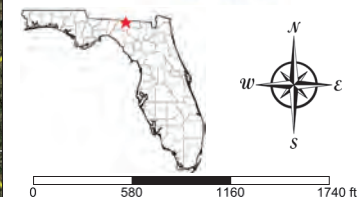




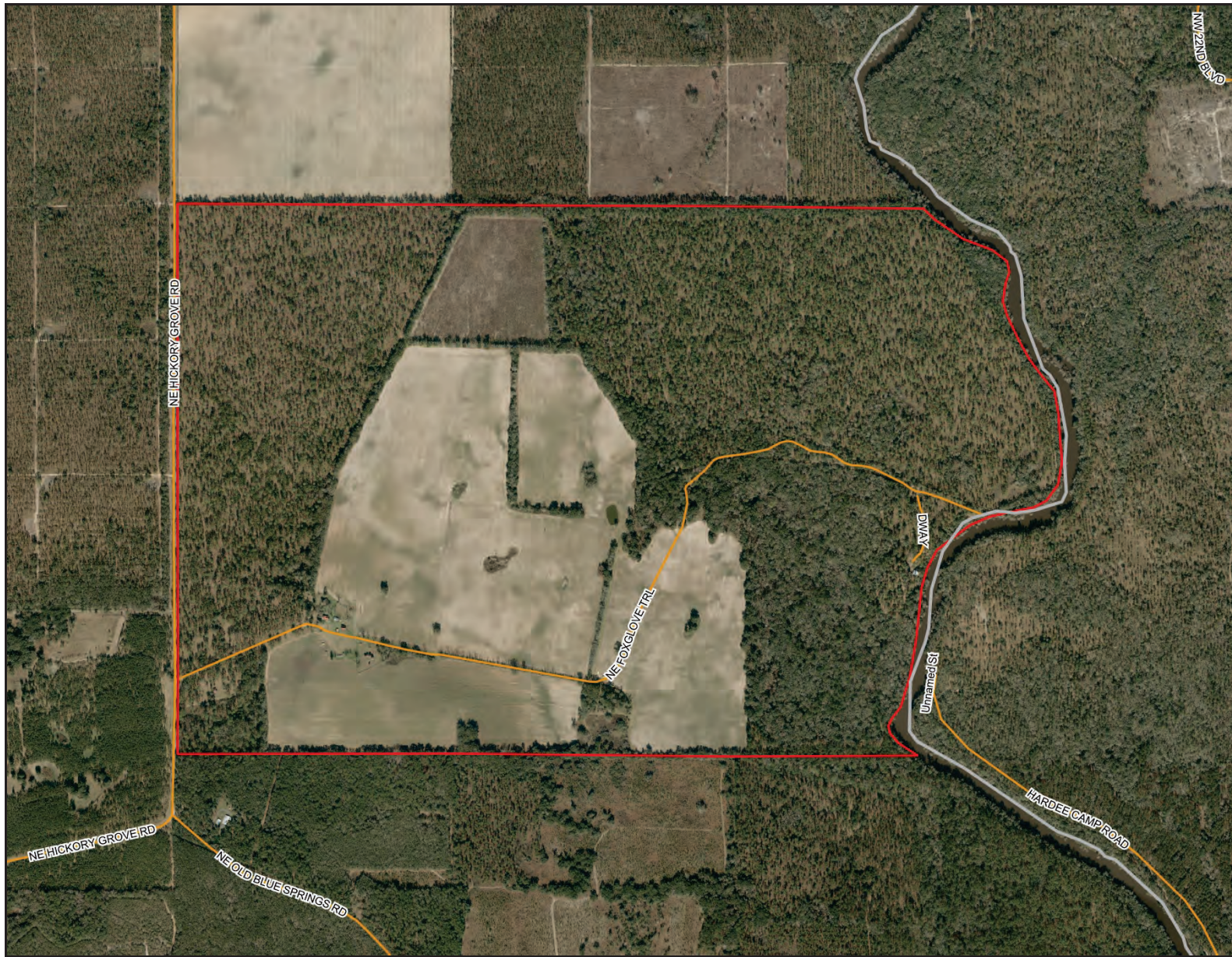
River View Farms SOILS

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Soils Boundaries

















| CODE | DESC | ACRES |
|----------------|---|-------------------------------|
| 5 | Blanton Sand, 0 To 5 Percent Slopes | 329 |
| 80 | Kenansville Loamy Fine Sand, 0 To 5 Percent Slopes | 275 |
| 78 | Alpin Fine Sand, Occasionally Flooded | 90 |
| 79 | Eunola Fine Sand, Occasionally Flooded | 73 |
| 61 | Alaga Loamy Sand, 0 To 5 Percent Slopes | 67 |
| 26 | Troup Sand, 0 To 5 Percent Slopes | 46 |
| 10 | Lakeland Sand, 0 To 5 Percent Slopes | 33 |
| 14 | Lucy Sand, 5 To 8 Percent Slopes | 14 |
| 64 | Alaga Loamy Sand, Moderately Wet, 0 To 5 Percent Slopes | 6 |
| 13 | Lucy Sand, 2 To 5 Percent Slopes | 3 |
| 62 | Alaga Loamy Sand, 5 To 8 Percent Slopes | 2 |
| 99 | Water | 1 |
| 27 | Troup Sand, 5 To 8 Percent Slopes | 0 |
| TOTAL = | | 939.109206817623 acres |

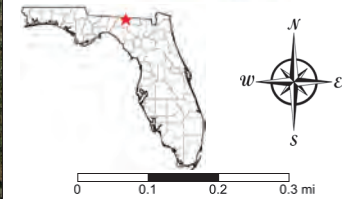


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River View Farms

-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Toll Roads
-  Interstates
-  US Roads
-  State Roads
-  County Roads
-  Streets MapWise
-  Interstates
-  Toll Roads
-  US Roads
-  State Roads
-  County Roads



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Additional Photos



Additional Photos





Additional Photos



Meet The Team



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