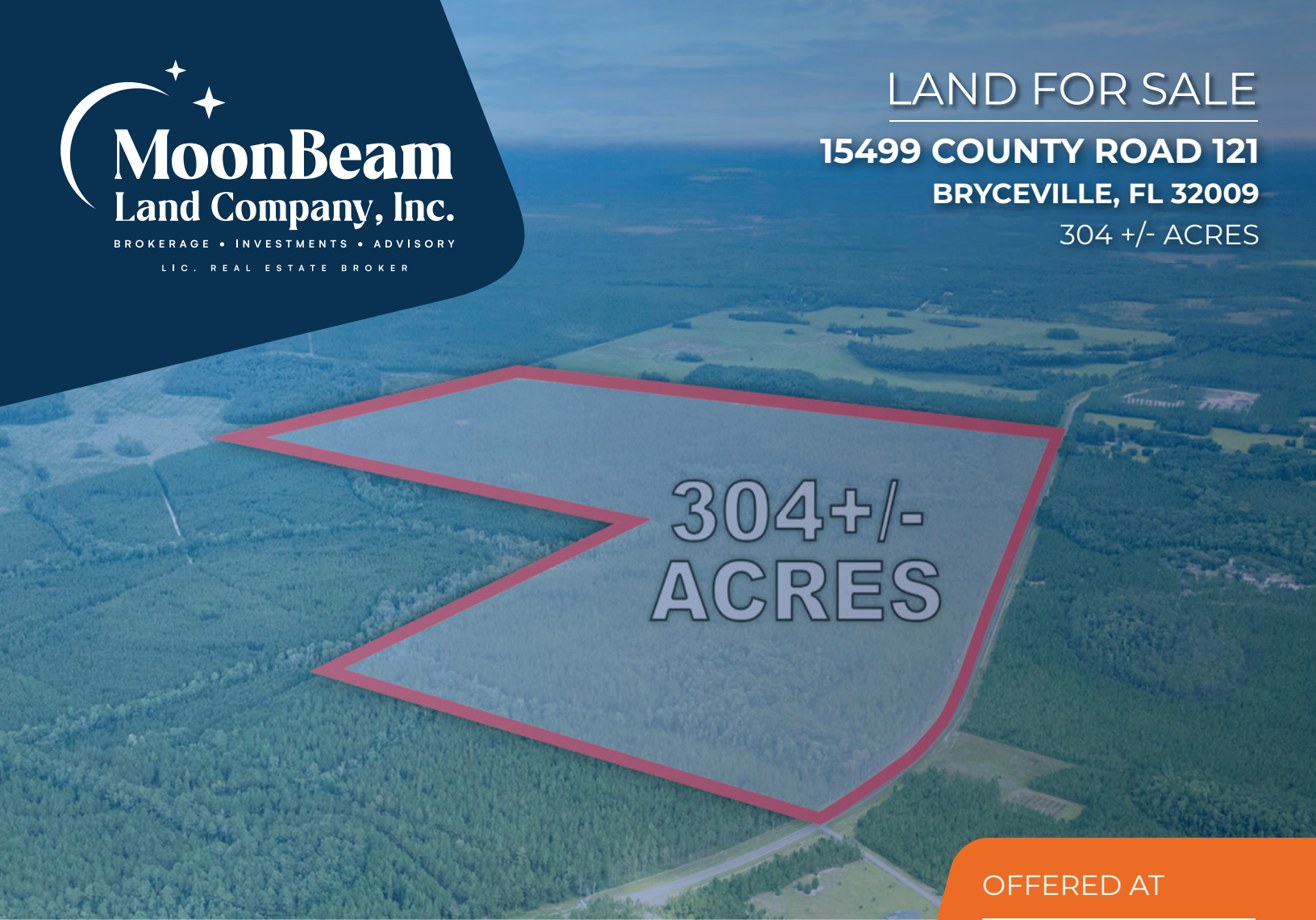


LAND FOR SALE

**15499 COUNTY ROAD 121**  
**BRYCEVILLE, FL 32009**  
304 +/- ACRES



**304+/-  
ACRES**

OFFERED AT

**\$2,475,000**

## **Creekside Woods**

### **304+/- Acres in Nassau County, Florida**

A Prime North Florida Investment Opportunity. Just minutes from the Florida-Georgia line, this 304+/- acre property combines recreation, development potential, and investment upside.

With high and dry topography, proximity to the St. Mary's River, and strong comparable values, this property is ideal for investors, developers, or those seeking a private retreat.

PRESENTED BY  
**John A. Evans, Sr.**

Founder/Broker | **407.947.3335**

**Isabelle B. Updike**

Land Sales Associate | **863.978.8068**



OFFERED AT

**\$2,475,000**

304 +/- ACRES

## LOCATION

- 3 miles from a public boat ramp on the St. Mary's River - Massive recreational opportunity
- 2 miles east of the Florida-Georgia Line
- 20 miles from Downtown Jacksonville
- Nearby proximity to Deep Creek Plantation

## ZONING:

- Agricultural

## CURRENT USE/HISTORICAL USE

- Primarily used as a timber and recreational hunting tract, the land offers a scenic and natural Florida landscape, well-suited for personal enjoyment or strategic resale.

## UTILITIES:

- Well
- Septic

## ROAD FRONTAGE

- 4690 feet of road frontage off of County Road 121

## TOPOGRAPHY

Predominantly high and dry with scattered, minimal wet areas and pine flatwoods

## INVESTMENT POTENTIAL

The property is ideal for a parcel-split strategy, with a layout already designed for ranchette-style estates. Strong demand for similar developments in the area offers excellent upside potential. (See included survey and site plan).

## NEARBY LAND SALES

A market analysis shows nearby large tracts averaging **\$19,000+ per acre**, reinforcing this property as a smart land investment. (See included herein).



OFFERED AT

**\$2,475,000**

304 +/- ACRES



## RECREATIONAL & TIMBER INFO

### PRIME HUNTING GROUNDS

Abundant wildlife, including deer, turkey, and hogs, roam freely making this property a hunter's paradise.

### ENDLESS OUTDOOR RECREATION

Enjoy a variety of activities right on your land:

- ATV / 4-Wheeling
- Camping
- Fishing & Hunting
- Hiking and more
- Boating & fishing just 3 miles away on the scenic St. Mary's River

### TIMBER INVESTMENT POTENTIAL

The property is heavily wooded, offering future timber investment opportunities. (No current timber cruise available).



LAND FOR SALE

**15499 COUNTY ROAD 121**  
**BRYCEVILLE, FL 32009**

304 +/- ACRES



Public boat ramp on St. Mary's River,  
3 miles from the property

**MoonBeam**  
Land Company, Inc.  
BROKERAGE • INVESTMENTS • ADVISORS  
L.L.C. REAL ESTATE BROKER



LAND FOR SALE

**5499 COUNTY ROAD 121**  
**BRYCEVILLE, FL 32009**

304 +/- ACRES



St. Mary's River



St. Mary's River



Pine Stand on the property



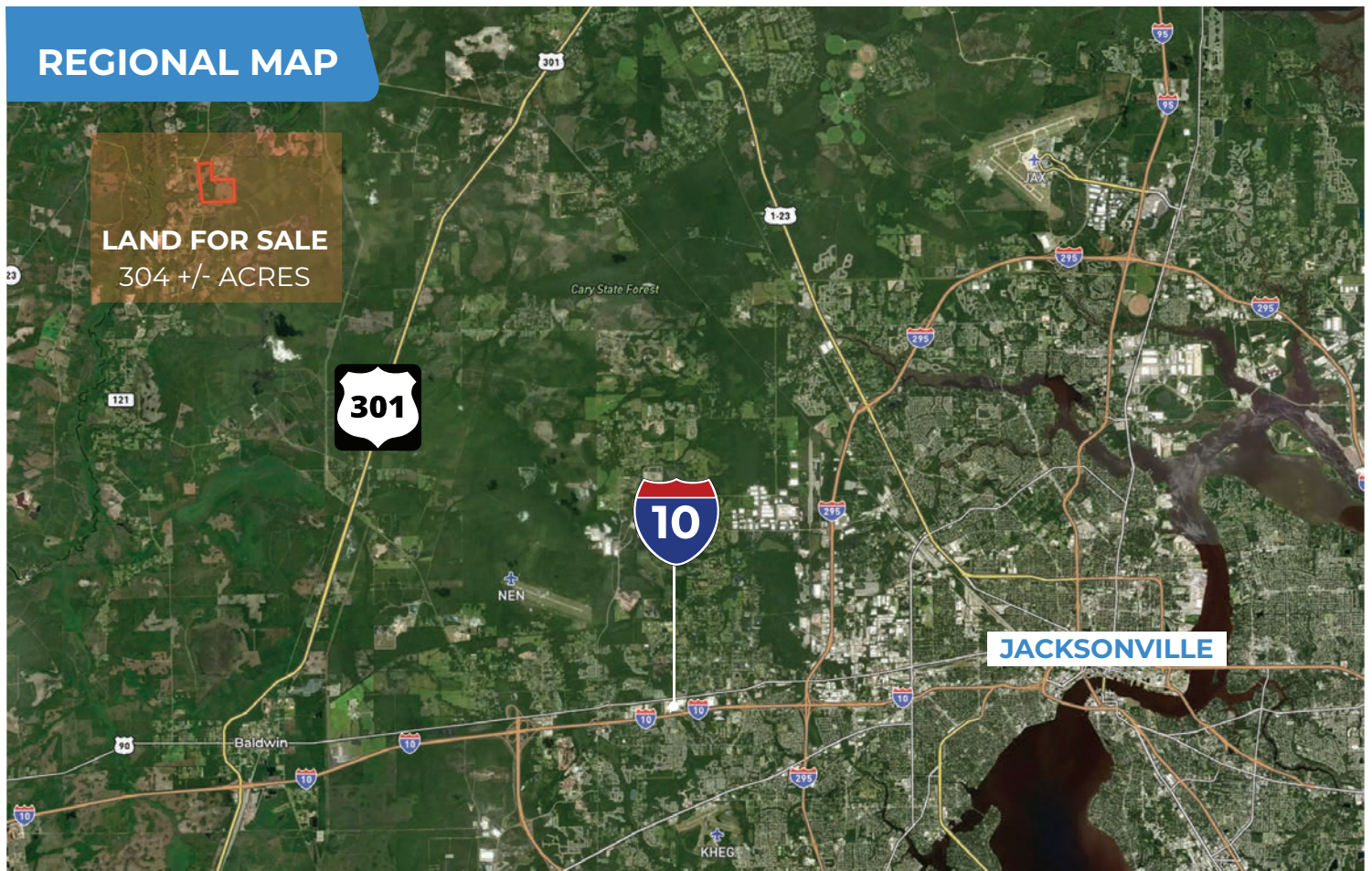
St. Mary's River



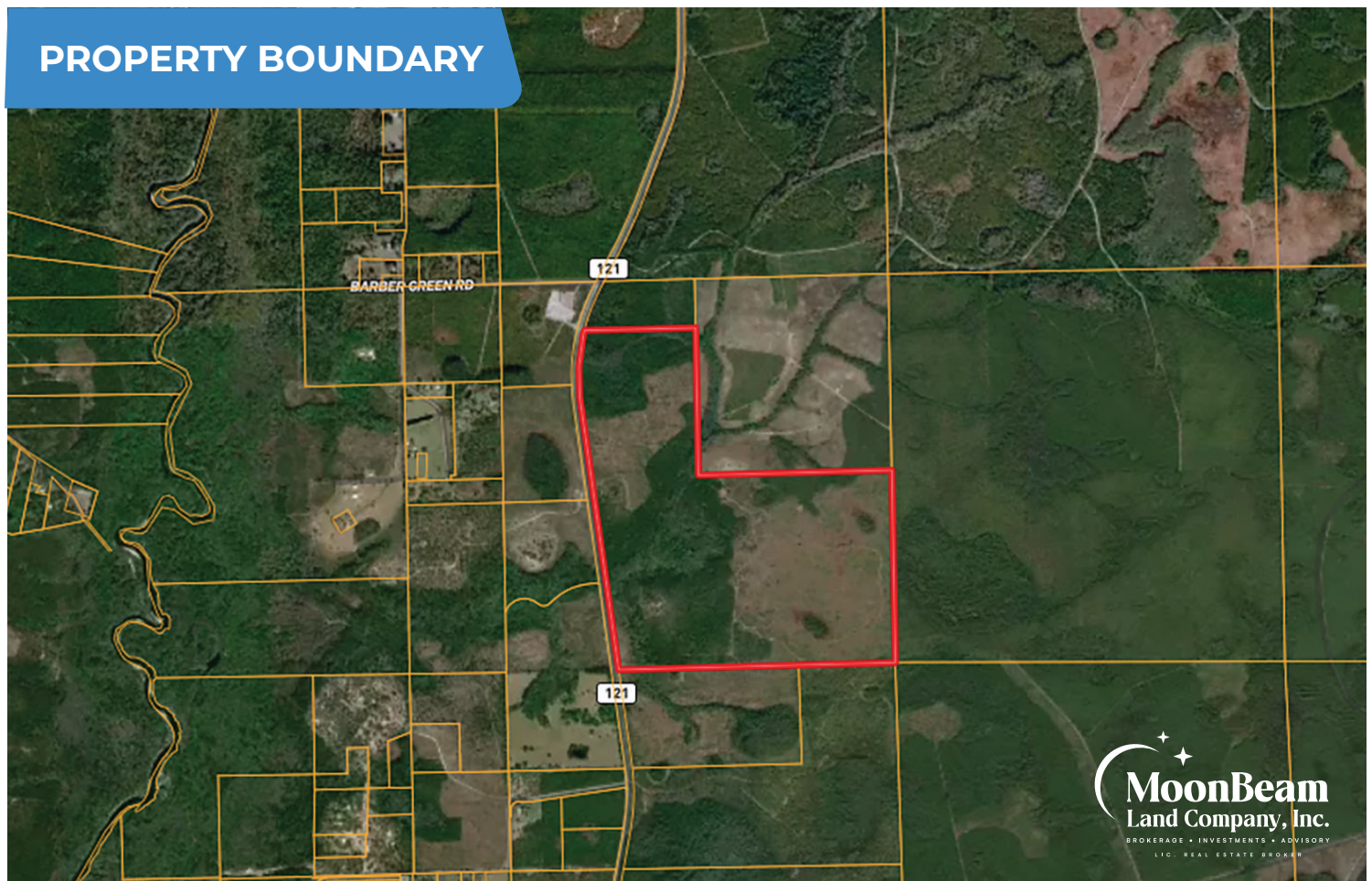
St. Mary's River



## REGIONAL MAP



## PROPERTY BOUNDARY





## COMPARABLE SALES

### Over 50 Acres

Acres	Location	Sale Price	Price/Acre	Notes
275 acres	16 miles east	\$11,232,000	\$40,843/acre	Big land tract, not platted
101.21 acres	6 miles northeast	\$775,000	\$7,673/acre	Not platted
99 acres	11 miles northeast	\$1,000,000	\$10,101/acre	Platted lots
94 acres	20 miles north	\$560,000	\$5,957/acre	Not platted
62 acres	12 miles east	\$550,000	\$8,871/acre	Not platted
53 acres	16 miles east	\$2,431,200	\$45,871/acre	Near platted area

### 10–50 Acres

39.1 acres	5 miles northeast	\$365,000	\$9,335/acre	Not platted
13.45 acres	4 miles northeast	\$270,000	\$20,074/acre	Platted lot
12.8 acres	4 miles northeast	\$180,500	\$14,102/acre	Platted lot
11.85 acres	4 miles northeast	\$200,000	\$16,877/acre	Platted lot
11.04 acres	4 miles northeast	\$165,000	\$14,945/acre	Platted lot
10.57 acres	2 miles southwest	\$129,000	\$12,204/acre	Platted lot

### Under 10 Acres

8.54 acres	1.5 miles southwest	\$165,000	\$19,320/acre	Now being split into parcels
7.12 acres	3 miles southwest	\$92,500	\$12,991/acre	Platted lot
6.87 acres	2 miles southwest	\$104,000	\$15,138/acre	Platted lot
4.84 acres	2 miles southwest	\$77,300	\$15,971/acre	Platted lot
4.81 acres	2 miles southwest	\$91,000	\$18,918/acre	Platted lot
4.65 acres	3 miles southwest	\$71,500	\$15,376/acre	Platted lot

#### AVERAGE SALE PRICE PER ACRE

- Over 50 acres: \$19,886/acre
- 10–50 acres: \$14,589/acre
- Under 10 acres: \$16,285/acre



MAP SHOWING BOUNDARY SURVEY OF  
A PORTION OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 23 EAST

(SURVEYORS DESCRIPTION)

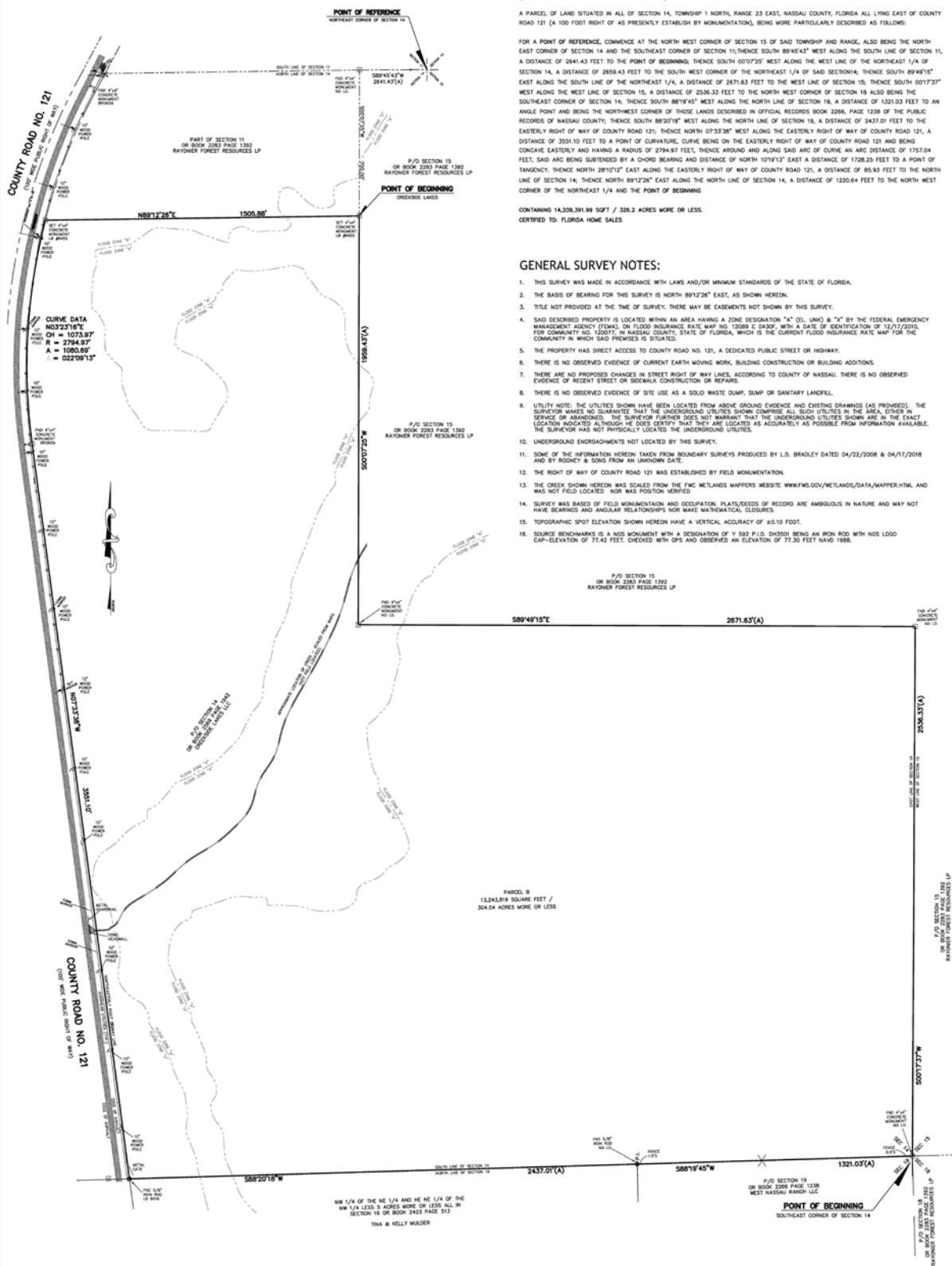
A PARCEL OF LAND SITUATED IN ALL OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA ALL LYING EAST OF COUNTY ROAD 121 (A 100 FOOT RIGHT OF AS PRESENTLY ESTABLISH BY MONUMENTATION), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

[illegible]

CONTAINING 14,209,391.99 SQFT / 326.2 ACRES MORE OR LESS  
CERTIFIED TO: FLORIDA HOME SALES


GENERAL SURVEY NOTES:

- THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
- THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°12'32" EAST, AS SHOWN HEREON.
- TITLE NOT PROVIDED AT THE TIME OF SURVEY. THERE MAY BE EASEMENTS NOT SHOWN BY THIS SURVEY.
- SUCH SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "A1 (EL) LIN3" AND "B1" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR FLOOD INSURANCE RISK ZONING. THE DATE OF IDENTIFICATION OF 1/17/2008 FOR COMMUNITY NO. 120077 IN NASSAU COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD RISK MAP FOR THE AREA, SHOWS THE PROPERTY AS BEING IN A FLOOD PRONE AREA.
- THE PROPERTY HAS DIRECT ACCESS TO COUNTY ROAD NO. 121, A DEDICATED PUBLIC STREET OR HIGHWAY.
- THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO COUNTY OF NASSAU, THERE IS NO OBSERVED EVIDENCE OF PROPOSED STREET OR SIDEWALK CONSTRUCTION.
- THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- UTILITY NOTES: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE AND EXISTING DRAWINGS (AS PROVIDED, THE SERVICE OR ABANDONED). THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION OR DEPTH AS SHOWN. THE SURVEYOR HAS BEEN CAREFUL TO LOCATE UTILITIES AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- UNDERGROUND ENCROACHMENTS NOT LOCATED BY THIS SURVEY.
- SOME OF THE INFORMATION HEREON TAKEN FROM BOUNDARY SURVEYS PRODUCED BY L.D. BRADLEY DATE 04/28/2008 & 04/01/2008. NOT BE PROVED & SEND FROM AN UNKNOWN DATE.
- THE RIGHT OF WAY OF COUNTY ROAD 121 WAS ESTABLISHED BY FIELD MONUMENTATION.
- THE CREEK SHOWN HEREON WAS SCALED FROM THE FRED METELANS MAPPER'S WEBSITE [WWW.FS.DOD.GOV/METELANS/DATA/MAPPER/INDEX](http://WWW.FS.DOD.GOV/METELANS/DATA/MAPPER/INDEX).
- THE SURVEY WAS BASED OF FIELD MONUMENTATION AND OCCUPATION. PLAYERS/DEEDS OF SURVEY ARE AMBIGUOUS IN NATURE AND MAY NOT HAVE BEARINGS AND ANGULAR RELATIONSHIPS NOR MAKE MATHEMATICAL CLOSURES.
- TOPOGRAPHIC SPOT ELEVATIONS HAVE BEEN A VERICAL ACQUISITION OF 85.0 FOOT.
- BOUNDARY MONUMENTATION AT A NORTH END OF THE ROAD HAS A VERICAL ACQUISITION OF 85.0 FEET. SENSORS BEING AN IRON ROD, CAP-ELEVATION OF 77.4 FEET. DEEDED WITH GPS AND BEARING AN ELEVATION OF 77.35 FEET NEAR BY WITH NOS LOGO



**ALL AMERICAN SURVEYING AND MAPPING, INC.**  
SUBSIDIARY OF HANSENBERG & PETER SURVEYING AND MAPPING, INC.

LAND SURVEYORS - 3751 SW JOSE PLACE, SUITE 13 - JACKSONVILLE, FLORIDA, 32217 - 904/279-0086 - LICENSED LAND BUSINESS NO. 8403

<p><u>Legend</u></p> <p>           (S) = Surveyed            (P) = Platted            (M) = Mapped            (C) = Contained            (U) = Unsurveyed            (A) = Aerial            (D) = Deed            (E) = Easement            (F) = Filing            (G) = Grant            (H) = Homestead            (I) = Interest            (J) = Joint            (K) = Key            (L) = Lease            (M) = Mortgage            (N) = Note            (O) = Other            (P) = Power            (Q) = Quitclaim            (R) = Release            (S) = Sale            (T) = Tax            (U) = Undeveloped            (V) = Vacant            (W) = Water            (X) = X            (Y) = Y            (Z) = Z         </p>	<p>THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTED THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPIERS PURSUANT TO CHAPTER 472.027 / CHAPTER 517, FLORIDA ADMINISTRATIVE CODE</p>	
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1. NAME: JAMES D. HARRISON, JR., No. 2547  
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 9. WEBSITE: WWW.OKLAHOMA.SURVEYING.AND.MAPPING.INC.  
 10. COMPANY: OKLAHOMA SURVEYING AND MAPPING, INC.  
 11. TYPE OF BUSINESS: SURVEYING AND MAPPING  
 12. TYPE OF EMPLOYMENT: FULL-TIME  
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1 = MAIN GUT  
2 = CENTER GUT  
3 = HEAD-OF-GUT  
4 = TAIL  
5 = BRANCH

6 = 10' TO SCALE  
7 = 100' TO SCALE  
8 = 1000' TO SCALE  
9 = 10000' TO SCALE  
10 = 100000' TO SCALE

SCALE 1" = 200'

ENC.

30. H. OTHERS 30. 1. 007-000000		DATE 05-14-2025		FLORIDA REGISTERED SURVEYOR AND MAPPER		30. 1. 007-000000	
F.B. N/A 0.2 80000-025700		G.B. N/A 0.2 80000-025700		H.B. N/A 0.2 80000-025700		I.B. N/A 0.2 80000-025700	

F/A 5/5 O.C. 80558-22370 (M. RV\_501 O-EX'D RV\_51 (M. 280/2023/80558-22370-BG-MCM.dwg (MCMR NO. 22370 FILE 80558



LAND FOR SALE

**15499 COUNTY ROAD 121  
BRYCEVILLE, FL 32009**

304 +/- ACRES



## MoonBeam Land Company

**Your Trusted Partner in Florida Agri-Real Estate and Commercial Land Sales**

Rooted in seven generations of Florida heritage, **MoonBeam Land Company** is a premier brokerage specializing in agricultural real estate, commercial land transactions, and strategic investment advisory services.

Under the leadership of **John A. Evans, Sr.**, Licensed Real Estate Broker, our team brings over 17 years of proven market expertise. To date, we have successfully closed more than **\$627 million** in transactions, representing over **90,000 acres** of land across Florida.

**Don't miss this high-potential land opportunity in a fast-growing region. The property consists of multiple lots ranging from 5.06 to 96.4 acres, offering flexible development options. Inquire now to explore possibilities and secure your investment.**

**Inquire for More Details** For personalized assistance, please contact:



**John A. Evans, Sr.,**

President



**407-947-3335**



**john@moonbeamlandco.com**



**Isabelle Updike**

Land Sales Associate



**863-978-8068**



**isabelle@moonbeamlandco.com**