

Dunn Creek Tract

Bay Rd., Hilliard, Florida 32046

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Sale Price \$2,983,500

Offering Summary

Acreage: 459 Acres
Price / Acre: \$6,500
State: Florida
City: Hilliard
County: Nassau
Property Type: Transitional Timberland

Property Overview

Great opportunity to purchase a transitional timberland tract in Nassau County, Florida. This 459-acre property is situated in a rapidly growing area on the outskirts of Jacksonville, FL. The property currently consists of both merchantable and premerchantable pine plantations with slash pine and loblolly pine being the primary species planted. The property has been professionally managed for many years and contains excellent genetic stock. With its high percentage of upland acreage (approximately 85%) the property has the potential to be utilized in many different ways.

The tract has excellent paved road frontage on Bay Road and Conner Nelson Road as well as graded road frontage on Cuyler Rd. Within a half-hour drive to Jacksonville, FL or Fernandina Beach, FL means the property is situated within a very strong timber market as well as a quickly developing and transitioning land base.

SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	85% Uplands, 15% Wetlands
Soil Types:	Primarily Boulogne and Leon Sands
Zoning / FLU:	Zoning: Open Rural, FLU: Agricultural
Road Frontage:	1/2 Mile on CR-115 aka Bay Road
Current Use:	Timber production and recreation.
Land Cover:	Slash pine, Loblolly pine, Natural timber.

LOCATION



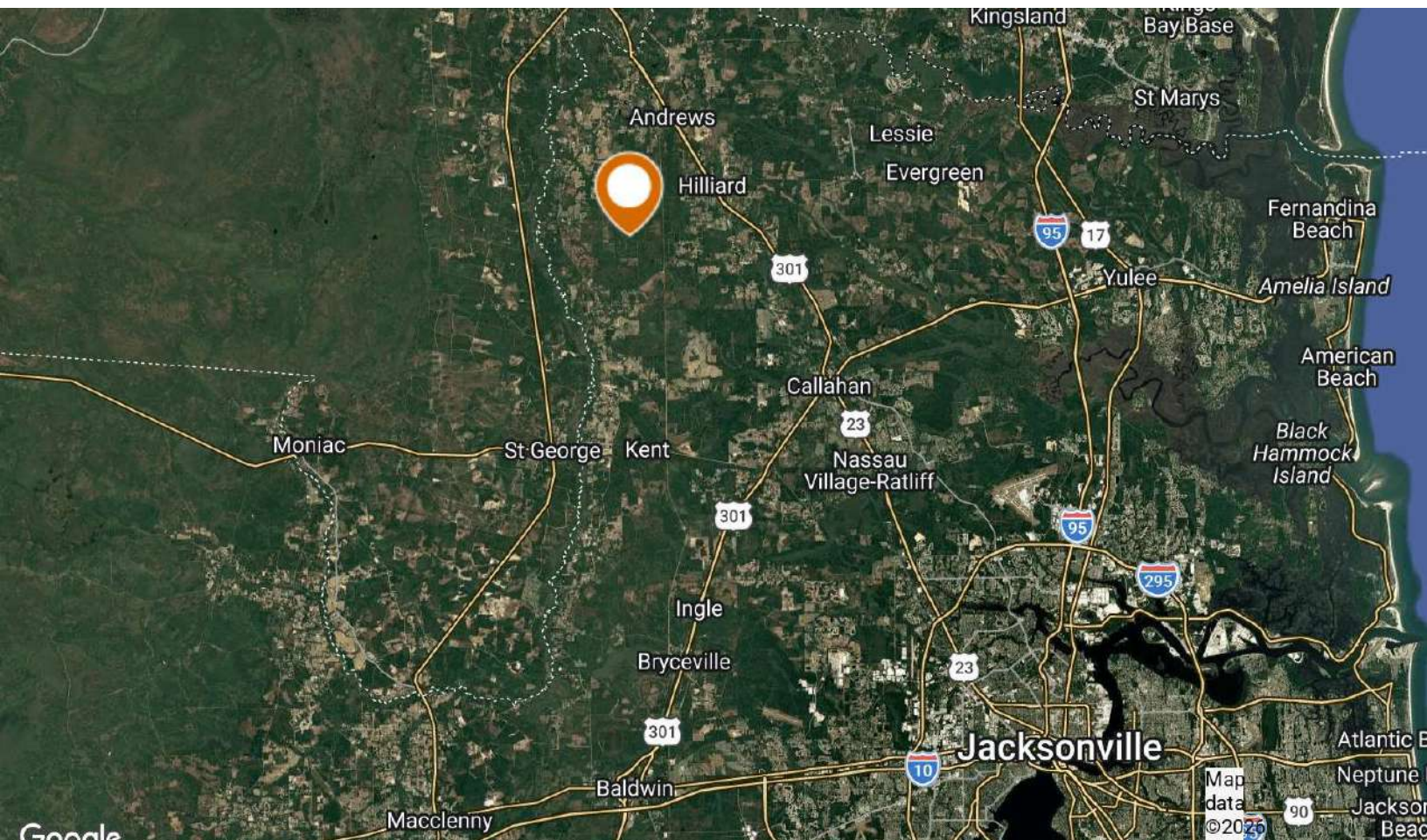
Location & Driving Directions

Parcel: Multiple (11)

GPS: 30.685963, -81.9806055

Driving Directions: From intersection of US-301 and CR-108 in Hilliard, travel west on CR-108 0.9 mile then Right onto CR-115./Bay Rd then 2.7 miles to property on the right.

Showing Instructions: Contact listing agent to arrange showing.



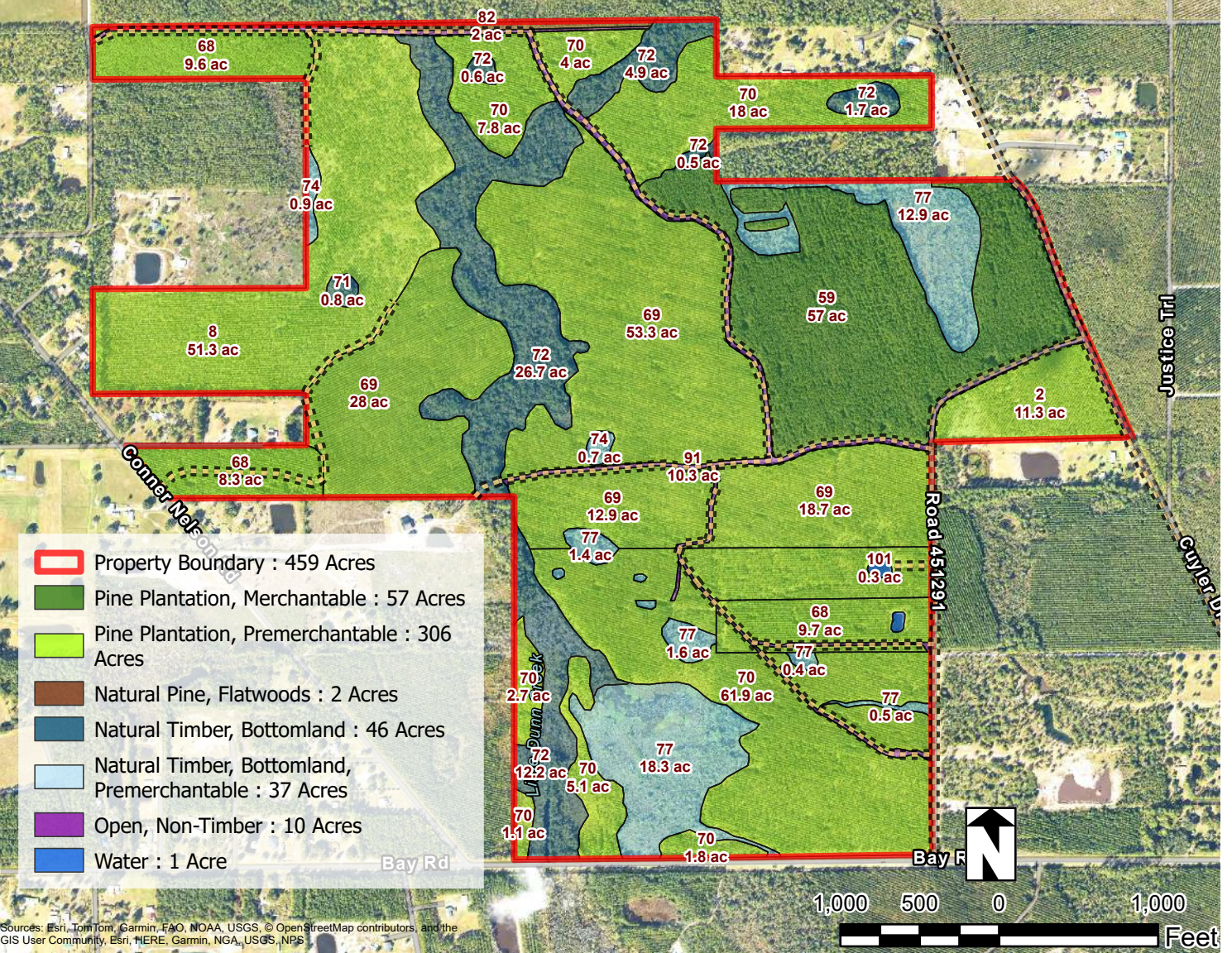
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Nassau County, Florida

Timber Stand Map

2025-Oct NAIP Aerial Photo

STAND ID	STAND CODE	LAND COVER	LAND TYPE	ACRES
2	SLp2018f	Pine Plantation, Premerchantable	Upland	11
8	SLp2020f	Pine Plantation, Premerchantable	Upland	51
59	SLp2006f	Pine Plantation, Merchantable	Upland	57
68	SLp2016f	Pine Plantation, Premerchantable	Upland	28
69	Lbp2017f	Pine Plantation, Premerchantable	Upland	113
70	SLp2017f	Pine Plantation, Premerchantable	Upland	102
71	HWD/PINEnb	Natural Timber, Bottomland	Bottomland	1
72	PINE/CYPnb	Natural Timber, Bottomland	Bottomland	47
74	HWD/PINEnbCC1989	Natural Timber, Bottomland, Premerchantable	Bottomland	2
77	HWD/PINEnbCC2016	Natural Timber, Bottomland, Premerchantable	Bottomland	35
82	SLnf	Natural Pine, Flatwoods	Upland	2
91	Road	Open, Non-Timber	Upland	10
101	Water	Water	Bottomland	1
Grand Total				459

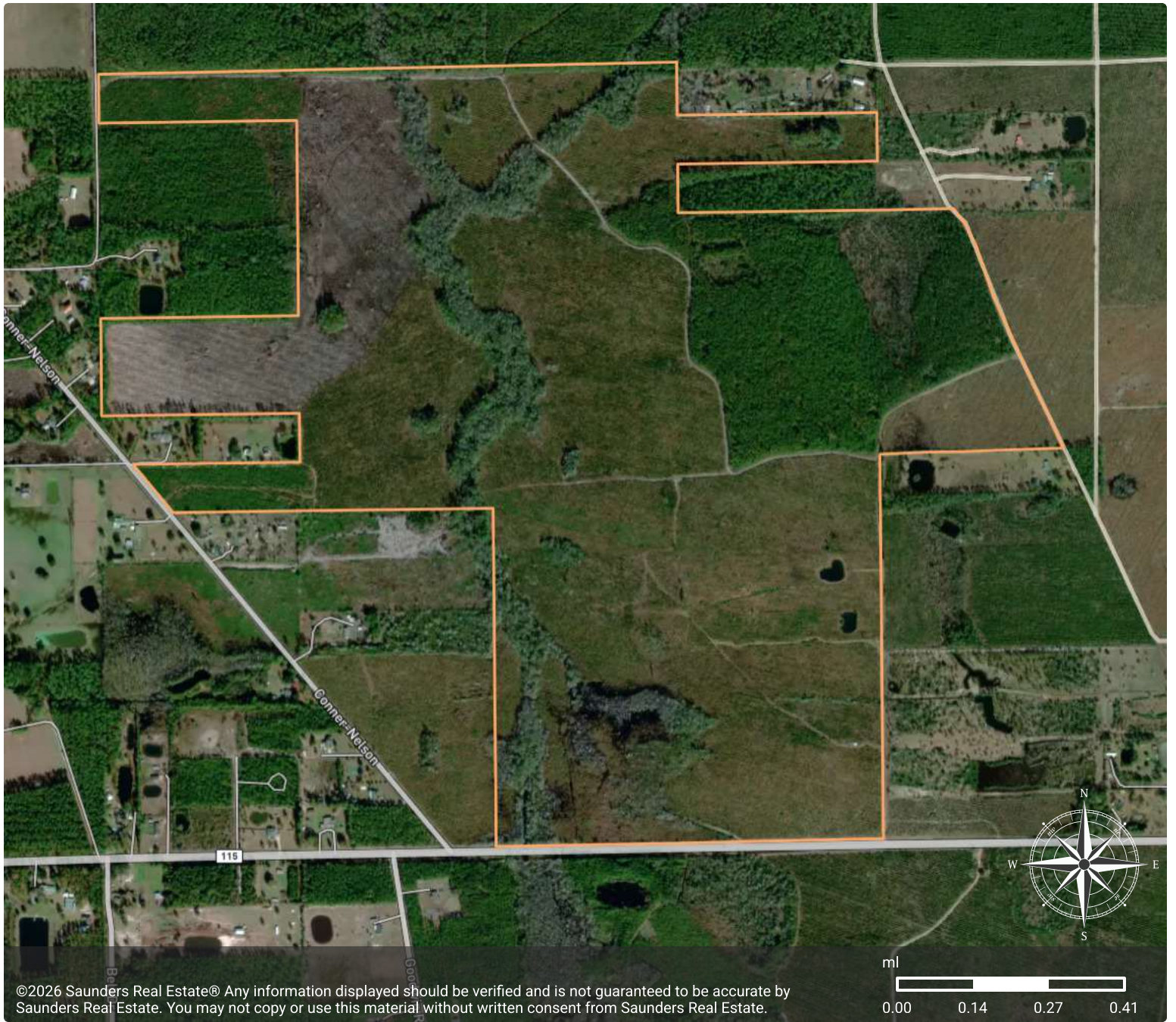


Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Esri, HERE, Garmin, NGA, USGS, NPS

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 : 04/23/2026

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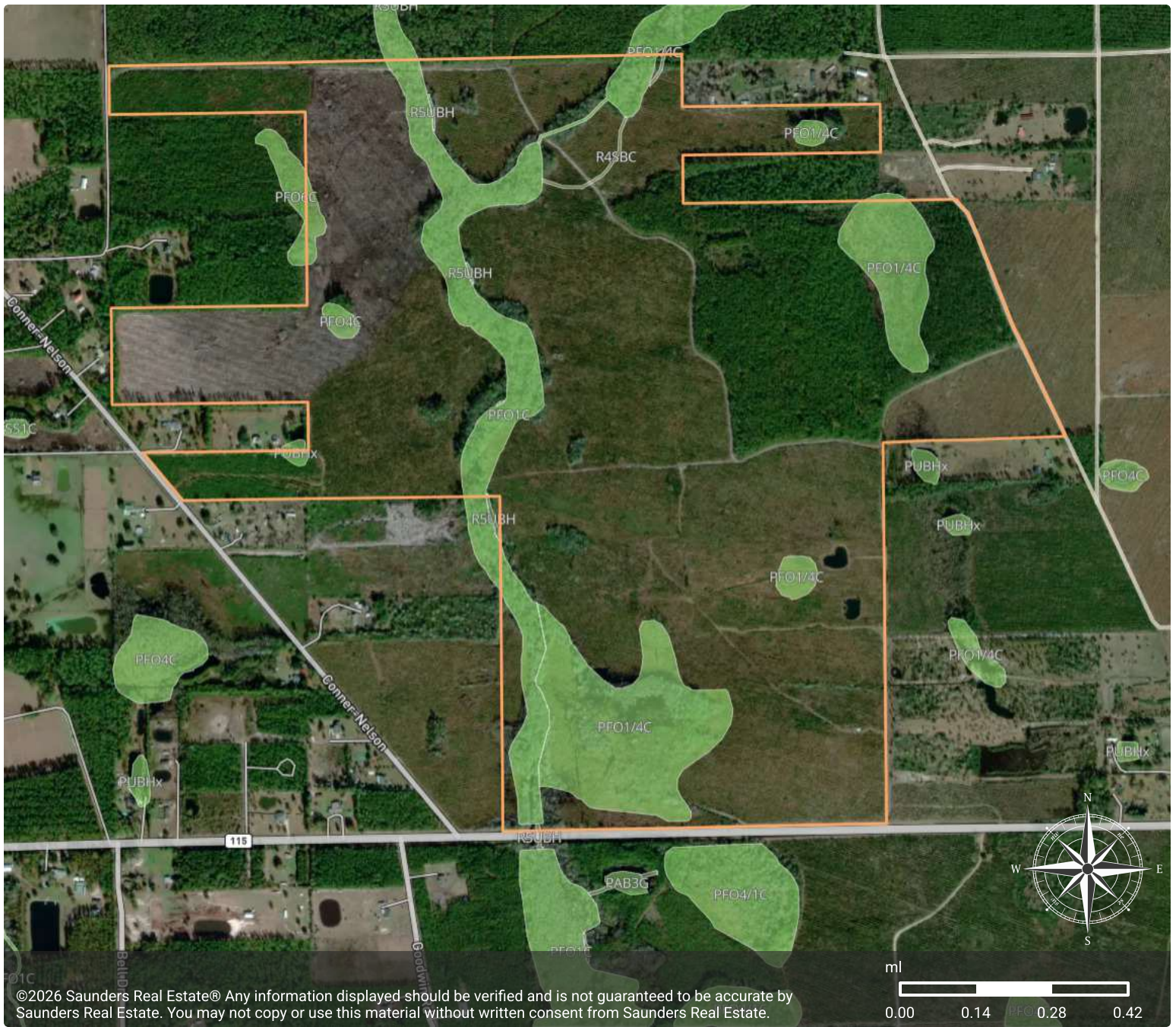
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Dunn Creek Tract



□ Polygon



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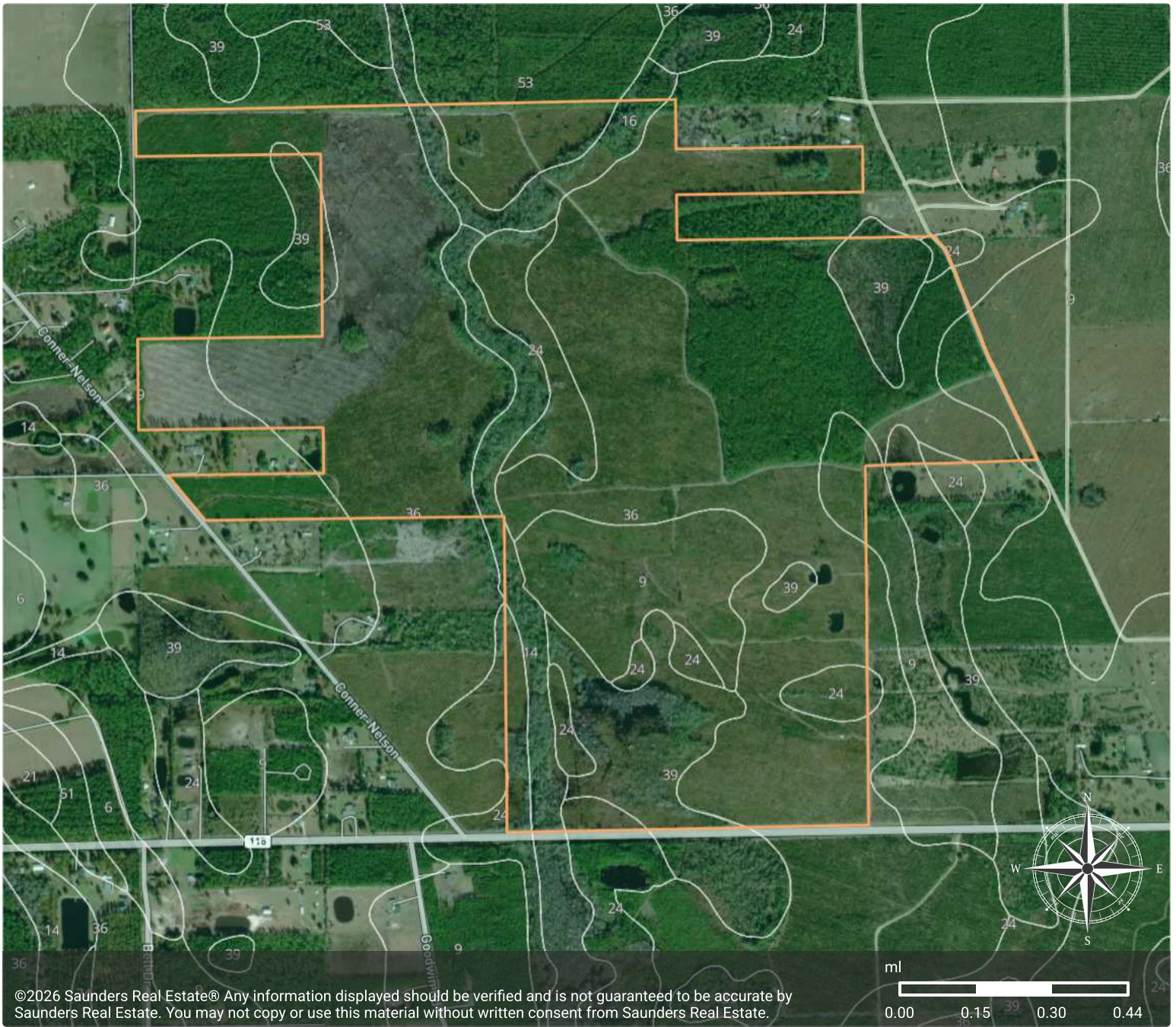


Dunn Creek Tract : Wetlands NWI



- Polygon
- Dunn Creek Tract : Wetlands NWI: Palustrine
- Dunn Creek Tract : Wetlands NWI: Riverine

CODE	DESCRIPTION	ACRES
PFO1/4C	Freshwater Forested/Shrub Wetland	41.39
PFO1C	Freshwater Forested/Shrub Wetland	25.33
PFO6C	Freshwater Forested/Shrub Wetland	1.04
PFO4C	Freshwater Forested/Shrub Wetland	0.94
R4SBC	Riverine	0.50
PUBHx	Freshwater Pond	0.32
R5UBH	Riverine	0.21
TOTAL UPLAND		388.93
TOTAL WETLAND		69.74
TOTAL		458.67



Dunn Creek Tract : Soils



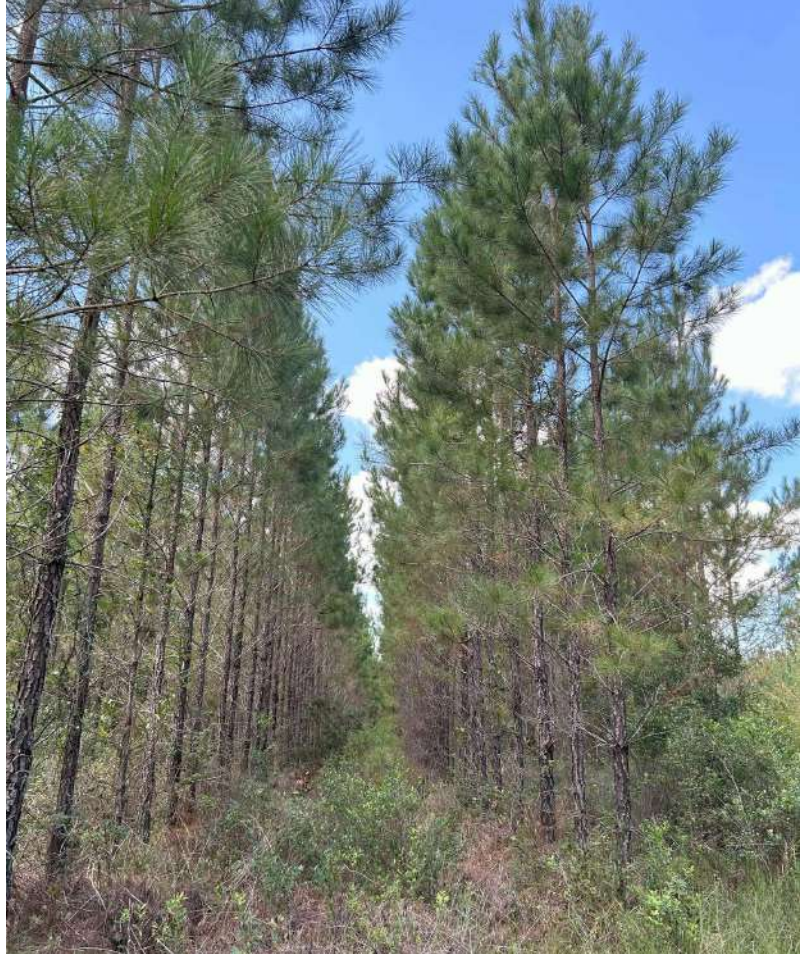
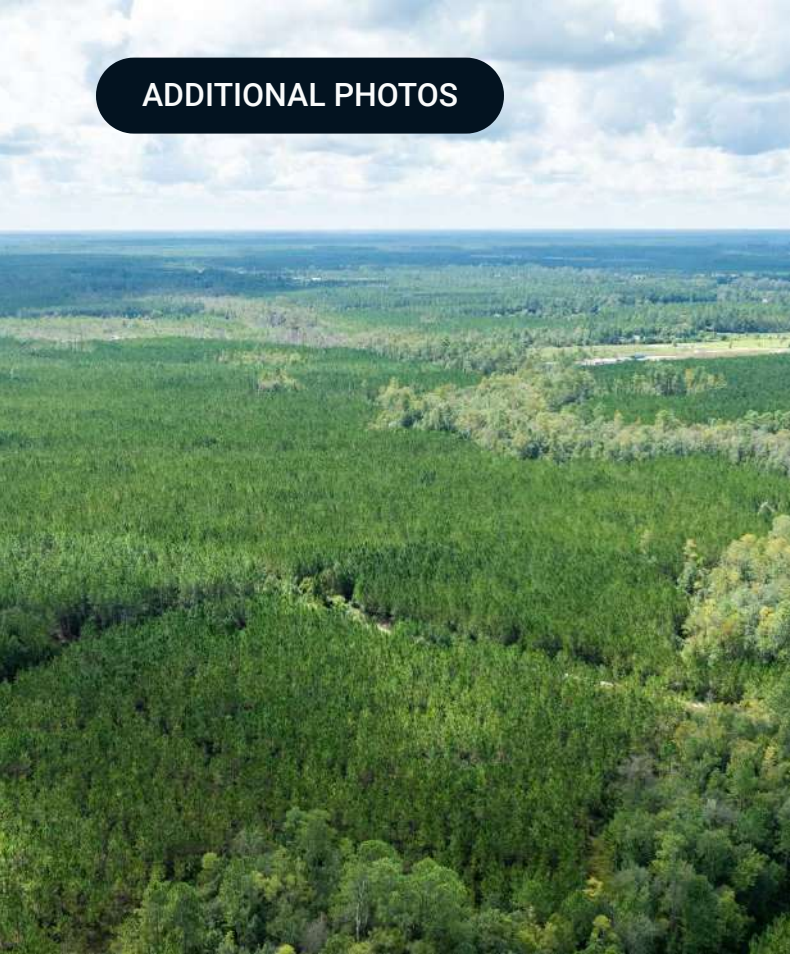
- Polygon
- Dunn Creek Tract : Soils

MUID	COMPONENT NAME	ACRES
36	Boulogne	270.26
9	Leon	64.30
39	Evergreen	41.73
24	Kingsferry	35.12
14	Rutlege	20.30
53	Meadowbrook	14.92
16	Ellabelle	12.04
TOTAL		458.67

ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



MEET THE TEAM



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