

# Hawks Ave 200

Northwest Hawks Avenue, Greenville, Florida 32331

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# PROPERTY OVERVIEW



## Sale Price

**\$629,500**

## Offering Summary

Acreage:	<b>200.5 Acres</b>
Price / Acre:	\$3,140
State:	Florida
City:	Greenville
County:	Madison
Property Type:	Timberland

## Property Overview

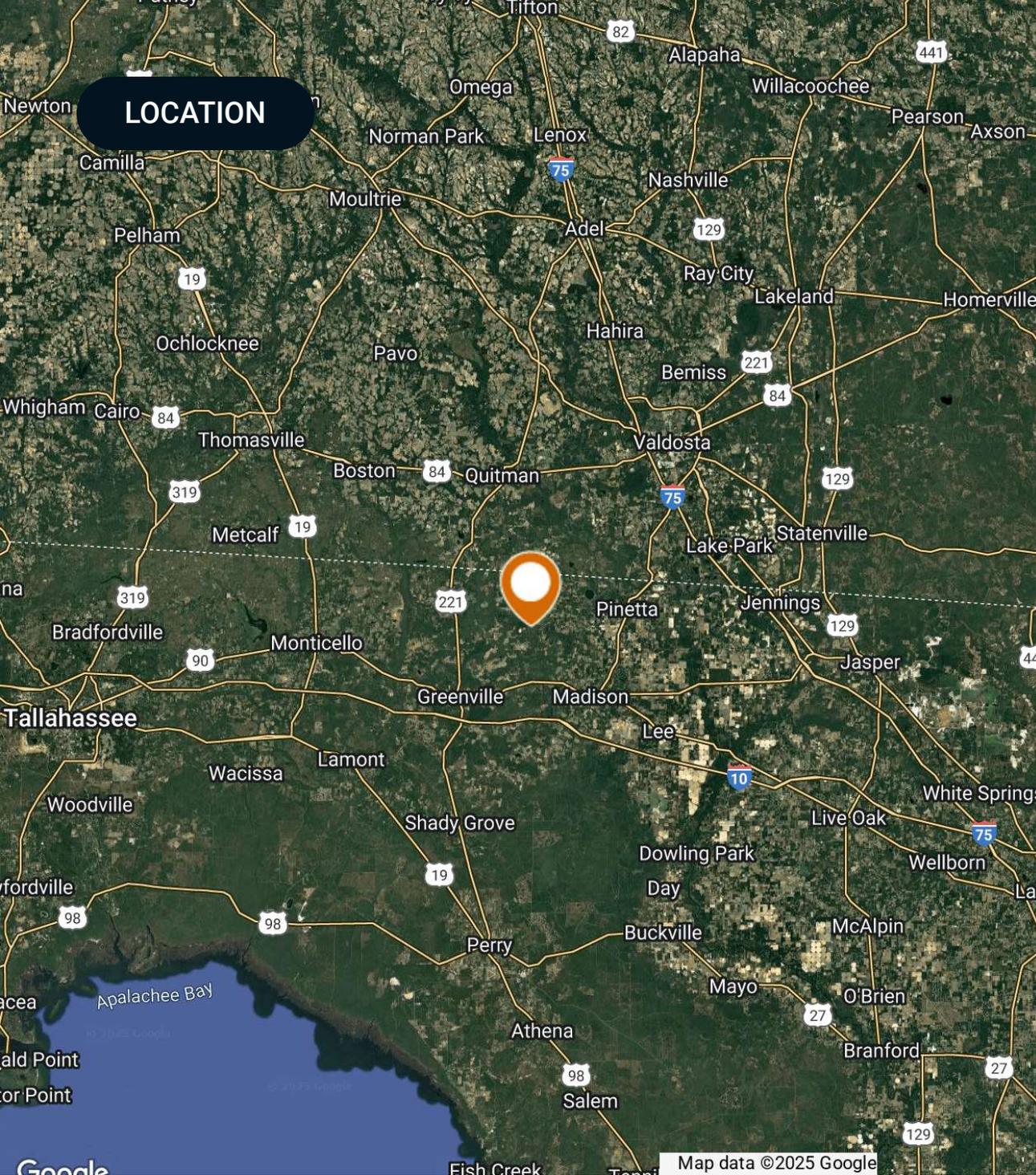
Hawks Ave 200 is a nicely-sized timber/hunting tract in north Madison County, home to some of the best bucks - and gobblers - in Florida. This property has a variety of forest types, from sandy uplands to cypress creek bottoms. Future timber income will be available from the naturally-regenerated pines in just a few years. Find your perfect recreational tract in a forgotten corner of north Florida while still only 30 minutes away from Valdosta, Georgia and all the amenities of a small city.



## SPECIFICATIONS & FEATURES

## Specifications & Features

<b>Land Types:</b>	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Timberland</li></ul>
<b>Uplands / Wetlands:</b>	42% uplands <ul style="list-style-type: none"><li>• Uplands: Pelham and Plummer Sands</li><li>• Wetlands: Plummer and Surrency Soils - Depressional</li></ul>
<b>Soil Types:</b>	
<b>Taxes &amp; Tax Year:</b>	\$396.54 for 2024
<b>Zoning / FLU:</b>	A2
<b>Road Frontage:</b>	2,822 +/- ft of frontage on Hawks Ave
<b>Nearest Point of Interest:</b>	Tallahassee and Florida State University are just an hour away as is the charming small town of Thomasville, Georgia.
<b>Current Use:</b>	Recreation Timber
<b>Game Population Information:</b>	Excellent deer and turkey populations



## Location & Driving Directions

**Parcel:** 34-3N-08-3400-000-000

**GPS:** 30.6214905, -83.5127246

**Driving Directions:**

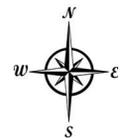
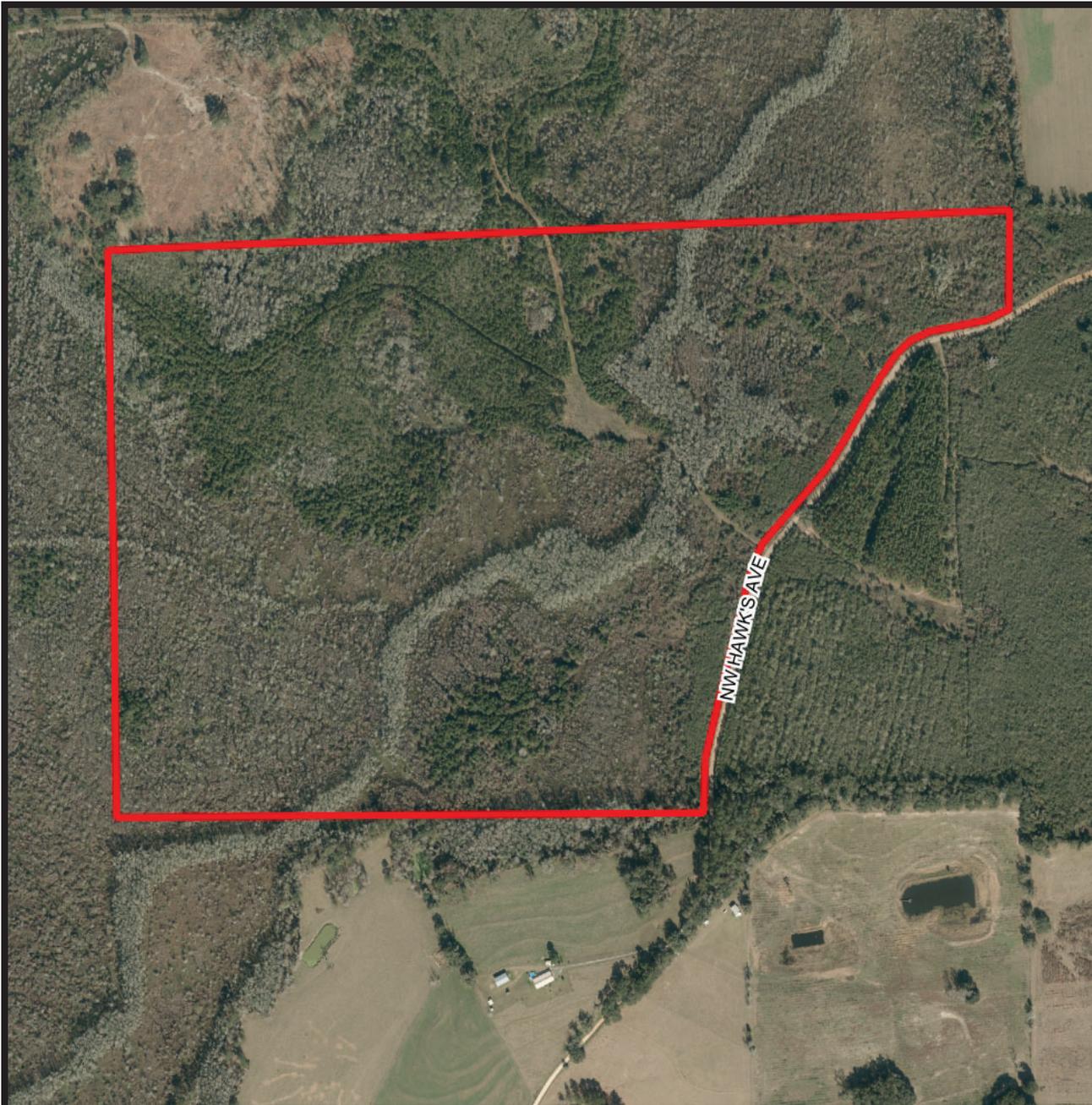
- From Madison, Florida: Go north on SR 53 10 miles, then left on CR 253 W

- Go 4.6 miles to NW Hawks Ave/CR 230 and turn left
- Tract will be on your right in 0.8 mile.

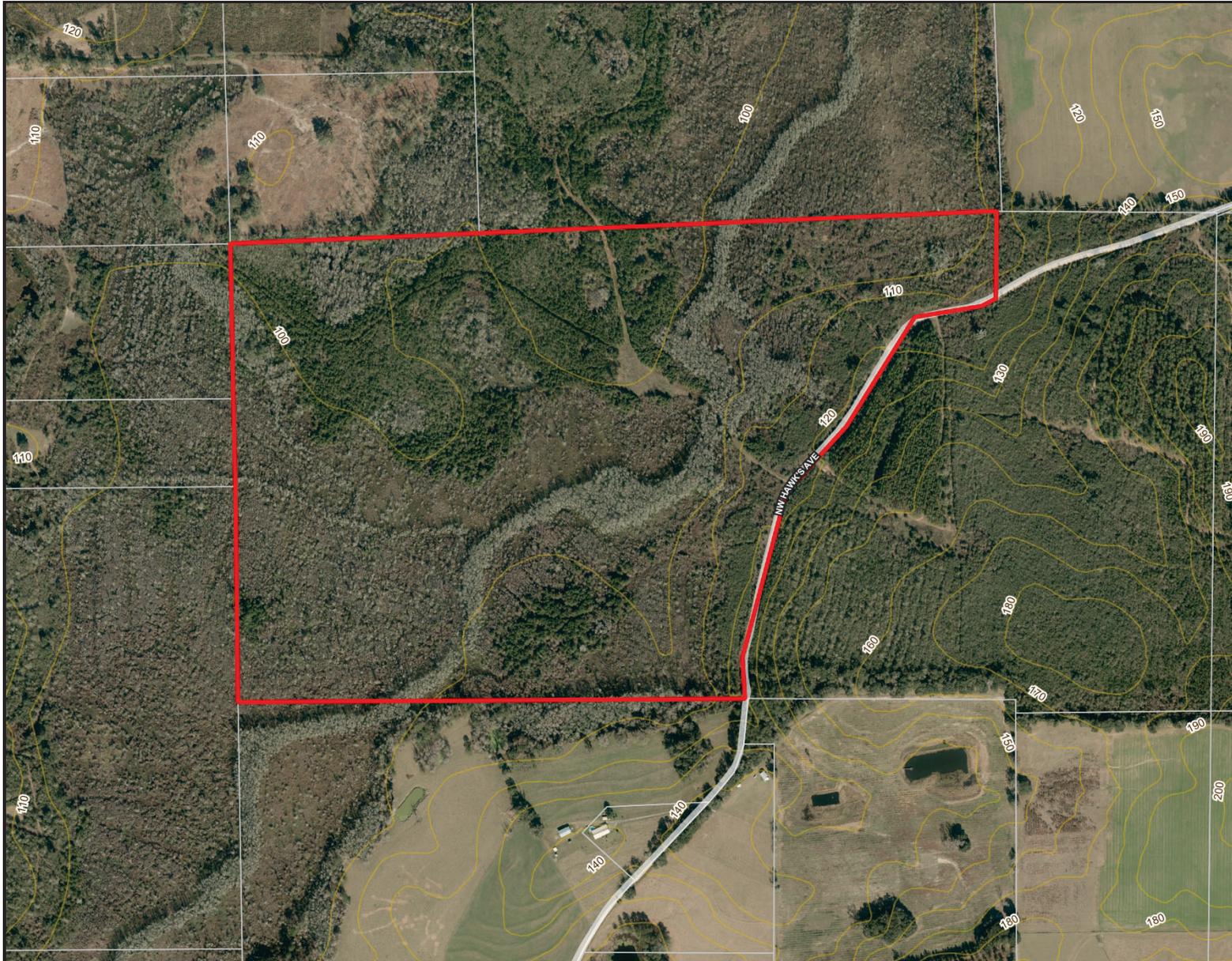
**Showing Instructions:** Contact Greg Driskell or Daniel Lanier

# Hawks Ave 200 Aerial

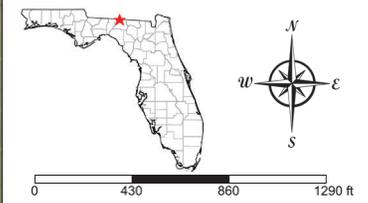
- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



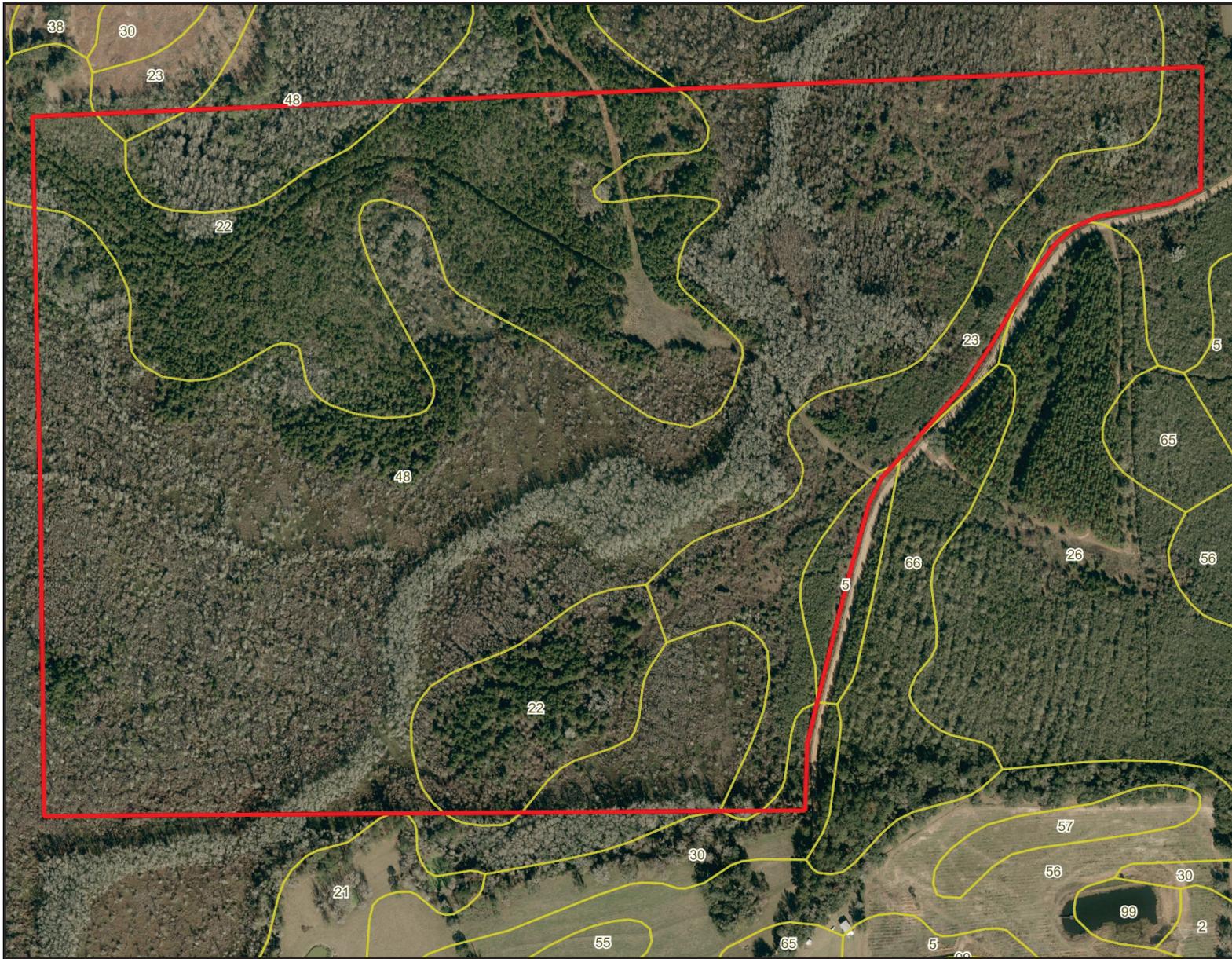
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-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Parcel Outlines
-  Five Foot Contours
-  Five Foot Contours2



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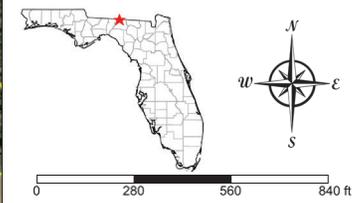


### Hawks Ave 200 SOILS

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

CODE	DESC	ACRES
48	Plummer And Surrency Soils, Depressional	126
22	Pelham Sand	52
23	Plummer Sand	19
5	Blanton Sand, 0 To 5 Percent Slopes	2
30	Ocilla Sand, 0 To 5 Percent Slopes	1
66	Lovett Sand, 5 To 8 Percent Slopes	0
26	Troup Sand, 0 To 5 Percent Slopes	0
21	Cantey Fine Sandy Loam	0

TOTAL = 200 acres



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**ADDITIONAL PHOTOS**



## ADVISOR BIOS



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### Daniel Lanier, ALC

Senior Advisor  
Saunders Real Estate

Daniel Lanier, ALC is a Senior Advisor at Saunders Real Estate.

Previously, Daniel was a founder and managing partner of Sawmill Citrus Nursery. With years of experience in Central Florida's agricultural industry, his knowledge and expertise extend to and beyond commercial beef cattle, citrus, nursery, and row crop farming.

At Saunders Real Estate, Daniel's specialties encompass a wide range of land types, including ranches, citrus groves, and agricultural land. From livestock produce, his expertise has assisted clients in various land transactions throughout the Central Florida real estate market.

Daniel has also worked in crop insurance since 2011. This experience, now combined with his role as a real estate advisor, has allowed him to service clients over the southeastern United States, further solidifying himself as an expert in this field.

Growing up in Central Florida, Daniel graduated from Fort Meade High School and South Florida State College. He and his wife, Randi, have been married since 2015. Together, they are proud parents to both a son and a daughter.



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### Greg Driskell

Senior Advisor  
Saunders Real Estate

Greg Driskell is an Advisor at Saunders Real Estate.

Greg is a Senior Forester with Natural Resource Planning Services, Inc. (NRPS), a forestry consulting firm operating in Florida and Georgia. He has worked with NRPS since 2016 and has over 30 years of experience in a variety of land management and procurement roles with timber investment and forestry companies located in both Florida and Louisiana. Learn more at [LegacyWildlife.com](http://LegacyWildlife.com).

Greg is a 6th-generation Floridian who was born and raised near St. Petersburg, FL. He has received a B.S. degree in Forest Resources and Conservation from University of Florida. Greg is also a member of the Society of American Foresters, and the Florida Forestry Association, and has served in various leadership roles with these organizations. He is also a 2000 graduate of the Florida Natural Resources Leadership Institute. Greg and his wife, Martina, live in Trenton, Florida.

Greg specializes in:  
• Timberland



For more information visit [www.saundersrealestate.com](http://www.saundersrealestate.com)

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