

# HILLIARD TRANSITIONAL TIMBERLAND TRACT

BAY RD  
HILLIARD, FL 32046

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**Matthew Simpson, CF**  
C: 352.317.8932  
matthew.simpson@svn.com

**John A. "Tony" Wallace, CF**  
C: 352.538.7356  
tony.wallace@svn.com



# Property Overview



**Sale Price** **\$4,874,100**

## OFFERING SUMMARY

**Acreage:** **633 Acres**  
Price / Acre: \$7,700  
City: Hilliard  
County: Nassau  
Property Type: Timberland, Transitional

## PROPERTY OVERVIEW

Don't miss the opportunity to own a transitional, timber and recreation tract located in a rapidly growing area within Nassau County, FL. The property features merchantable and premerchantable planted pine plantations on the upland portion of the property (71%) and natural timber consisting of pine, hardwood, and cypress in the lowlands. The property has an internal system of native soil roads that can be utilized for access and logging. Located just west of Hilliard, FL with approximately 2,900 feet of frontage on Bay Rd. and within a half-hour drive to Jacksonville, FL. This places the property in a very strong timber market with many nearby wood-using facilities as well as a quickly developing and transitioning land base.

# Specifications & Features



## SPECIFICATIONS & FEATURES

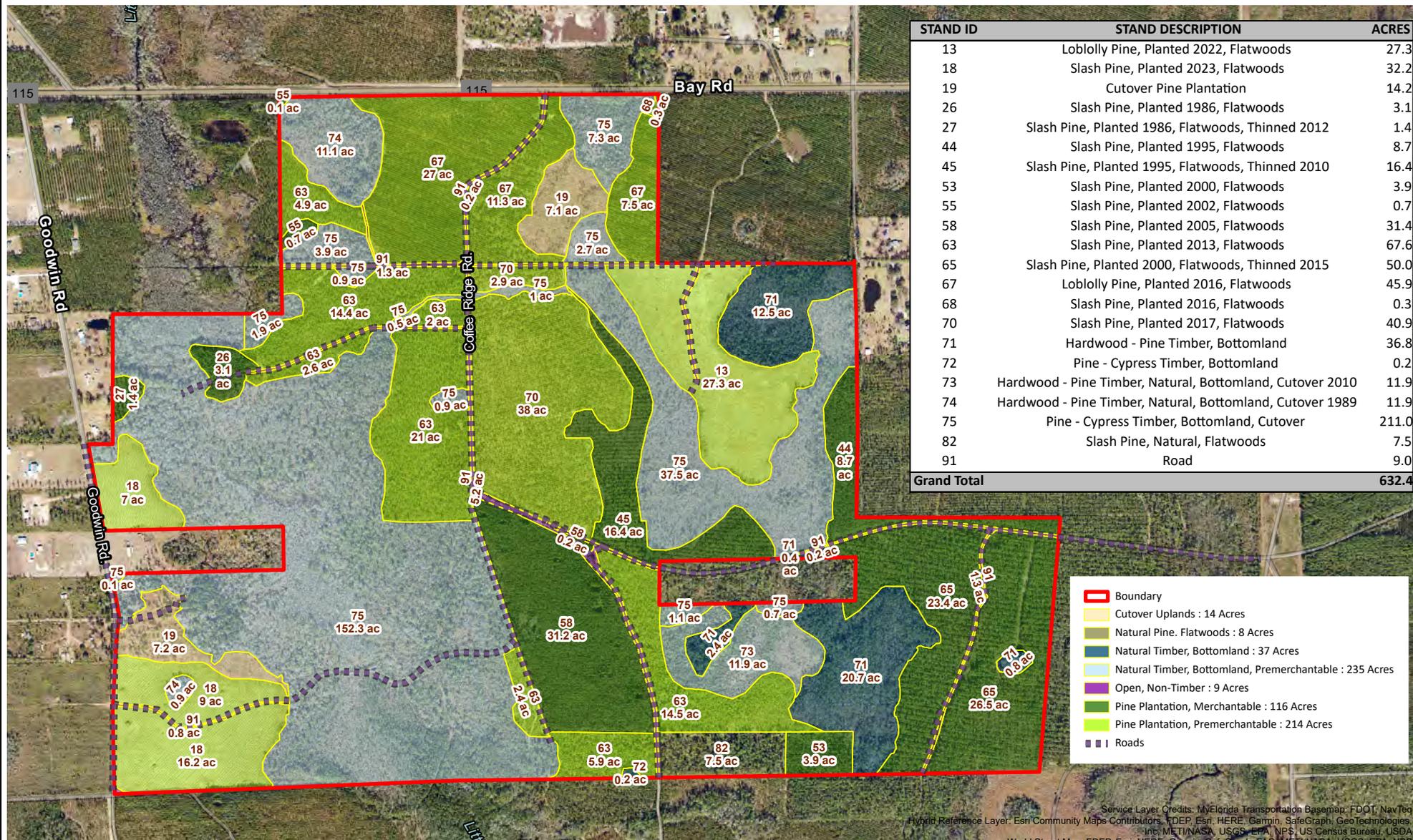
Land Types:	<ul style="list-style-type: none"><li>• Timberland</li><li>• Transitional</li></ul>
Uplands / Wetlands:	Uplands 71%, Wetlands 29%
Soil Types:	<ul style="list-style-type: none"><li>• Boulogne fine sand</li><li>• Leon fine sand</li><li>• Kingsferry fine sand</li></ul>
Taxes & Tax Year:	Approx. \$5.25/acre, 2022
Zoning / FLU:	Open Rural / Agriculture
Road Frontage:	Approx. 2900 ft. on Bay Road. Paved county road.
Nearest Point of Interest:	35-minute drive to Jacksonville FL and JAX Airport, 45 min. to Fernandina Beach and Amelia Island. 30-minute drive to Okefenokee Wildlife Refuge.
Current Use:	Timber production and recreation.
Land Cover:	Mixture of pine plantations and hardwood/cypress swamps.
Game Population Information:	Plentiful deer and wild turkey.

# Hilliard Transitional Timberland Tract

Nassau County, Florida

# Timber Stand Map

Jan-2023 NAIP Aerial Photo



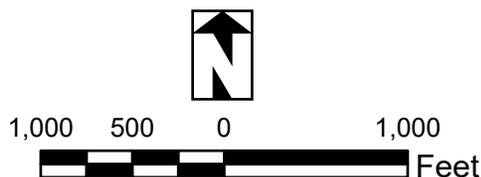
STAND ID	STAND DESCRIPTION	ACRES
13	Loblolly Pine, Planted 2022, Flatwoods	27.3
18	Slash Pine, Planted 2023, Flatwoods	32.2
19	Cutover Pine Plantation	14.2
26	Slash Pine, Planted 1986, Flatwoods	3.1
27	Slash Pine, Planted 1986, Flatwoods, Thinned 2012	1.4
44	Slash Pine, Planted 1995, Flatwoods	8.7
45	Slash Pine, Planted 1995, Flatwoods, Thinned 2010	16.4
53	Slash Pine, Planted 2000, Flatwoods	3.9
55	Slash Pine, Planted 2002, Flatwoods	0.7
58	Slash Pine, Planted 2005, Flatwoods	31.4
63	Slash Pine, Planted 2013, Flatwoods	67.6
65	Slash Pine, Planted 2000, Flatwoods, Thinned 2015	50.0
67	Loblolly Pine, Planted 2016, Flatwoods	45.9
68	Slash Pine, Planted 2016, Flatwoods	0.3
70	Slash Pine, Planted 2017, Flatwoods	40.9
71	Hardwood - Pine Timber, Bottomland	36.8
72	Pine - Cypress Timber, Bottomland	0.2
73	Hardwood - Pine Timber, Natural, Bottomland, Cutover 2010	11.9
74	Hardwood - Pine Timber, Natural, Bottomland, Cutover 1989	11.9
75	Pine - Cypress Timber, Bottomland, Cutover	211.0
82	Slash Pine, Natural, Flatwoods	7.5
91	Road	9.0
<b>Grand Total</b>		<b>632.4</b>

**Legend**

- ▬ Boundary
- Cutover Uplands : 14 Acres
- Natural Pine, Flatwoods : 8 Acres
- Natural Timber, Bottomland : 37 Acres
- Natural Timber, Bottomland, Premerchantable : 235 Acres
- Open, Non-Timber : 9 Acres
- Pine Plantation, Merchantable : 116 Acres
- Pine Plantation, Premerchantable : 214 Acres
- Roads

Service Layer Credits: MyFlorida Transportation Basemap: FDOT, NavTeq  
 Hybrid Reference Layer: Esri Community Maps Contributors, FDEP, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc., METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA  
 World Street Map: FDEP, Esri, HERE, Garmin, SafeGraph, FAO, METI/NASA, USGS, EPA, 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 : 10/17/2023



**NATURAL RESOURCE PLANNING SERVICES INC.**  
 CONSULTING FORESTERS  
 356 NW Lake City Ave.  
 Lake City, FL 32055  
 (386) 438-5896

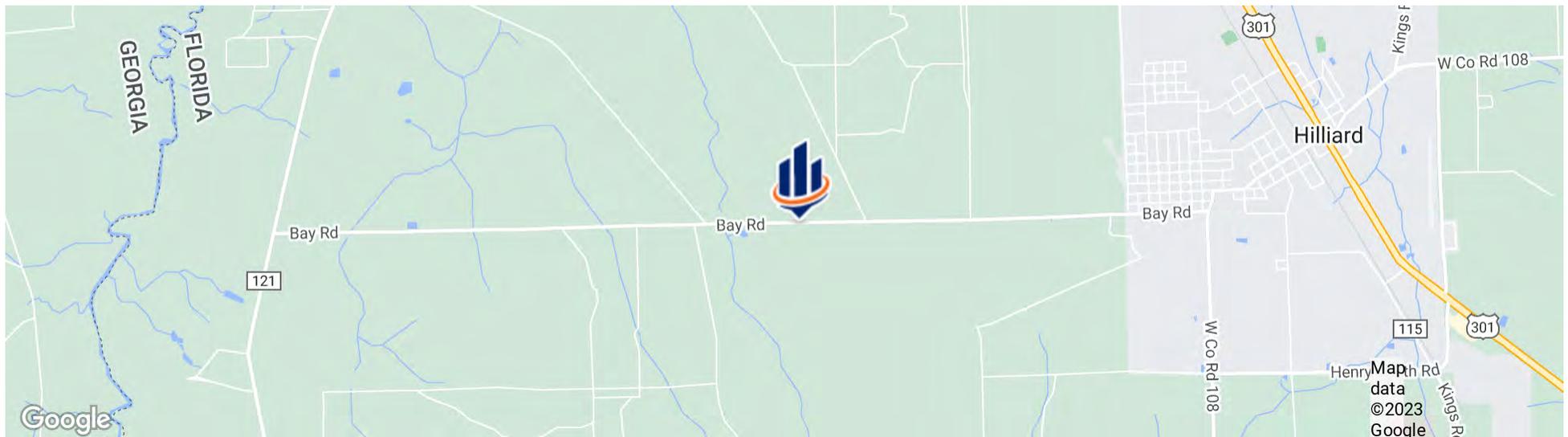


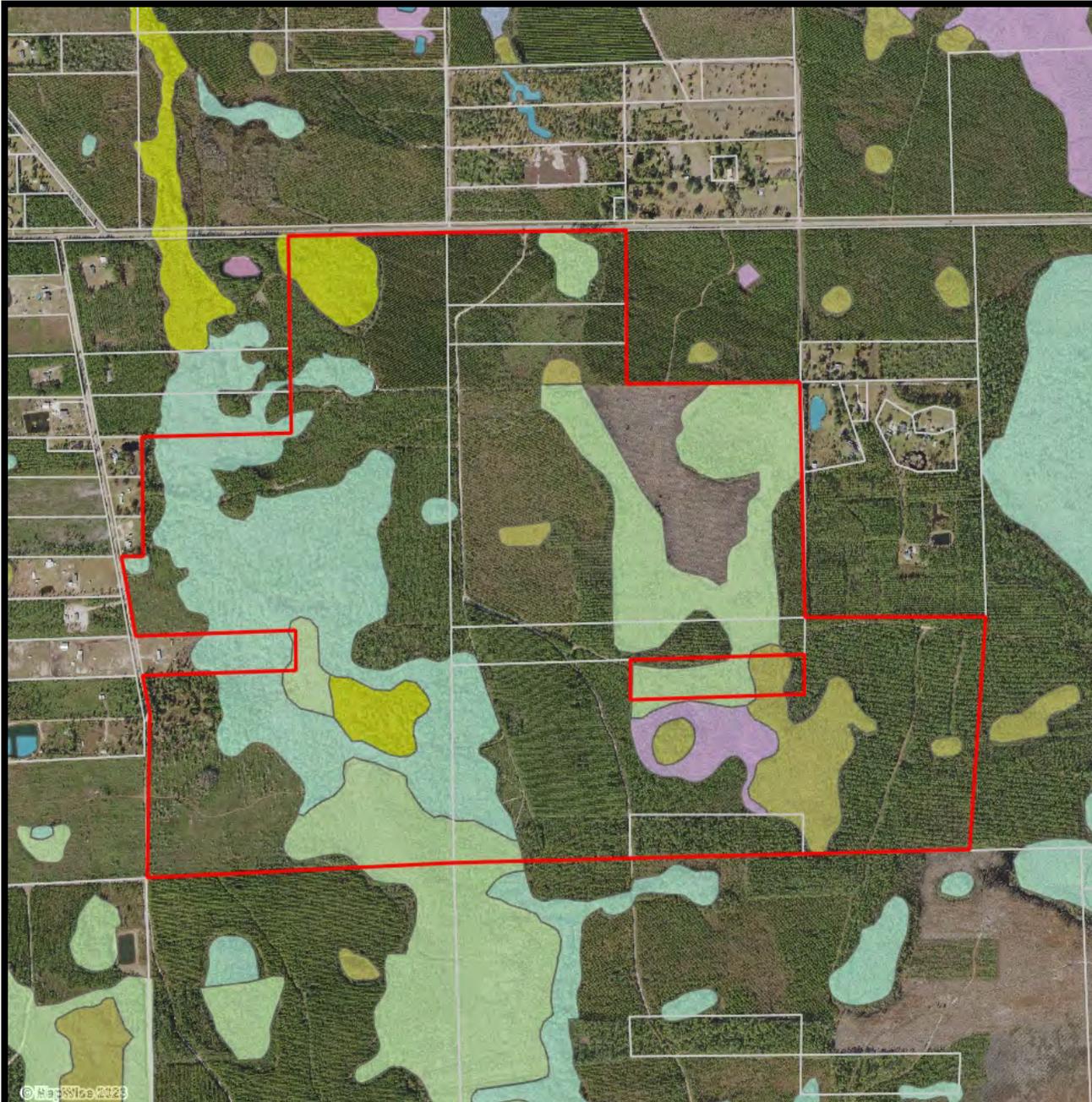
# Location



## LOCATION & DRIVING DIRECTIONS

Parcel:	Multiple
GPS:	30.6825877, -81.9739521
Driving Directions:	From Hilliard go west on CR-108 .9 miles right onto Bay Rd then west for 2.5 miles Property on left See SVN sign
Showing Instructions:	Contact listing agent



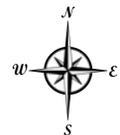


-  County Boundaries
-  Polygons Drawing
-  Lines Drawing
-  Labels Drawing
-  Points Drawing
-  Parcel Outlines
-  Water
-  Wetland Hardwoods
-  Bay Swamps
-  Mangrove Swamps
-  Shrub Swamps
-  Bottomland Hardwood Forest
-  Mixed Wetland Hardwoods
-  Wetlands Coniferous Forest
-  Cypress
-  Pond Pine
-  Wetlands Forested Mixed
-  Freshwater Marshes
-  Saltwater Marshes
-  Wet Prairies
-  Emergent Aquatic Vegetation
-  Mixed Scrub-Shrub Wetlands
-  Non-Vegetated Wetlands

### Hilliard Transitional Timberland Tract

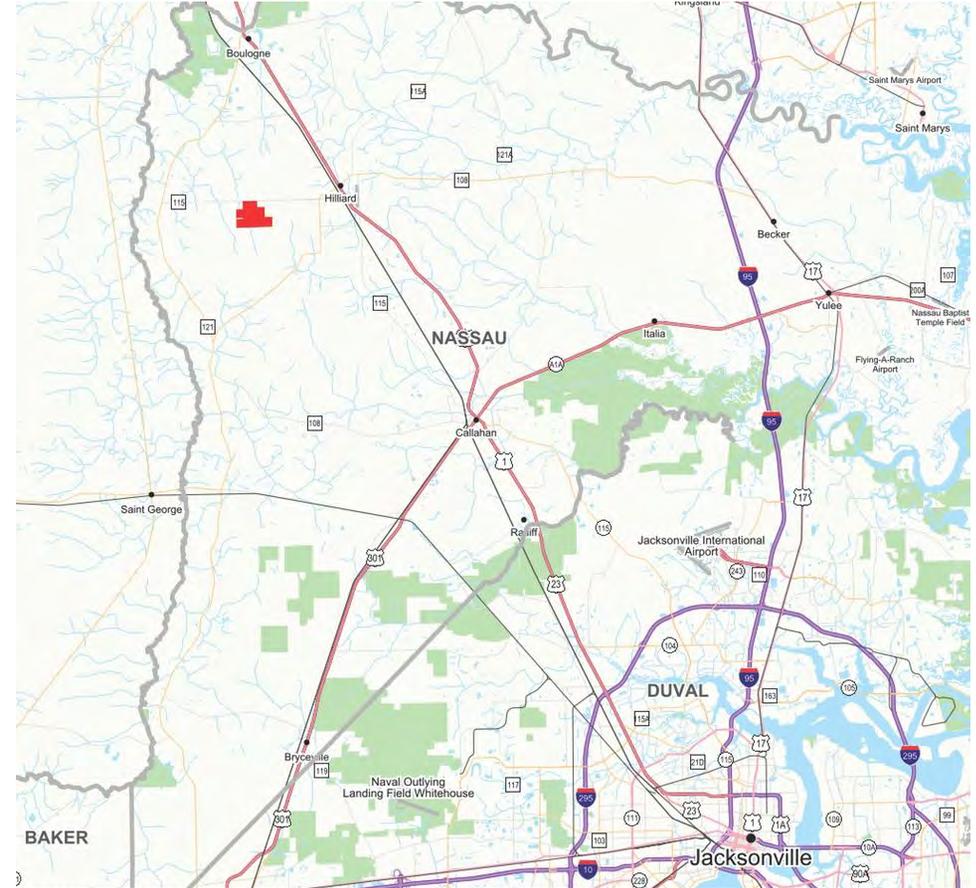
Total Wetlands: 182.3

Total Uplands: 450.7



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# Additional Photos



Hilliard Transitional Timberland Tract

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



# Additional Photos



# Additional Photos





**MATTHEW SIMPSON, CF**

Associate Advisor

matthew.simpson@svn.com

Direct: 877.518.5263 x318 | 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.

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

Matthew 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. He 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 currently resides in Lake City, Florida with his wife and two children.

**SVN | Saunders Ralston Dantzler**  
356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070



**JOHN A. "TONY" WALLACE, CF**

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](http://NRPSforesters.com).

Tony is a Florida Certified General Real Estate Appraiser, a Georgia Registered Forester, a Certified Burn Manager in Georgia, 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.

Tony 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. He has also 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.

**SVN | Saunders Ralston Dantzler**  
356 NW Lake City Avenue  
Lake City, FL 32055  
352.364.0070



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**HEADQUARTERS**

1723 Bartow Rd  
Lakeland, FL 33801  
863.648.1528

**ORLANDO**

605 E Robinson Street, Suite 410  
Orlando, Florida 32801  
386.438.5896

**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

218 W Jackson Street, Suite 203  
Thomasville, Georgia 31792  
229.299.8600

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