

LAND FOR SALE

# NASSAU TIMBERLAND TRACT 3

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**RIVER ROAD**

Bryceville, FL 32009

**PRESENTED BY:**

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**SALE PRICE****\$899,000****OFFERING SUMMARY**

<b>ACREAGE:</b>	124 Acres
<b>PRICE / ACRE:</b>	\$7,250
<b>CITY:</b>	Bryceville
<b>COUNTY:</b>	Nassau
<b>PROPERTY TYPE:</b>	Residential Development
<b>VIDEO:</b>	<a href="#">View Here</a>

**PROPERTY OVERVIEW**

Nassau Timberland Tract 3 consists of 124 ± 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 1,400 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

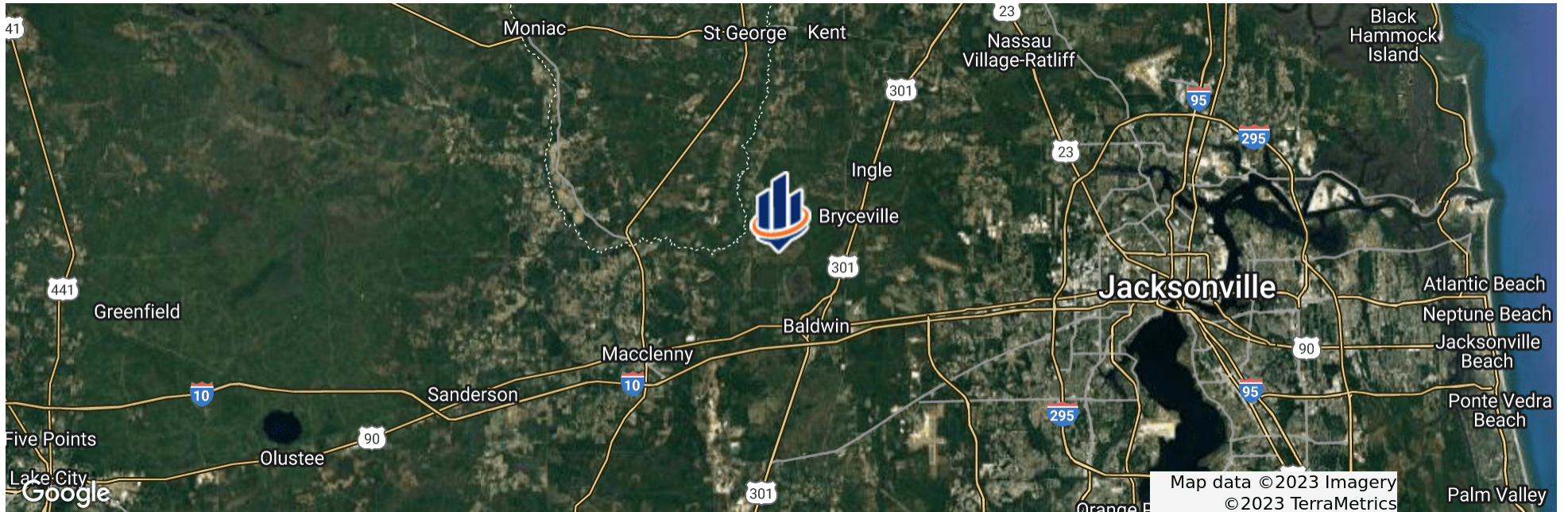
<b>LAND TYPES:</b>	<ul style="list-style-type: none"> <li>• Hunting &amp; Recreation Properties</li> <li>• Residential Development</li> <li>• Timberland</li> </ul>
<b>UPLANDS / WETLANDS:</b>	90% Uplands
<b>SOIL TYPES:</b>	Goldhead Fine Sand and Chaires Fine Sand
<b>ZONING / FLU:</b>	Open Rural - 1 Dwelling Per Acre Allowed
<b>ROAD FRONTAGE:</b>	1,400 ± feet of paved frontage
<b>NEAREST POINT OF INTEREST:</b>	19 ± Miles from I-295 Beltway 27 ± Miles from Downtown Jacksonville 33 ± Miles from Jacksonville International Airport
<b>POTENTIAL RECREATIONAL / ALT USES:</b>	Single Family Development, Timber Management, Hunting
<b>LAND COVER:</b>	111 ± acres of planted pines 13 ± acres of wetland timber
<b>SURVEY OR SITE TESTING REPORTS:</b>	Wetlands Have Been Delineated



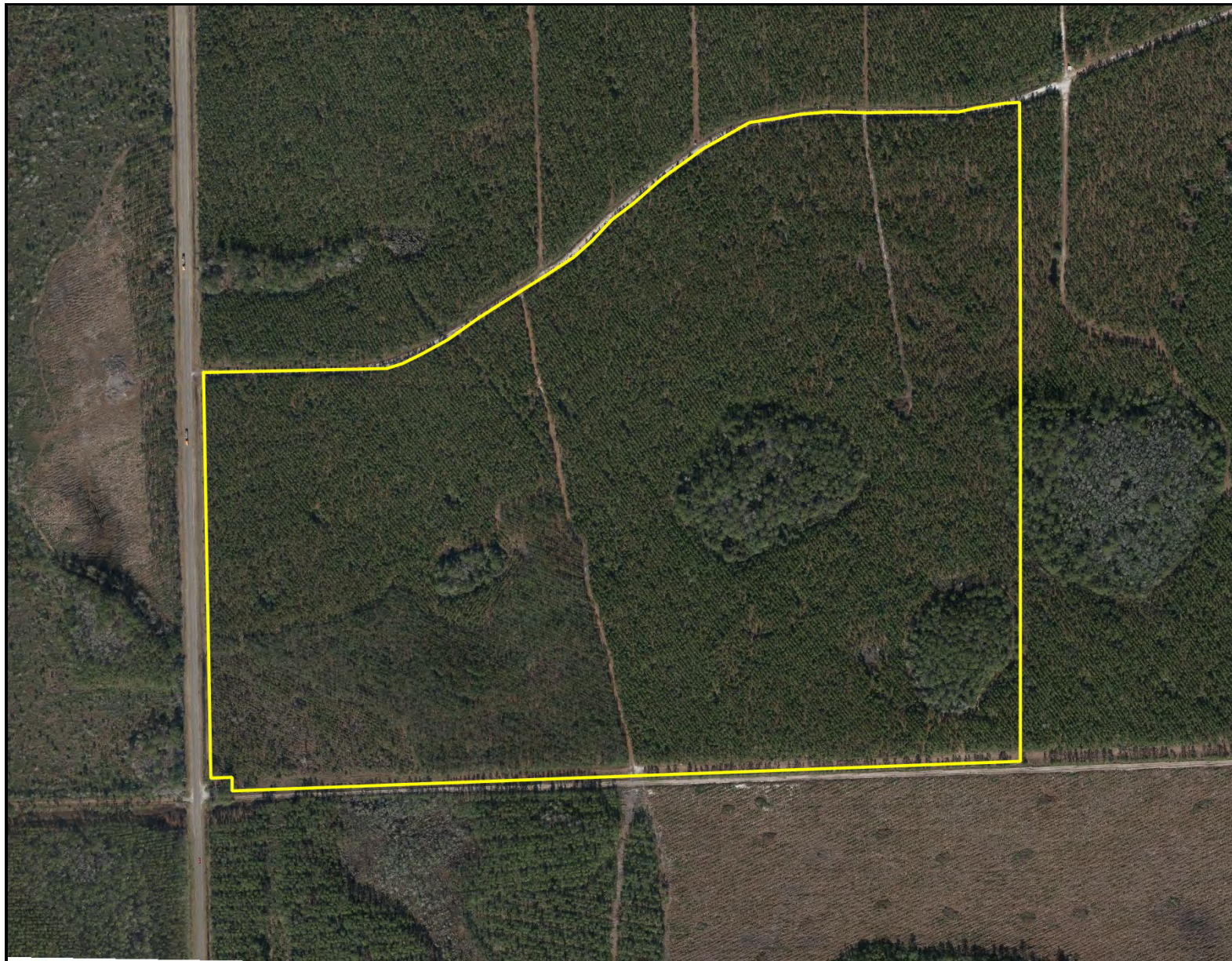


## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	04-2S-23-0000-0001-0040
<b>GPS:</b>	30.3522957, -82.0061709
<b>DRIVING DIRECTIONS:</b>	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
<b>SHOWING INSTRUCTIONS:</b>	Contact Listing Agents



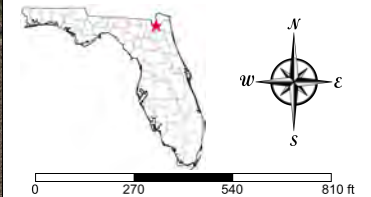




## Aerial

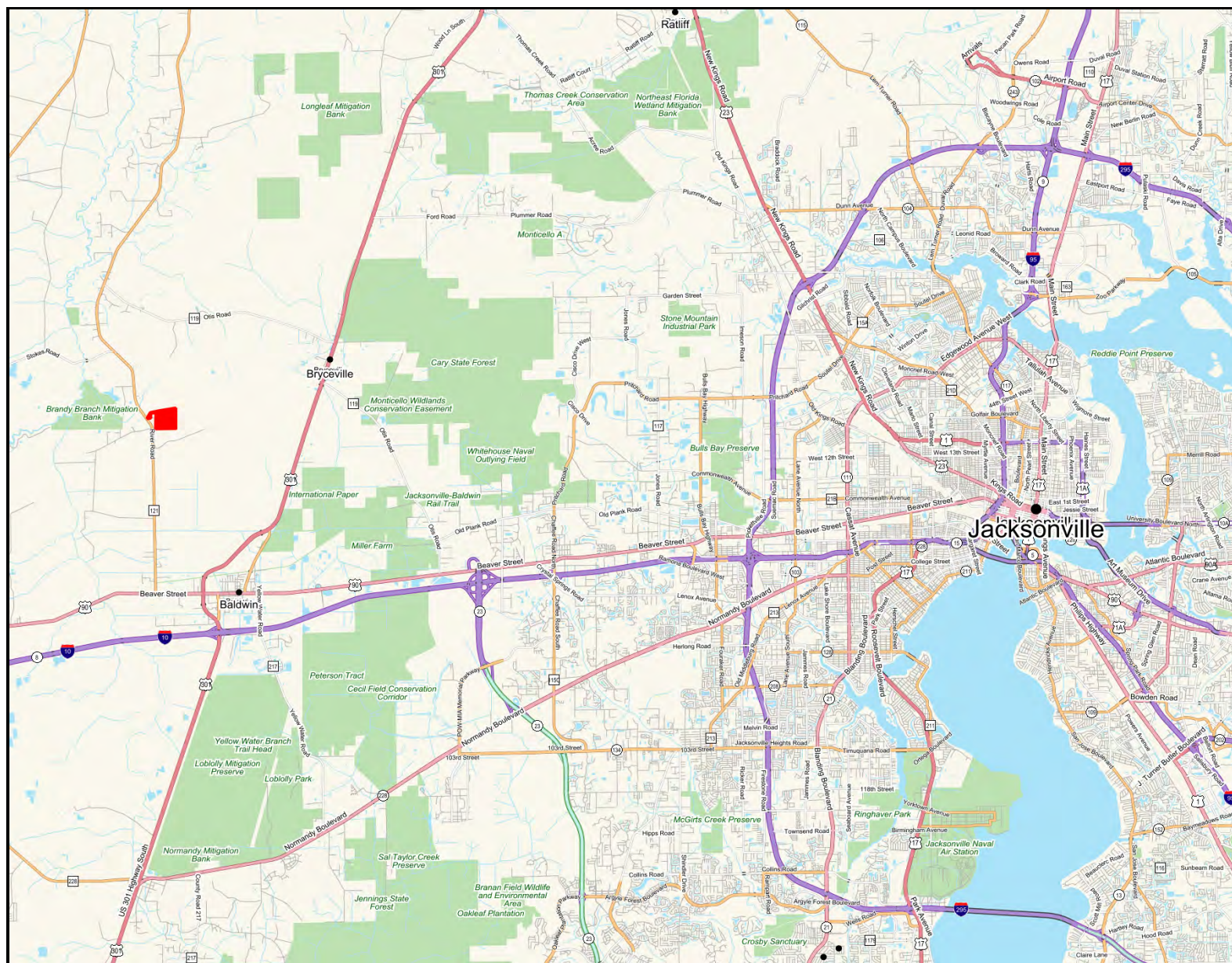
■ Polygons Drawing  
 Lines Drawing  
 Labels Drawing  
 Points Drawing

CODE	DESC	ACRES
PFO6F	Freshwater Forested/Shrub Wetland	7.9
PFO6/4C	Freshwater Forested/Shrub Wetland	3.7
PFO6/3C	Freshwater Forested/Shrub Wetland	1.3
TOTAL WETLANDS		12.9
TOTAL UPLANDS		111.0
TOTAL ACRES		123.9



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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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