

LAND FOR SALE

# NASSAU TIMBERLAND TRACT 1

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## RIVER ROAD

Bryceville, FL 32009

## PRESENTED BY:

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**SALE PRICE****\$949,000****OFFERING SUMMARY**

ACREAGE:	146 Acres
PRICE / ACRE:	\$6,500
CITY:	Bryceville
COUNTY:	Nassau
PROPERTY TYPE:	Residential Development
VIDEO:	<a href="#">View Here</a>

**PROPERTY OVERVIEW**

Nassau Timberland Tract 1 consists of 146 ± 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.

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

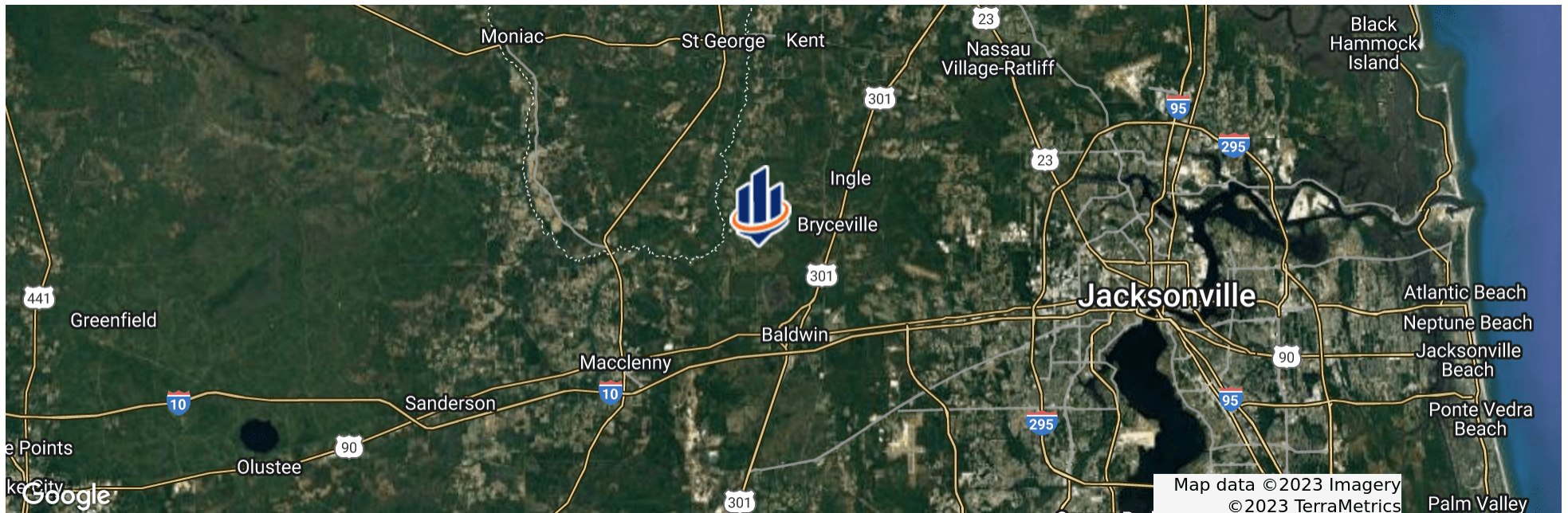
LAND TYPES:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Residential Development</li><li>• Timberland</li></ul>
UPLANDS / WETLANDS:	75 % Uplands
SOIL TYPES:	Chaires Fine Sand and Boulogne Fine Sand
ZONING / FLU:	Open Rural - 1 Dwelling Per Acre Allowed
NEAREST 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:	110 ± acres of planted pines 36 ± acres of wetland timber
SURVEY OR SITE TESTING REPORTS:	Wetlands Have Been Delineated



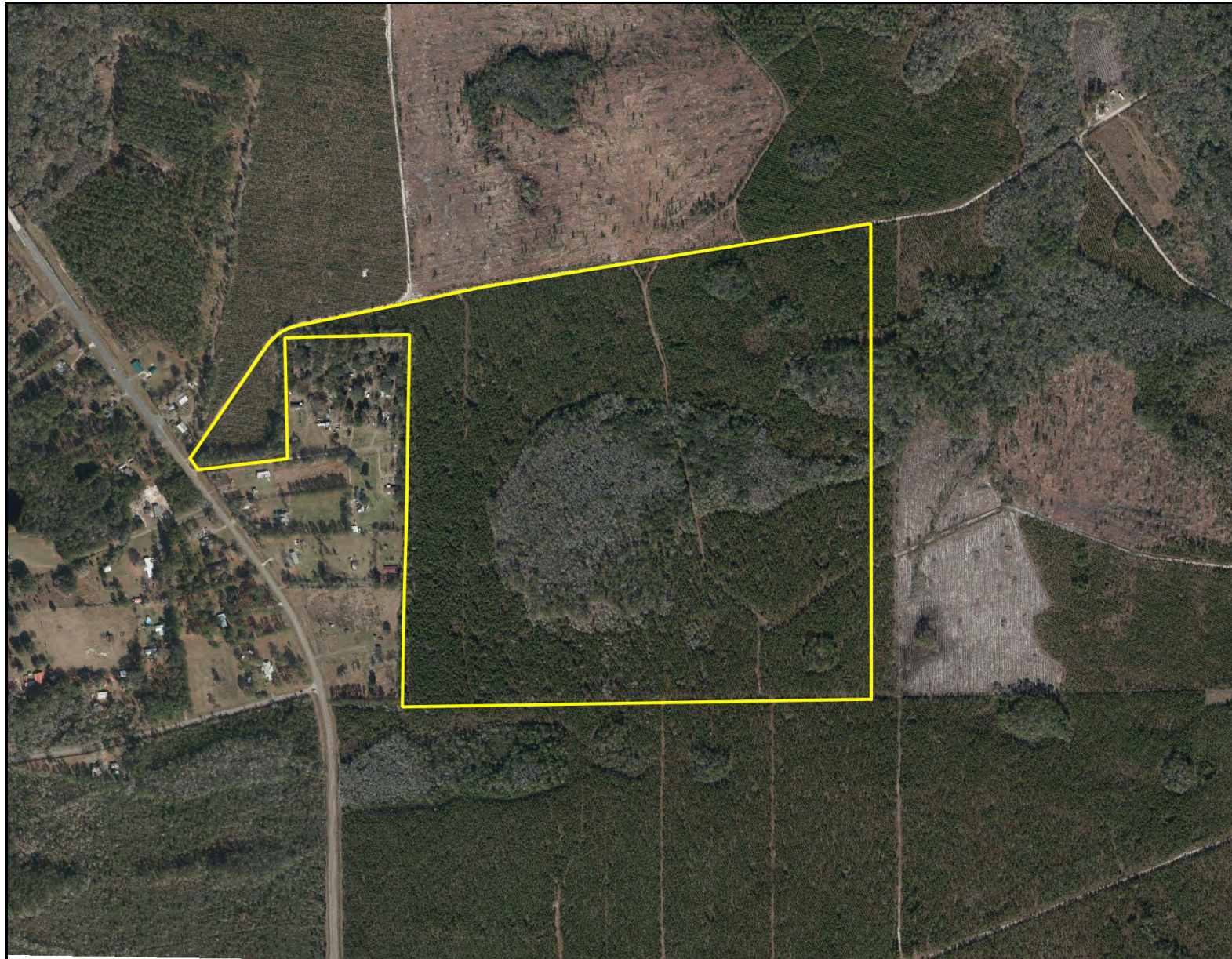


## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	33-1S-23-0000-0001-0000
<b>GPS:</b>	30.363331, -82.0041968
<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



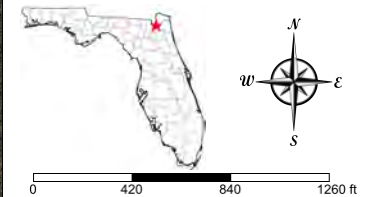




## Aerial

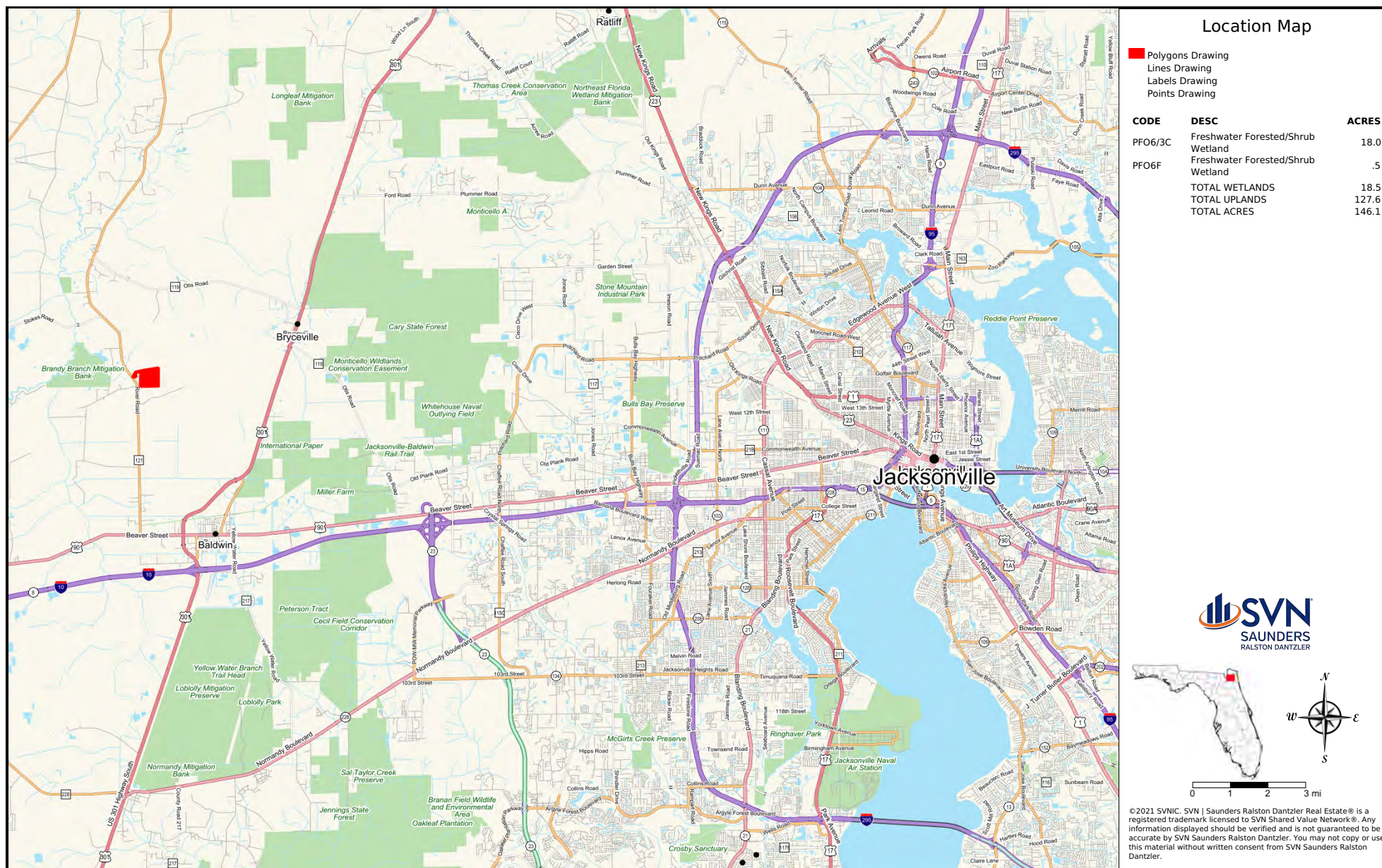
County Boundaries  
 Polygons Drawing  
 Lines Drawing  
 Labels Drawing  
 Points Drawing

CODE	DESC	ACRES
PF06/3C	Freshwater Forested/Shrub Wetland	18.0
PF06F	Freshwater Forested/Shrub Wetland	.5
	TOTAL WETLANDS	18.5
	TOTAL UPLANDS	127.6
	TOTAL ACRES	146.1



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