

LAND FOR SALE

NASSAU TIMBERLAND TRACT 2

RIVER ROAD

Bryceville, FL 32009

PRESENTED BY:

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**SALE PRICE****\$957,000****OFFERING SUMMARY**

ACREAGE:	132 Acres
PRICE / ACRE:	\$7,250
CITY:	Bryceville
COUNTY:	Nassau
PROPERTY TYPE:	Residential Development
VIDEO:	View Here

PROPERTY OVERVIEW

Nassau Timberland Tract 2 consists of 132 ± acres positioned in a major growth sector of Northeast Florida. The property is situated less than 30 miles west of downtown Jacksonville, FL with convenient access to I-10 and the I-295 Beltway. The property location lends itself to serving as an excellent homesite or future development site. The property features approximately 2,500 feet of paved frontage along River Road.

Based on the current utility infrastructure, this homesite would be on well and septic. The property serves as an excellent land banking opportunity in anticipation of better utility infrastructure and increased density in the future. The upland acreage is currently planted in 12-year-old Loblolly pine that can serve as excellent habitat for hunting and aesthetic.



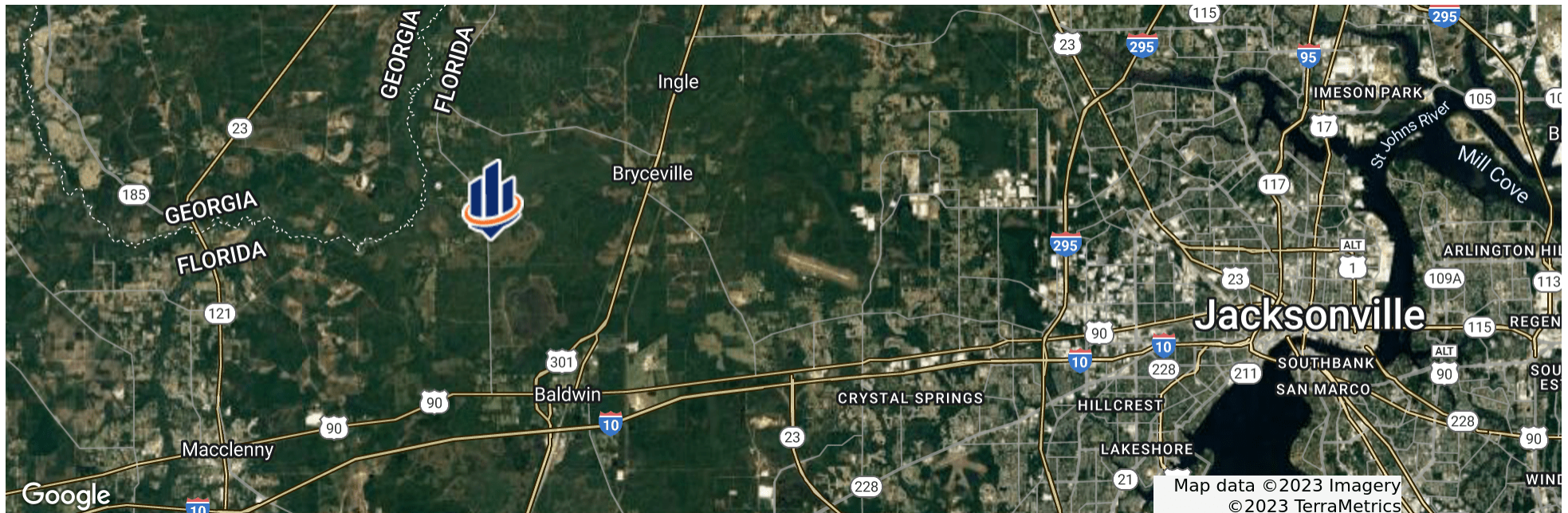
SPECIFICATIONS & FEATURES

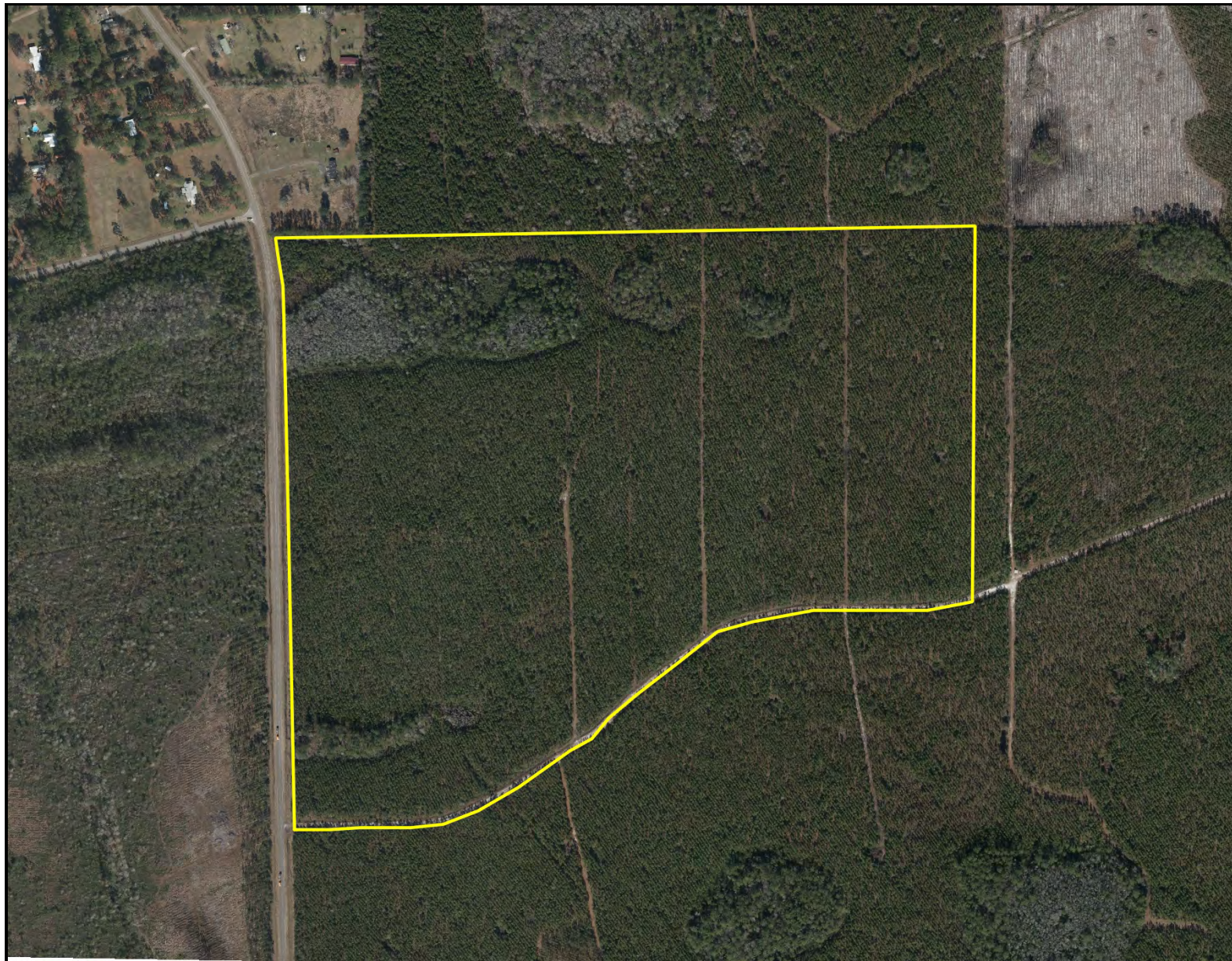
LAND TYPES:	<ul style="list-style-type: none">• Hunting & Recreation Properties• Residential Development• Timberland
UPLANDS / WETLANDS:	90% Uplands
SOIL TYPES:	Goldhead Fine Sand and Chaires Fine Sand
ZONING / FLU:	Open Rural - 1 Dwelling Per Acre Allowed
ROAD FRONTAGE:	2,500 ± feet of paved frontage
NEAREST POINT OF INTEREST:	19 ± Miles from I-295 Beltway 27 ± Miles from Downtown Jacksonville 33 ± Miles from Jacksonville International Airport
POTENTIAL RECREATIONAL / ALT USES:	Single Family Development, Timber Management, Hunting
LAND COVER:	119 ± acres of planted pines 13 ± acres of wetland timber
SURVEY OR SITE TESTING REPORTS:	Wetlands Have Been Delineated








LOCATION & DRIVING DIRECTIONS

PARCEL:	04-2S-23-0000-0001-0040
GPS:	30.357184, -82.007115
DRIVING DIRECTIONS:	From Jacksonville head west on I-10; Take Exit 343 to US-301 N; Turn left on US-90 and then turn right on River Road; Property is 6 miles north of Baldwin on River Road
SHOWING INSTRUCTIONS:	Contact Listing Agents

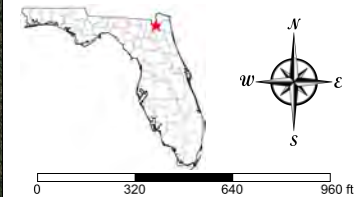




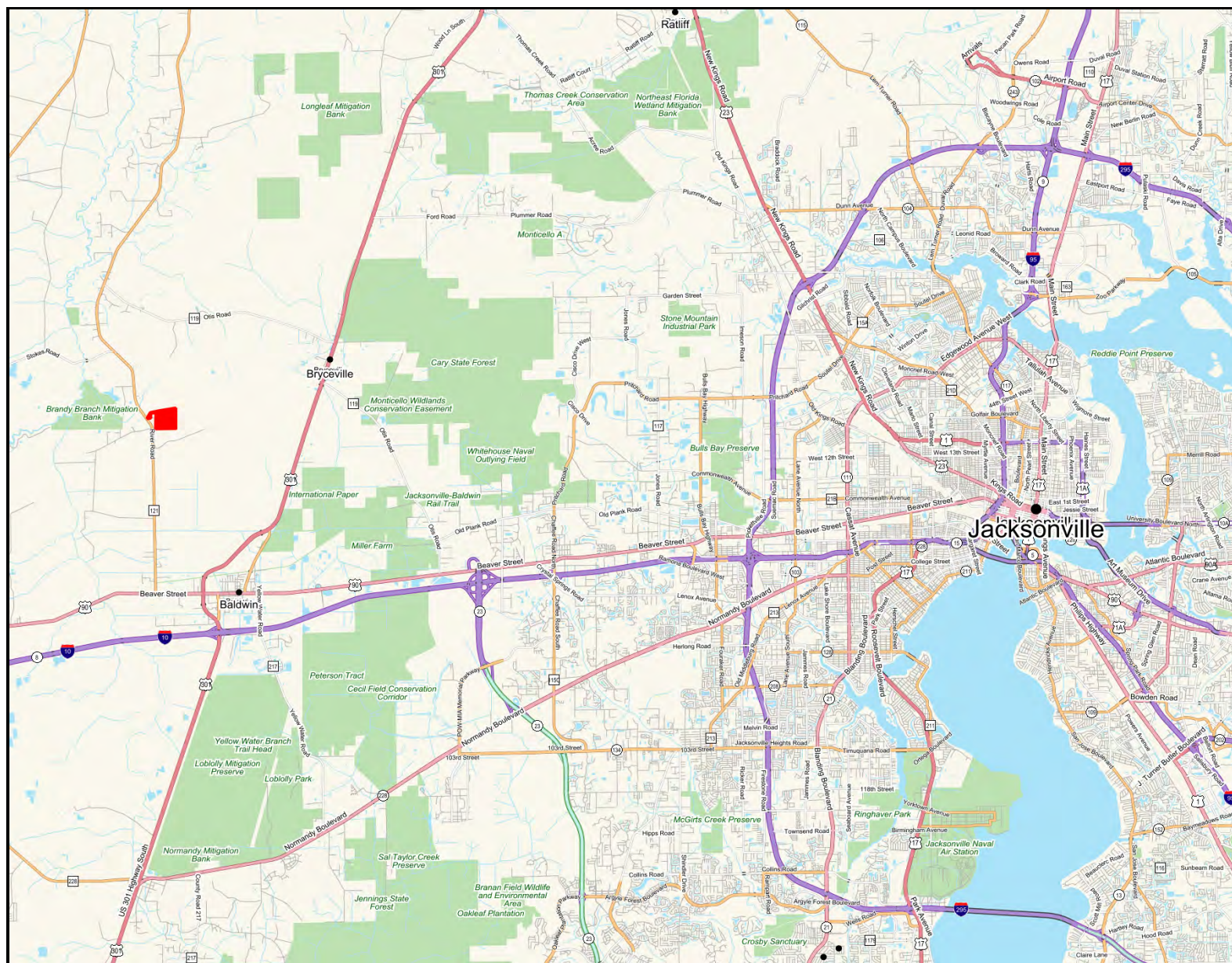
Aerial

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

CODE	DESC	ACRES
PF06/4C	Freshwater Forested/Shrub Wetland	7.7
	TOTAL WETLANDS	7.7
	TOTAL UPLANDS	124.6
	TOTAL ACRES	132.3



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Location Map

■ Polygons Drawing
— Lines Drawing
● Labels Drawing
● Points Drawing

CODE	DESC	ACRES
PFO6/3C	Freshwater Forested/Shrub Wetland	18.0
PFO6F	Freshwater Forested/Shrub Wetland	.5
TOTAL WETLANDS		18.5
TOTAL UPLANDS		127.6
TOTAL ACRES		146.1



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