

MADISON COUNTY INVESTMENT ACREAGE

441 NE MANGO AVE
LEE, FL 32059

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Property Overview



Sale Price

\$299,500

PROPERTY OVERVIEW

Beautiful, wooded property in eastern Madison Co just 5 miles east of Lee, FL. This 30-acre property features 8-year-old planted longleaf on a majority of the acreage and is 100% uplands with no swamps or bottomland. The property is currently divided into 3 parcels. Parcel 1 = 10.26 acres, Parcel 2 = 10 acres, and Parcel 3 = 10 acres. All parcels are being sold together. All three parcels are currently zoned AG2 and Parcel 3 on Hwy 90 has been approved by the state and county for commercial future land use. Parcel 1 has a pump and well. The property lies next to the beautiful Twin Rivers State Forest and public access to the Suwannee River and the Withlacoochee River are less than 5 minutes away. This is an amazing property for homesites, recreation, hunting, or business investment.

OFFERING SUMMARY

Acreage:	30 Acres
Price / Acre:	\$9,983
City:	Lee
County:	Madison
Property Type:	Land

Specifications & Features



SPECIFICATIONS & FEATURES

Uplands / Wetlands:	100% Uplands
Taxes & Tax Year:	Aprox \$3.78 per acre, 2023
Zoning / FLU:	AG 2
Road Frontage:	1,000+ ft. on paved Hwy 90, 1,700+ ft. on graded NE Mango Ave.
Current Use:	Timberland and Recreational
Land Cover:	Longleaf pine plantation. Planted in 2016.

Location



LOCATION & DRIVING DIRECTIONS

Parcel: 161S111530003001
161S11153000301F
161S11153000301G

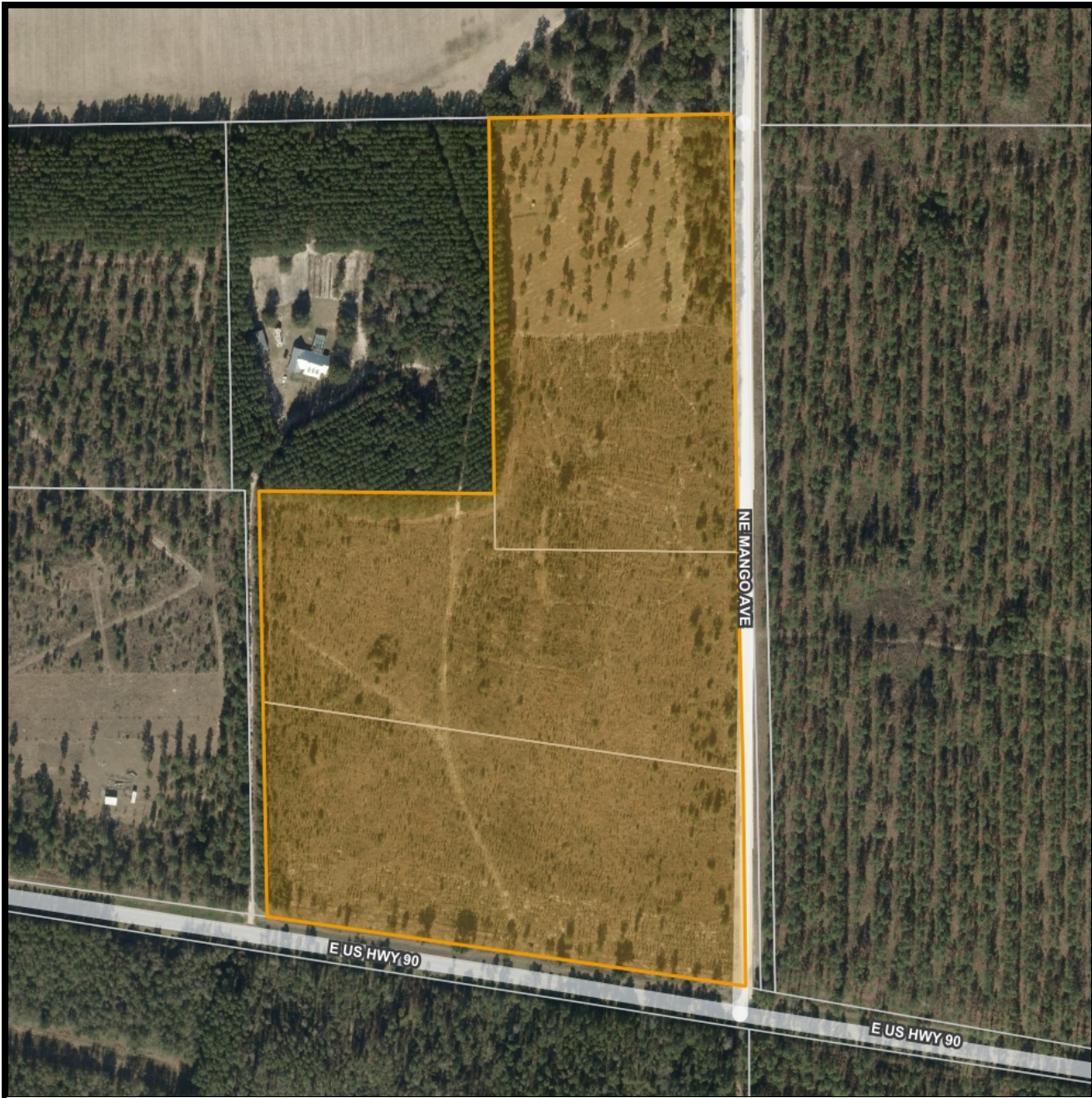
GPS: 30.4017459, -83.2173425

Driving Directions:

- From Lee Florida travel 5.17 miles east on Hwy 90 Property located on the north side of Hwy 90
- See SVN sign.

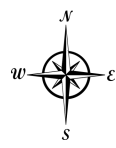
Showing Instructions: Contact listing agent.





Madison County Investment Acreage

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing
- Streets MapWise
- Parcel Outlines



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Additional Photos





MATTHEW SIMPSON, CF

Associate Advisor

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PROFESSIONAL BACKGROUND

Matthew Simpson, CF is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

Matthew has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. He specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

Matthew is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. He has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University. He currently resides in Lake City, Florida with his wife and two children.

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Advisor Biography



JOHN A. "TONY" WALLACE, CF

Senior Advisor

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PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters. He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University.

Tony is a member of the Society of American Foresters, a past member of the board of directors, and has held past offices for the Florida Forestry Association. He has also served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

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