

HILLIARD TIMBER AND RECREATION TRACT

BELL ROAD, HILLIARD, FL
HILLIARD, FL 32046

John A. "Tony" Wallace

352.538.7356

tony.wallace@svn.com

Matthew Simpson

352.317.8932

matthew.simpson@svn.com

Property Overview



Sale Price	\$3,700,000
OFFERING SUMMARY	
Acreage:	985 Acres
Price / Acre:	\$3,756
City:	Hilliard
County:	Nassau
Property Type:	Timber & Recreation

PROPERTY OVERVIEW

Don't miss the opportunity to own an exceptional timber and recreational tract located in Nassau County, FL. The property features merchantable and pre merchantable planted slash pine plantations on the upland portions of the property (75%) and natural timber consisting of pine, hardwood, and cypress in the swamps. The property has an excellent system of internal roads and includes a perimeter road that provides access to the full property boundary. Located just west of Hilliard, FL and within a half-hour drive to Jacksonville, FL, the property is located near many wood-using facilities.

Specifications & Features



SPECIFICATIONS & FEATURES

Land Types:

- Hunting & Recreation Properties
- Land Investment
- Timberland

Uplands / Wetlands:

75% Uplands

Soil Types:

- Boulogne fine sand
- Leon fine sand
- Kingsferry fine sand

Taxes & Tax Year:

\$6,748.81 for 2021

Zoning / FLU:

Open Rural / Agricultural

Lake Frontage / Water Features:

3/4 Acre Pond

Road Frontage:

Approx. 680 feet on Bell Rd., County maintained.

Nearest Point of Interest:

30 min. drive to Jacksonville, FL and JAX Airport, 20 min. drive to I-95, 45 min. to Fernandina Beach and Amelia Island.

Fencing:

Perimeter entirely fenced. Galvanized t-posts and field fencing.

Current Use:

Timber production and recreation

Land Cover:

Mixture of planted and natural pine timberland and hardwood/cypress swamps

Game Population Information:

Plentiful deer and wild turkey

Location



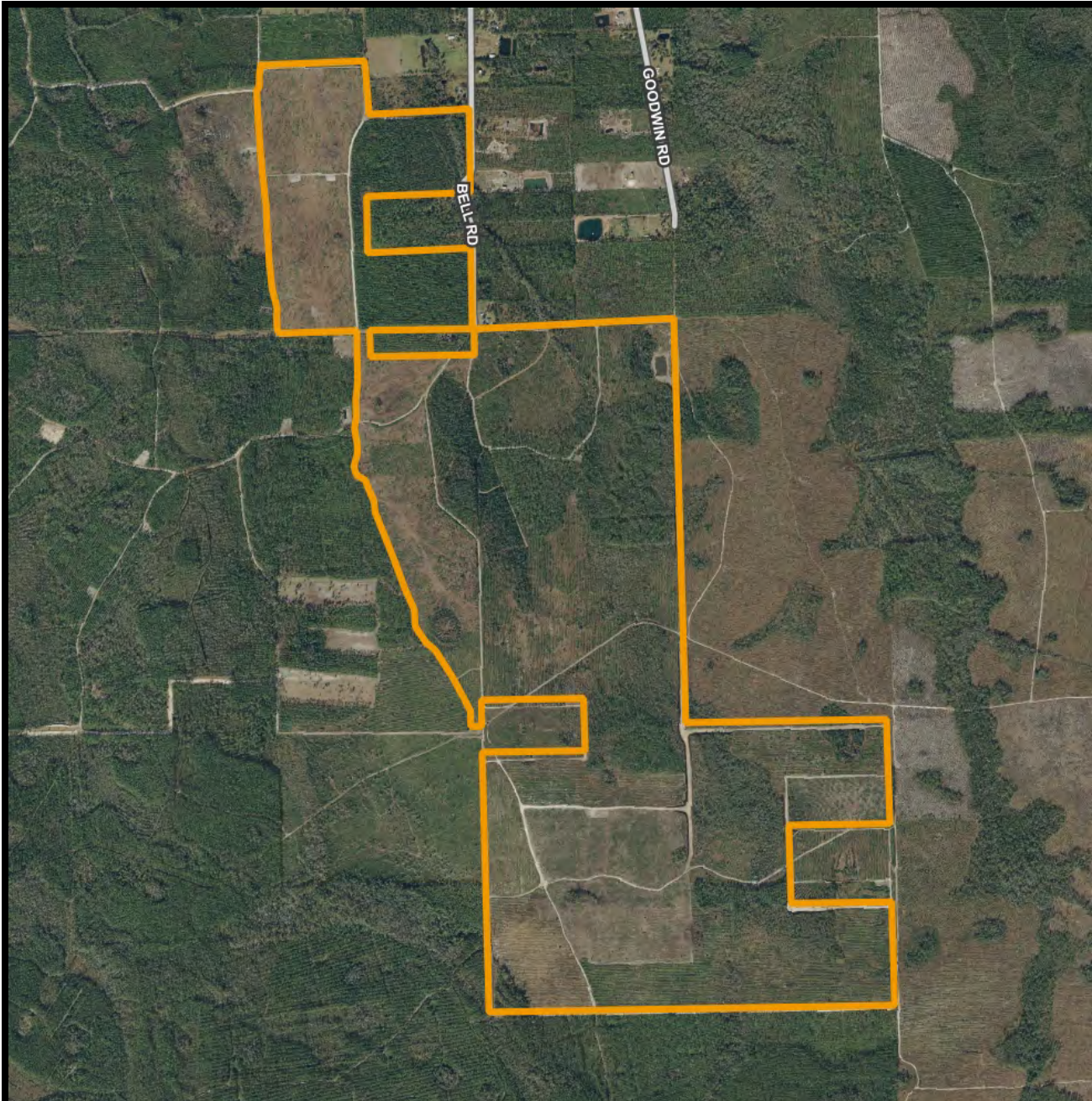
LOCATION & DRIVING DIRECTIONS

Parcel: 15-3N-23-2020-0022-0000 21-3N-23-2020-0001-0000 [partial]







GPS: 30.6688903, -81.9914796

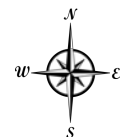
Driving Directions: From Hwy 301 and CR 108 in Hilliard FL travel west on CR 108 for .9 miles then turn right onto Bay Rd and continue west for 3.6 miles turning left on Bell Dr and destination is .6 miles on right; See SVN sign





Aerial Map

-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Streets MapWise
-  Managed Lands FNAI



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Hilliard Timber & Recreation

Nassau County, Florida

Timber Stand Map
Nov-2021 NAIP Aerial Photo

- Boundary
- Natural Pine, Flatwoods, Merchantable : 35 Acres
- Natural Timber, Bottomland : 235 Acres
- Open, Non-Timber : 47 Acres
- Pine Plantation, Merchantable : 73 Acres
- Pine Plantation, Premerchantable : 594 Acres
- Water : 1 Acre
- Roads
- Creeks

STAND ID	STAND CODE	LAND COVER CLASS	ACRES
1	SLp1991fTH2007	Pine Plantation, Merchantable	4
2	SLp2001f	Pine Plantation, Merchantable	69
3	SLp2013f	Pine Plantation, Premerchantable	5
4	SLp2014f	Pine Plantation, Premerchantable	257
5	SLp2017f	Pine Plantation, Premerchantable	76
6	SLp2018f	Pine Plantation, Premerchantable	256
91	Food Plot	Open, Non-Timber	3
92	Open	Open, Non-Timber	1
93	Pond	Water	1
94	Roads	Open, Non-Timber	43
101	Pine/Hwd/Cyp	Natural Timber, Bottomland	235
110	SLnf	Natural Pine, Flatwoods, Merchantable	35
Grand Total			985

NOTICE:
THIS MAP IS NOT A SURVEY. THEREFORE, ANY DERIVED ACREAGE NUMBERS ON THIS MAP OR ACCOMPANYING REPORT ARE APPROXIMATE AND SHOULD ONLY BE USED FOR PLANNING OR MANAGEMENT.
THIS MAP IS NOT SUITABLE FOR ENGINEERING DESIGN OR CONSTRUCTION. FURTHER, THE USE OF ANY ASSOCIATED ACREAGE NUMBERS FOR SALES OR NEGOTIATIONS IS ENTIRELY AT THE RISK OF THE BUYER AND SELLER.
MAP CREATED BY : J SAARELA
MAP CREATED ON : 05/02/2022



1,900 0 1,900
Feet

NATURAL RESOURCE
PLANNING SERVICES INC.

CONSULTING FORESTERS
356 NW Lake City Ave.
Lake City, FL 32055
(386) 438-5896



Additional Photos





JOHN A. " TONY" WALLACE

Senior Advisor

tony.wallace@svn.com

Direct: 352.538.7356 | **Cell:** 352.538.7356

PROFESSIONAL BACKGROUND

Tony Wallace, CF, ACF is a Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Tony is the Chief Operating Officer and a principal of Natural Resource Planning Services, Inc., [NRPS] a forestry consulting firm operating in Florida and Georgia. Learn more at NRPSforesters.com.

He is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, and a Certified Forester through the Society of American Foresters, as well as a member of the Association of Consulting Foresters.

He has over 30 years of experience providing a full range of forestry and land management services to clients throughout Florida and Georgia.

Tony holds a Bachelor of Science degree in forestry from Mississippi State University

He is a member of the Society of American Foresters, a past member of the board of directors and has held past offices for the Florida Forestry Association, and served on the land management advisory committee of the Suwannee River Water Management District and on the technical committee for the Florida Department of Agriculture and Consumer Services.

Tony lives in Fort White, Florida with his wife.

SVN | Saunders Ralston Dantzler
1723 Bartow Rd
Lakeland, FL 33801



MATTHEW SIMPSON

Associate Advisor

matthew.simpson@svn.com

Direct: 352.317.8932 | Cell: 352.317.8932

PROFESSIONAL BACKGROUND

Matthew Simpson, CF is an Advisor at SVN Saunders Ralston Dantzler Real Estate in Lake City, Florida.

Matthew is a Senior Forester and Division Manager with Natural Resource Planning Services, Inc., a forestry consulting firm operating in Florida and Georgia, where he has worked as a consulting forester since 2000.

He has over 25 years of experience in providing a full range of forestry and land management services to clients throughout Florida and Georgia. Matthew specializes in large-scale, comprehensive timberland management projects, harvesting operations, and intensive silviculture.

He is a Certified Forester through the Society of American Foresters, a Georgia Registered Forester, a Certified Burn Manager in Georgia, a member of the Florida Forestry Association, and a member of the Society of American Foresters. Matthew has also been a licensed real estate sales associate since 1998.

Matthew holds a Bachelor of Science degree in Forest Resource Management from West Virginia University.

He lives in Lake City, Florida with his wife and two children.

EDUCATION

- Timberland

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1723 Bartow Rd
Lakeland, FL 33801

ADVISOR & OFFICE LOCATIONS

Saunders Ralston Dantzler Real Estate

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1723 Bartow Rd
Lakeland, Florida 33801

NORTH FLORIDA

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356 NW Lake City Ave
Lake City, Florida 32055

GEORGIA

THOMASVILLE OFFICE
125 N Broad St, Suite 210
Thomasville, Georgia 31792





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1723 Bartow Rd
Lakeland, Florida 33801
352.538.7356

125 N Broad Street, Suite 210
Thomasville, Georgia 31792
229.299.8600

356 NW Lake City Ave
Lake City, Florida 32055
386.438.5896

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