



RIVER VIEW FARMS

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



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Property Overview



Sale Price

\$9,900,000

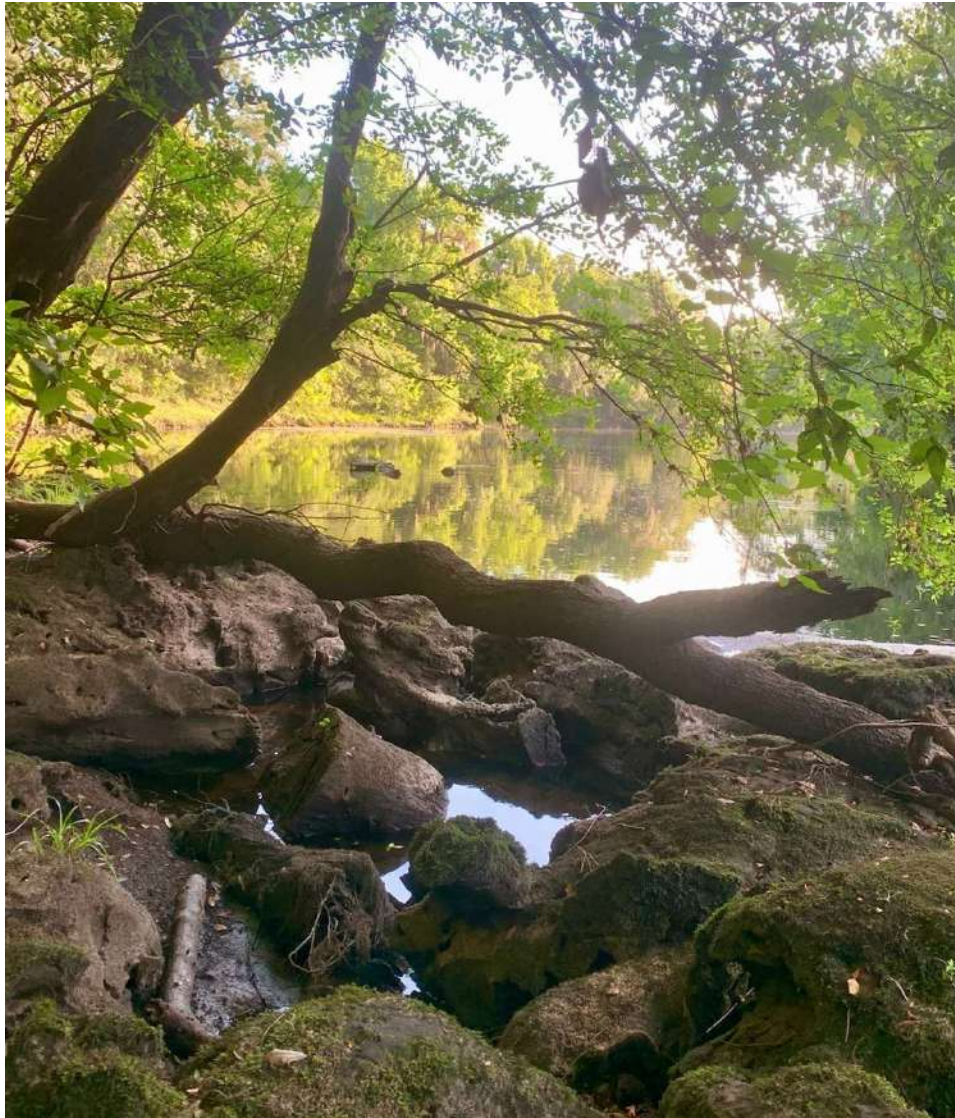
PROPERTY OVERVIEW

A true Florida gem, River View Farms features 415 +/- acres of mature, natural longleaf pine quail plantation, over a mile of Withlacoochee River frontage, 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. Nestled 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:	\$10,566
City:	Pinetta
County:	Madison
Property Type:	Land: Farms & Nurseries Properties, Ranch, Timberland, Waterfront
Video:	View Here

Specifications & Features



SPECIFICATIONS & FEATURES

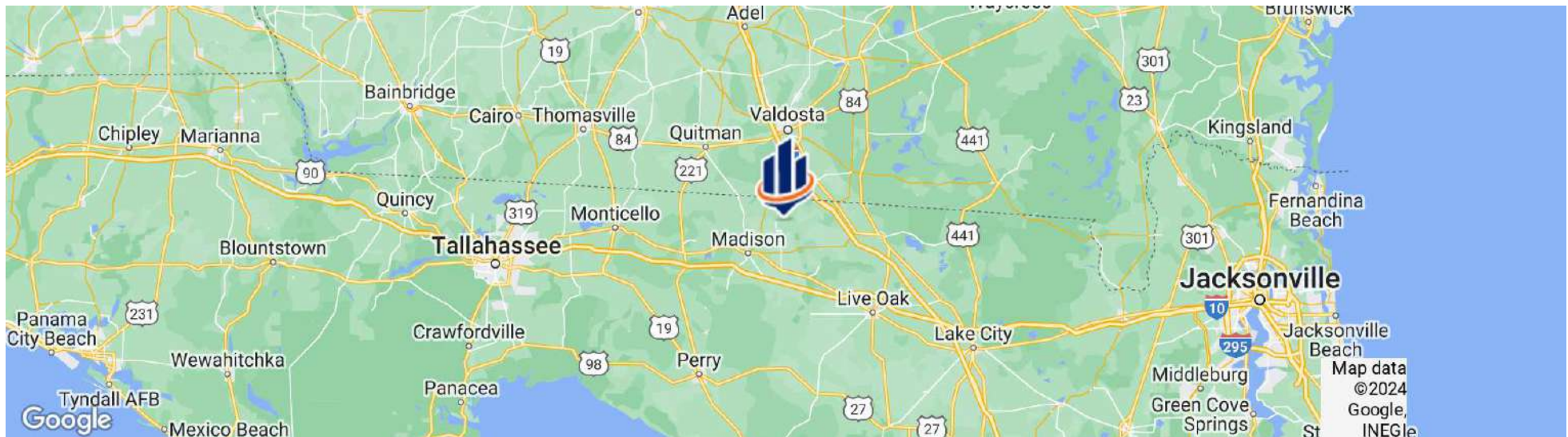
Land Types:	<ul style="list-style-type: none">• Farms & Nurseries Properties• Hunting & Recreation Properties• Ranch• Timberland• Waterfront
Uplands / Wetlands:	99% uplands <ul style="list-style-type: none">• Blanton Sand• Kenansville Loamy Fine Sand• and Alpin and Eunola Fine Sands
Soil Types:	
Taxes & 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



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.

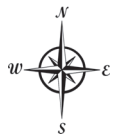
Portolive



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



0 580 1160 1740 ft

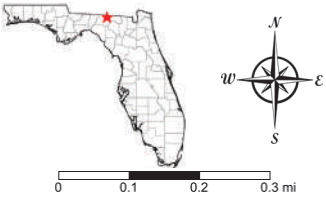
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River View Farms

- 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

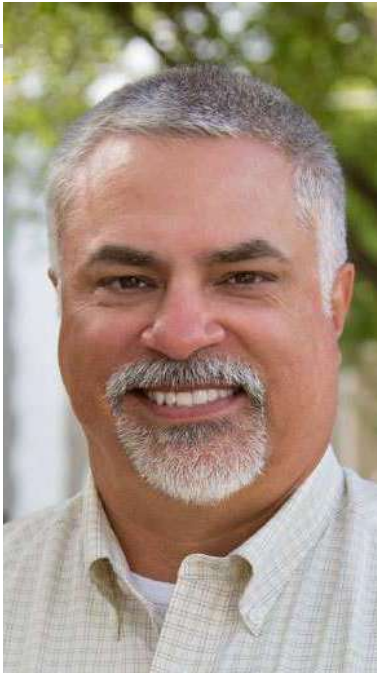




Additional Photos



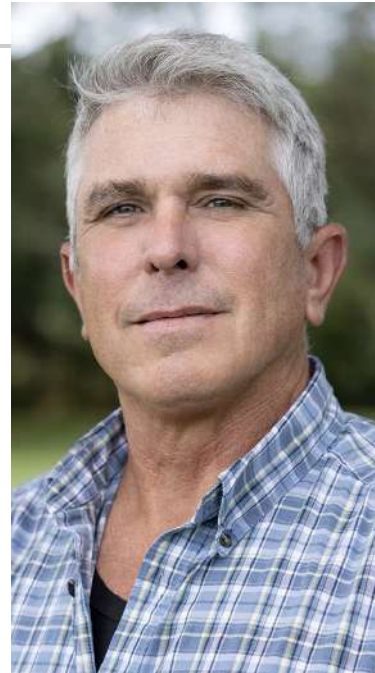
Meet The Team



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