

# Luxury Riverfront Lodge

14709 Howard Rd, Bryceville, Florida 32009

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## PROPERTY OVERVIEW



### Sale Price

**\$3,999,000**

### Offering Summary

<b>Acreage:</b>	<b>246± Acres</b>
<b>Price / Acre:</b>	<b>\$16,256</b>
<b>State:</b>	<b>Florida</b>
<b>City:</b>	<b>Bryceville</b>
<b>County:</b>	<b>Nassau</b>
<b>Property Type:</b>	<b>Timber/Rec</b>
<b>Video:</b>	<a href="#"><u>View Here</u></a>

### Property Overview

This riverfront property features an expansive, custom log home with luxury finishes, high end appliances and stunning views along the St Marys River. The home boasts 4,114 square feet of living area and another 3,913 square feet of covered porches and parking. The home was constructed in 2008 out of cypress and carries the accent of heart pine throughout the floors and ceilings. The floorplan features three bedrooms, three full bathrooms, a half bathroom as well as an expansive living room and loft. The living area features a large stone fireplace and the dining room features a stone fireplace as well. Both fireplaces are currently gas but they can both be converted to wood burning.

The property features 20 acres of pasture that have been fenced for equestrian activities or livestock. There is also a large shop building, greenhouse, and multiple barns for horse stalls, equipment, and hay storage. The timberland component features planted pines and mature hardwoods along the 1.2 miles of riverfront. The riverfront features excellent fishing, kayaking, and wildlife viewing opportunities along the St Marys River which leads to the Atlantic Ocean. The diverse ecology of this property and navigable river access make this investment opportunity extremely rare.

The property location offers convenient access to the Jacksonville market for employment and amenities, as well as convenient access to the world renowned Mayo Clinic for healthcare services. The high quality improvements, rich ecological diversity and convenience to all of the amenities of Jacksonville, FL make this property a rare investment opportunity in a strong Northeast Florida market.







## SPECIFICATIONS & FEATURES



## Specifications & Features

Land Types:	<ul style="list-style-type: none"><li>• Equestrian</li><li>• Ranch</li></ul>
Uplands / Wetlands:	54% Uplands <ul style="list-style-type: none"><li>• Blanton Fine Sand</li><li>• Albany Fine Sand</li><li>• Meadowbrook Fine Sand</li><li>• Kingsferry Fine Sand</li></ul>
Soil Types:	
Taxes & Tax Year:	\$4,417.92 (2024)
Zoning / FLU:	AG
Lake Frontage / Water Features:	1.2 Miles of Riverfront
Water Source & Utilities:	Well
Nearest Point of Interest:	33 miles to Jacksonville, FL 58 miles to Lake City, FL 68 miles to Gainesville, FL 74 miles to St Augustine, FL
Fencing:	Gated entrance. Fenced paddocks
Potential Recreational / Alt Uses:	Retreat Facility, Hunting Lodge, Personal Retreat



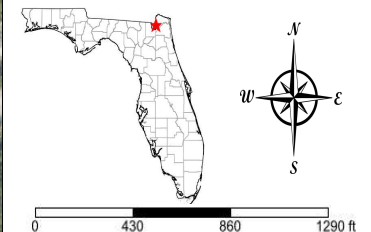




## BOUNDARY MAP

## Boundary Map

- County Boundaries
- Polygons Drawing
- Lines Drawing
- Labels Drawing
- Points Drawing



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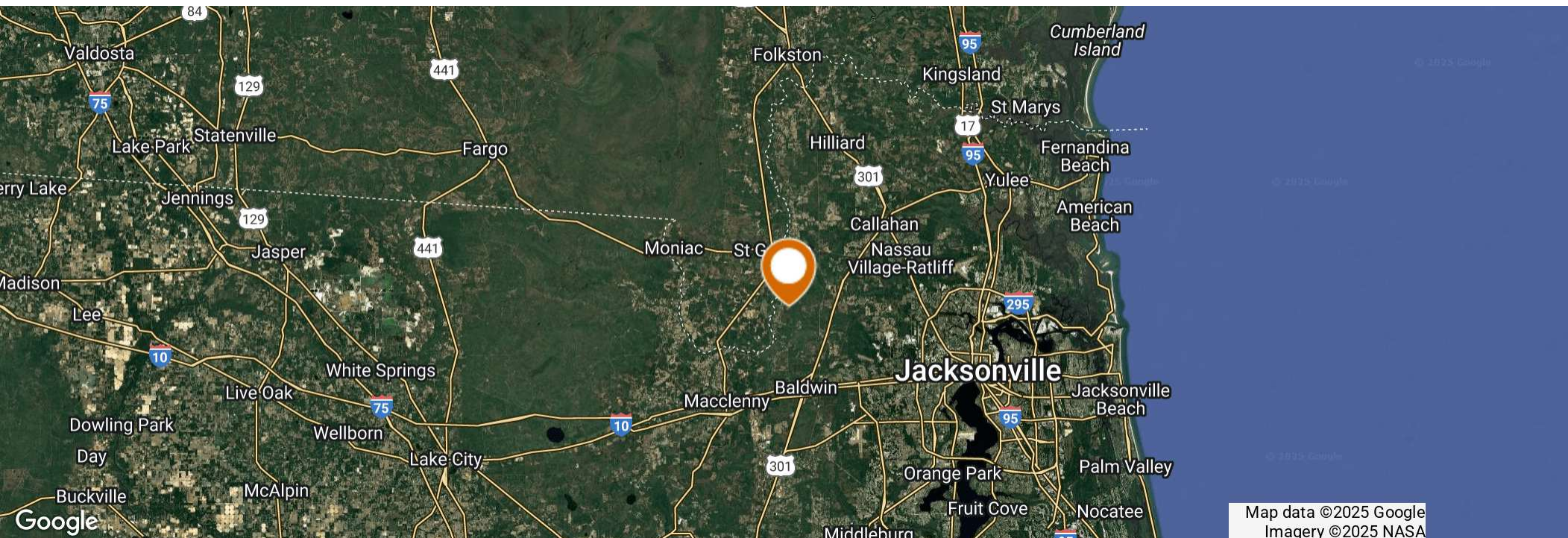


## LOCATION



## Location & Driving Directions

Parcel:	13-1N-23-0000-0009-0010 13-1N-23-0000-0003-0000
GPS:	30.4845348, -82.0089469
Driving Directions:	<ul style="list-style-type: none"><li>• Driving North on CR 121 turn left on Barber Green Rd</li><li>• Turn left on Howard Rd</li></ul>
Showing Instructions:	Contact listing agent.





## LODGE INTERIOR





## LODGE EXTERIOR





## HABITAT







**SAUNDERS**  
REAL ESTATE



**SAUNDERS**  
LAND



**SAUNDERS**  
COMMERCIAL

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