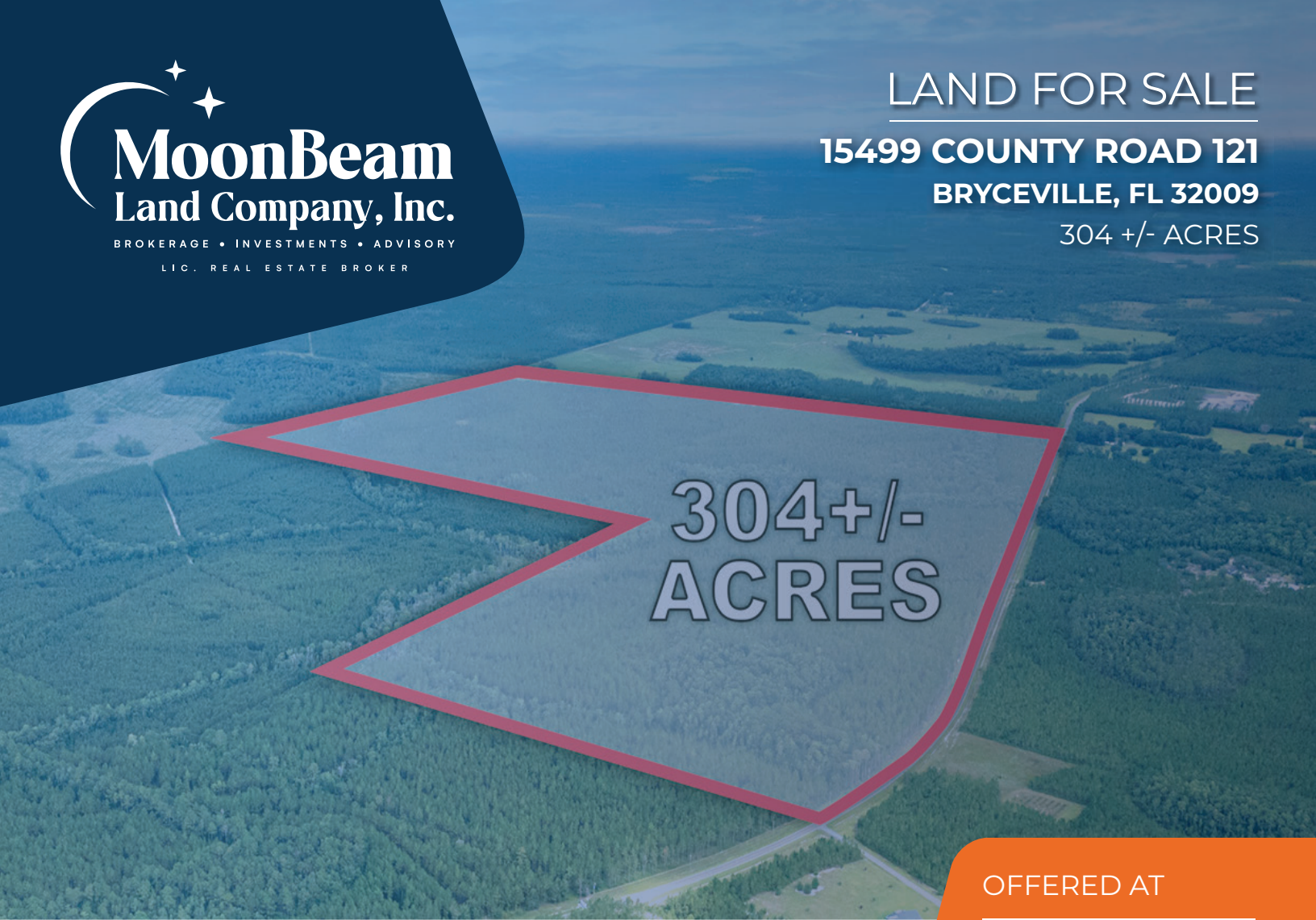


LAND FOR SALE

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).

Every attempt is made to provide accurate information on properties offered for sale. MoonBeam Land Company, Inc. does not guarantee the accuracy. Offerings are subject to errors, omissions, prior sale or withdrawal without notice. Buyer should rely entirely on their own research, inspection of property, and records.

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).

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

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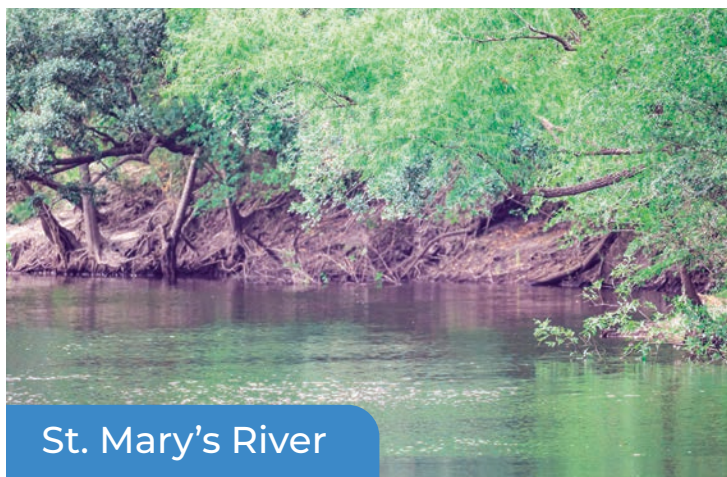
LAND FOR SALE

5499 COUNTY ROAD 121
BRYCEVILLE, FL 32009

304 +/- ACRES



St. Mary's River



St. Mary's River



Pine Stand on the property

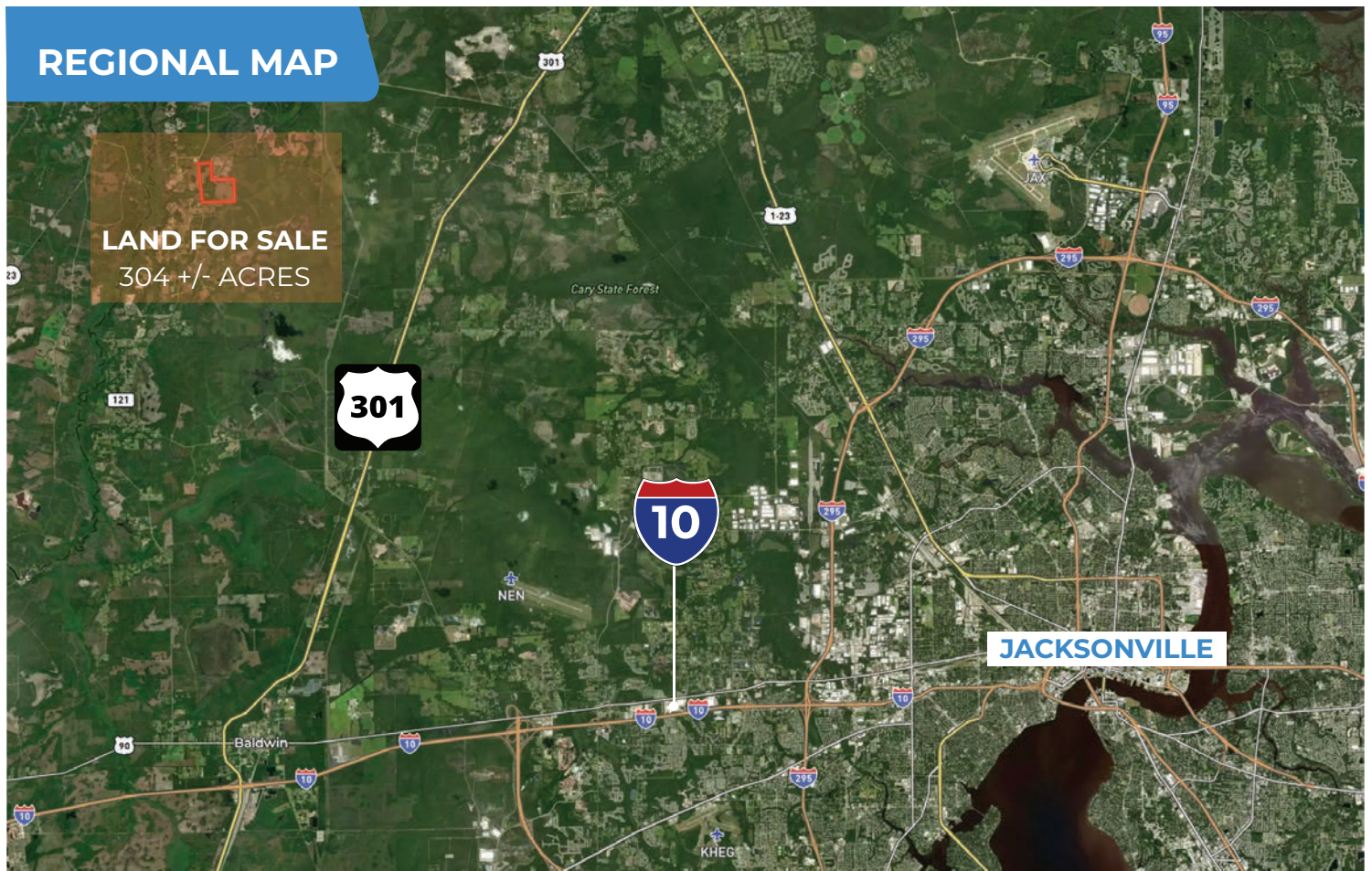


St. Mary's River

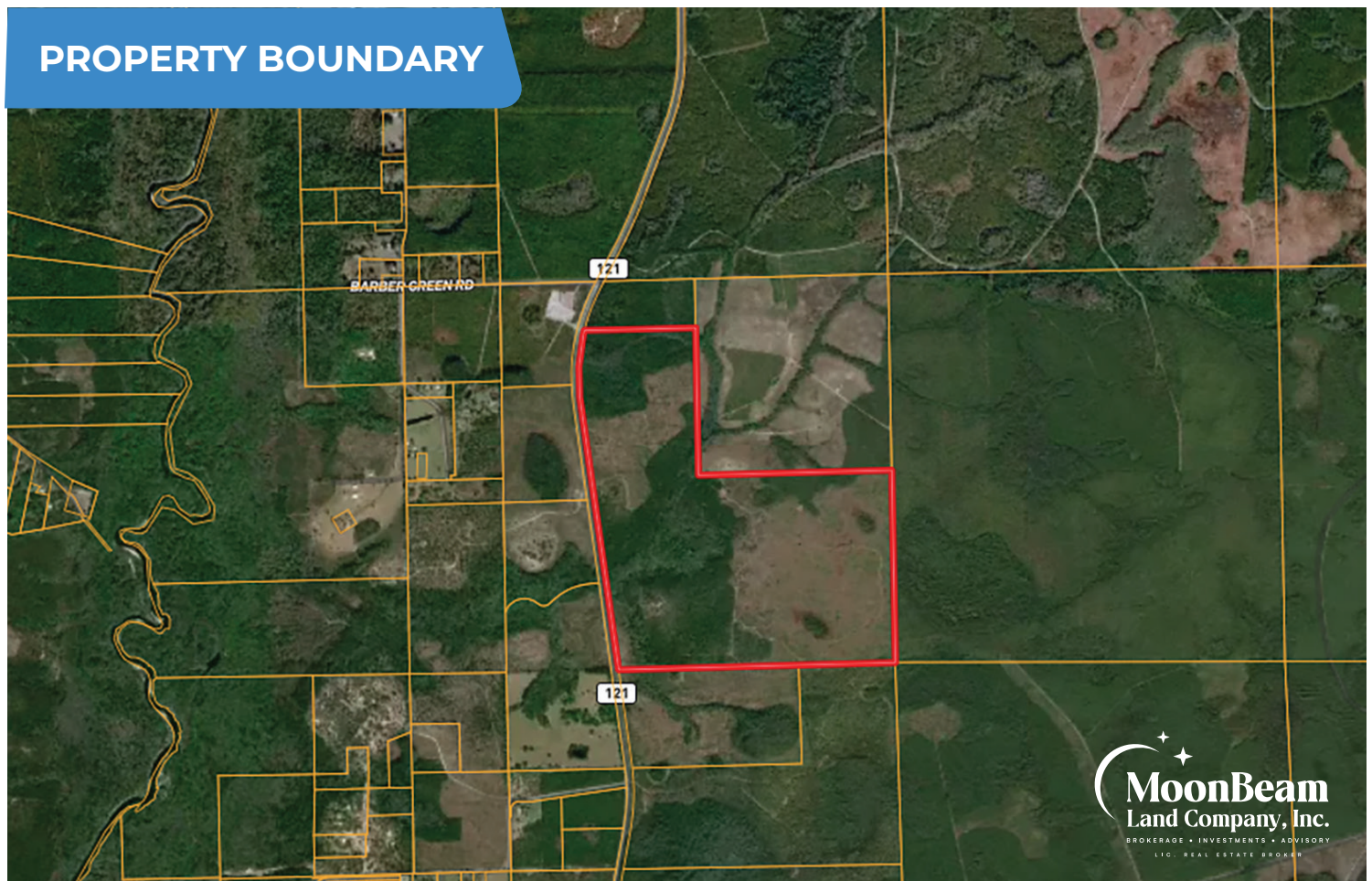


St. Mary's River

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)

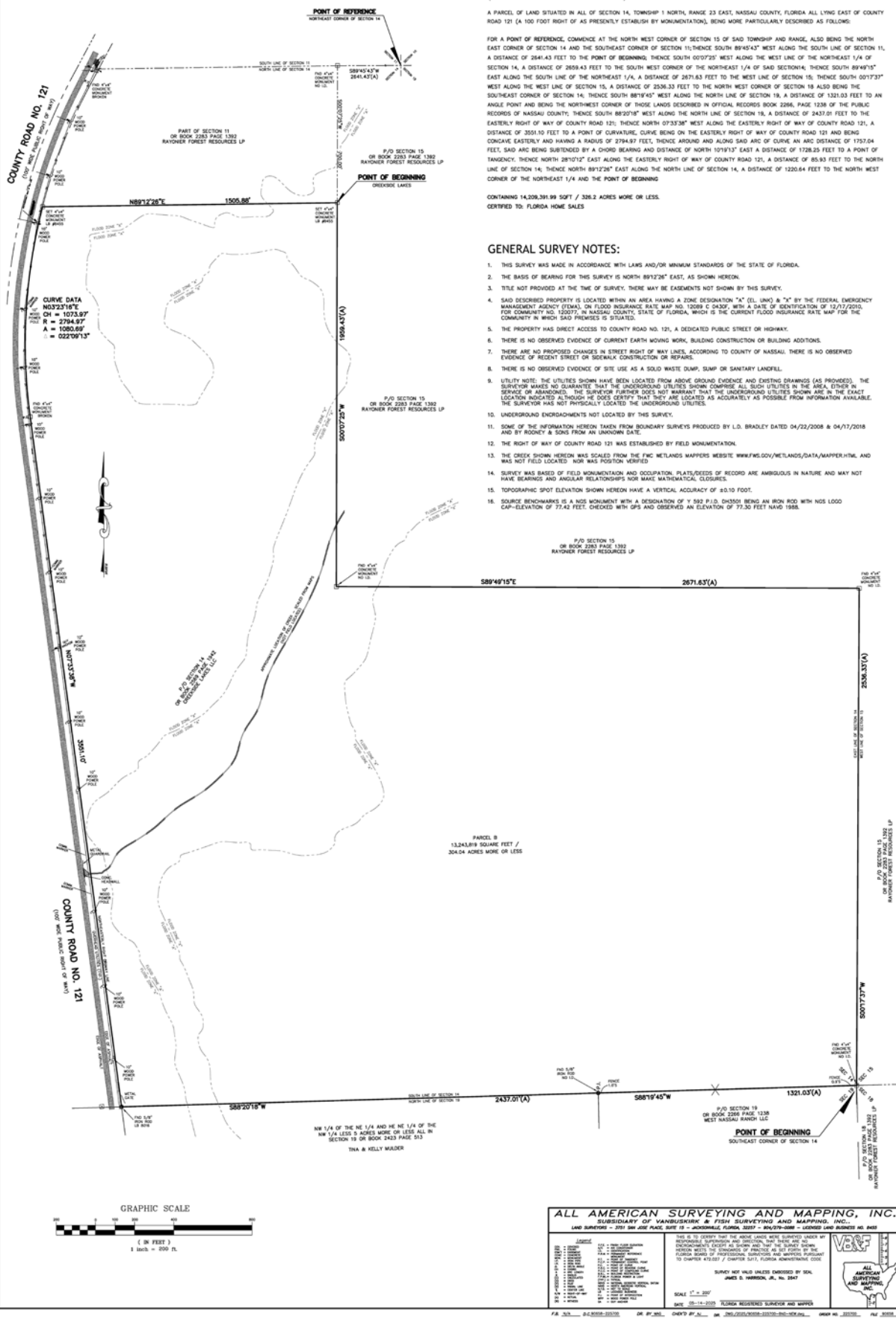
A PARCEL OF LAND SITUATED IN ALL OF SECTION 14, TOWNSHIP 1 NORTH, RANGE 23 EAST, NASSAU COUNTY, FLORIDA ALL LYING EAST OF COUNTY ROAD 121 (A 100 FOOT RIGHT OF AS PRESENTLY ESTABLISHED BY MONUMENTATION), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTH WEST CORNER OF SECTION 15 OF SAID TOWNSHIP AND RANGE, ALSO BEING THE NORTH EAST CORNER OF SECTION 14 AND THE SOUTHEAST CORNER OF SECTION 11; THENCE SOUTH 89°43'43" WEST ALONG THE SOUTH LINE OF SECTION 11, A DISTANCE OF 2541.43 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°07'25" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 14, A DISTANCE OF 2558.43 FEET TO THE SOUTH WEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE SOUTH 89°49'15" EAST ALONG THE SOUTH LINE OF THE NORTHEAST 1/4, A DISTANCE OF 2671.63 FEET TO THE WEST LINE OF SECTION 15; THENCE SOUTH 00°17'37" WEST ALONG THE WEST LINE OF SECTION 15, A DISTANCE OF 2536.33 FEET TO THE NORTH WEST CORNER OF SECTION 18 ALSO BEING THE SOUTHEAST CORNER OF SECTION 14; THENCE SOUTH 89°19'45" WEST ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 1321.03 FEET TO AN ANGLE POINT AND BEING THE NORTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2266, PAGE 1236 OF THE PUBLIC RECORDS OF NASSAU COUNTY; THENCE SOUTH 89°20'18" WEST ALONG THE NORTH LINE OF SECTION 18, A DISTANCE OF 2437.01 FEET TO THE EASTERN RIGHT OF WAY OF COUNTY ROAD 121; THENCE NORTH 07°53'38" WEST ALONG THE EASTERN RIGHT OF WAY OF COUNTY ROAD 121, A DISTANCE OF 3554.10 FEET TO A POINT OF CURVATURE, CURVE BEING ON THE EASTERN RIGHT OF WAY OF COUNTY ROAD 121 AND BEING CONCAVE EASTWARD AND HAVING A RADIUS OF 2794.97 FEET, THENCE AROUND AND ALONG SAID ARC OF CURVE AN ARC DISTANCE OF 1737.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°19'13" EAST A DISTANCE OF 1728.35 FEET TO A POINT OF TANGENCY, THENCE NORTH 28°10'12" EAST ALONG THE EASTERN RIGHT OF WAY OF COUNTY ROAD 121, A DISTANCE OF 85.93 FEET TO THE NORTH LINE OF SECTION 14; THENCE NORTH 89°12'28" EAST ALONG THE NORTH LINE OF SECTION 14, A DISTANCE OF 1220.64 FEET TO THE NORTH WEST CORNER OF THE NORTHEAST 1/4 AND THE POINT OF BEGINNING.

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

GENERAL SURVEY NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF FLORIDA.
2. THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 89°12'28" EAST, AS SHOWN HEREON.
3. TITLE NOT PROVIDED AT THE TIME OF SURVEY, THERE MAY BE EASEMENTS NOT SHOWN BY THIS SURVEY.
4. SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION "A" (EL, UNK) & "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 12089 C 5430F, WITH A DATE OF IDENTIFICATION OF 12/17/2010, FOR COMMUNITY NO. 120077, IN NASSAU COUNTY, STATE OF FLORIDA, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.
5. THE PROPERTY HAS DIRECT ACCESS TO COUNTY ROAD NO. 121, A DEDICATED PUBLIC STREET OR HIGHWAY.
6. THERE IS NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
7. THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES, ACCORDING TO COUNTY OF NASSAU, THERE IS NO OBSERVED EVIDENCE OF RECENT STREET OR SIGNAL CONSTRUCTION OR REPAIRS.
8. THERE IS NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
9. UTILITY NOTE: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM ABOVE GROUND EVIDENCE AND EXISTING DRAWINGS (AS PROVIDED). THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
10. UNDERGROUND ENCROACHMENTS NOT LOCATED BY THIS SURVEY.
11. SOME OF THE INFORMATION HEREON TAKEN FROM BOUNDARY SURVEYS PRODUCED BY L.D. BRADLEY DATED 04/22/2008 & 04/17/2010 AND BY BOOKS & SONS FROM AN UNKNOWN DATE.
12. THE RIGHT OF WAY OF COUNTY ROAD 121 WAS ESTABLISHED BY FIELD MONUMENTATION.
13. THE CREEK SHOWN HEREON WAS SCALED FROM THE FWC WETLANDS MAPPERS WEBSITE WWW.FWC.GOV/WETLANDS/DATA/MAPPER.HTML AND WAS NOT FIELD LOCATED NOR WAS POSITION VERIFIED.
14. SURVEY WAS BASED ON FIELD MONUMENTATION AND OCCUPATION. PLATS/DEEDS OF RECORD ARE AMBIGUOUS IN NATURE AND WAY NOT HAVE BEARINGS AND ANGULAR RELATIONSHIPS NOR MAKE MATHEMATICAL CLOSURES.
15. TOPOGRAPHIC SPOT ELEVATION SHOWN HEREON HAVE A VERTICAL ACCURACY OF ±0.10 FOOT.
16. SOURCE BENCHMARKS IS A NOS MONUMENT WITH A DESIGNATION OF Y 582 P.D. 043501 BEING AN IRON ROD WITH NOS LOGO CAP-ELEVATION OF 77.42 FEET. CHECKED WITH GPS AND OBSERVED AN ELEVATION OF 77.30 FEET NAVD 1988.



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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



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