

St. Marys Riverfront Property

70 Acres

*Conservation Property
with Home*

Land · Commercial · Conservation · Land Management
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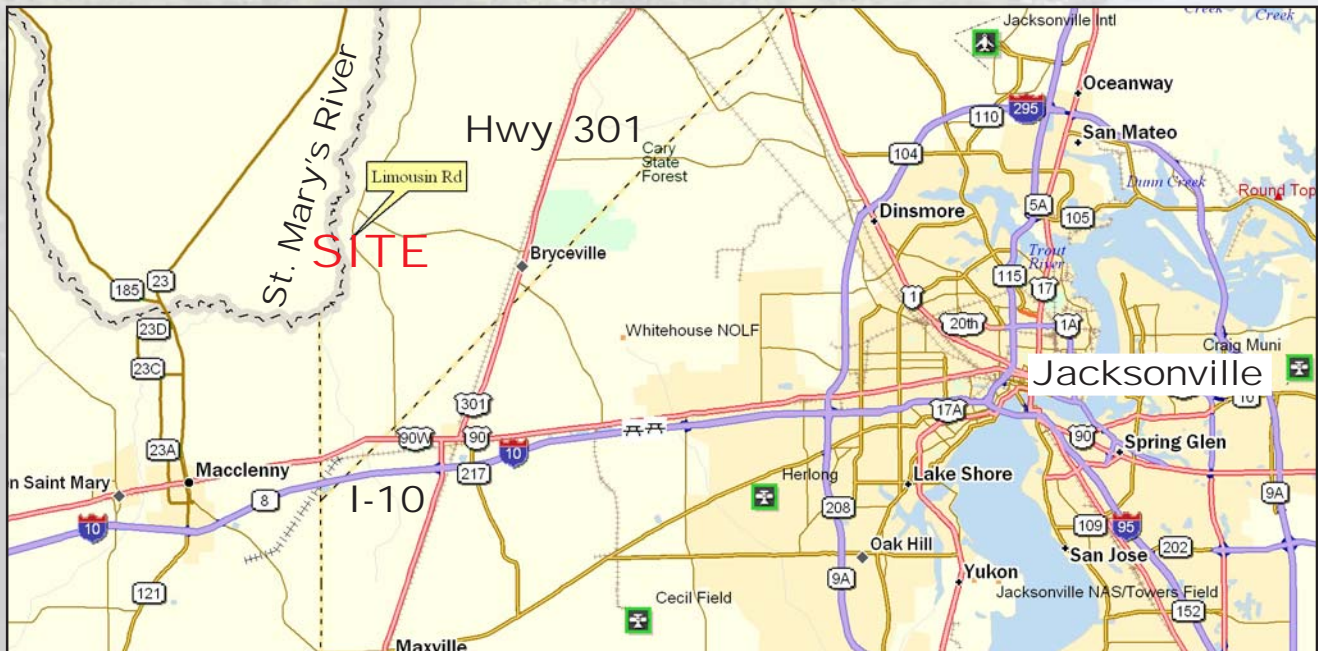
St. Marys Riverfront Property

Acres: 70 +/- acres
Price: \$499,000
Location: 111 Limousine Lane
Bryceville, FL 32009
Nassau County
Uses: Single Family Residence
River Frontage: 2,400 +/- ft. on St. Marys River
Improvements: 3 bedroom/ 2 bath home
1,576 +/- SF wood frame
built in 1987; 4 sheds
Parcel IDs: 19-1S-23-0000-0001-0000
Conservation Easement: Yes

Driving Directions:

- Take Hwy 301 to CR 119
- Head west on CR 119 to CR 121
- Head south on CR 121
- Go west on Limousine Lane

***Only 30 minute
drive to
Jacksonville Airport***



The Nature Conservancy attempts to connect private buyers with special locations In this context and with these goals, The Nature Conservancy would like to find a conservation buyer for the beautiful St. Marys River Property.

While every attempt is made to provide as accurate information on this property offering as possible, COLDWELL BANKER COMMERCIAL SAUNDERS REAL ESTATE (CBCSRE) does not guarantee the accuracy thereof. Buyer shall rely entirely on their own information and inspection of property and records. © Copyright Coldwell Banker Commercial Saunders Real Estate, All Rights Reserved, Worldwide: All content inclusive of text, graphics, images, and logos is the property of CBCSRE. You may not copy this material by any means (including electronic copies), reproduce, duplicate, scan, modify, publish, transfer, use on your own web site, distribute, or create a derivative work without receiving written permission from CBCSRE.

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By acquiring this property, a conservation buyer is protecting its diverse natural communities while gaining an opportunity to enjoy many relaxing outdoor activities. This property supports fishing, kayaking, and canoeing in the river, while cleared trails allow for biking and hiking.

Additionally, this estate is only two miles from the Jacksonville-Baldwin Rail Trail spanning a total of 14.5 miles and providing additional opportunities for outdoor recreation and enjoying nature.

The wood frame house was constructed in 1987 and includes a full kitchen with appliances, garden bath with whirlpool tub, pine floors, and double paned windows offering spectacular views.

The 70-acre tract has approximately 2,400 ft. of riverfront along the banks of the historic black-water St. Mary's River. A 1,576 SF residence with three bedrooms and two baths, 4 sheds with historical "old Florida" appointments, a garden, a graded driveway, and a screened patio overlooking the river enables an owner to encounter this area's natural beauty without having to sacrifice modern comforts. The property includes a variety of natural communities which are supported by the mix of uplands and wetlands and found along the river watershed.

This natural haven supports a variety of predatory birds including the southern bald eagle and the swallow tail kits as well as wading birds including the limpkin, the white ibis, and several species of heron and egret. Additionally, this area supports Sherman fox squirrel, Florida black bear, and alligator snapping turtle.

This property has a conservation easement and has been uniquely tailored to meet the biological goals for the property. This allows one to retain private ownership while permanently conserving the wildlife habitat by limiting otherwise permissible activities. An individual who wishes to protect the environment will be able to enjoy this secluded paradise with the knowledge that he or she is preserving the river forever. The

Nature Conservancy will consider an offer that is submitted with appropriate arrangements to insure that the property is protected in perpetuity. Of course, a landowner will always retain the right to sell the property, transfer it by gift bequest or will, and use the property for compatible purposes. The mission is to preserve the plants, animals, and natural communities. Together with communities, businesses and people who purchase this type of property, we can preserve the precious places in Florida,



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Located less than 30 miles west of downtown Jacksonville, this secluded site offers many opportunities to enjoy nature while investing in preservation.



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