



Offering Summary

Sale Price:	\$2,209,800
Tract Size:	+/-1,524 Acres
Zoning:	(005700) Timberland
Price Per Acre:	\$1,450

Property Overview

This tract offers the opportunity to establish a site to “get away from it all” at an affordable price yet remain close enough to Jacksonville for an easy commute. The tract has frontage on 3 county-maintained roads and is an estimated 72% (1,104+/- acres) upland. The balance being natural/hardwood areas. There is a conservation easement on the property with the main points of emphasis listed below;

- 3 divisions of parcel are allowed
- Minimum tract size of 250 acres
- 50 acres of improved pasture or row crop per division
- Construction of 25,000 sq ft of rooftop per division
- Continued silvicultural and or commercial grazing allowed (upland acres only)



SHIELD
PROPERTIES INC.

Highbrighton West
+/- 1,524 Acres in Clay County

Timber Data

1998 slash 8.34 acres 65 -75 tons per acre

1999 slash 137.86 acres 65 - 75 tons per acre

2000 slash 1.79 acres 65 - 75 tons per acre

1978 slash 5.27 acres 100 - 110 tons per acre

*Timber information provided is a rough estimate from American Forest Management (AFM)

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