



THOMAS CREEK

ON THE NASSAU RIVER

600 ACRES | \$1,950,000 | YULEE, FLORIDA



PROPERTY OVERVIEW

An exceptional opportunity to own your own private, waterfront preserve. Thomas Creek is accessed by its own private bridge over the Nassau River and is surrounded by State Forest lands. The property is approximately 600 acres with its own private boat ramp and 2 buildable waterfront homesites. Thomas Creek sits on a peninsula with several miles of waterfront on both the Nassau River and Thomas Creek, both deep-water waterways

with access at all tide stages. The property has been restored to its natural ecosystem for the benefit of the native wildlife and its natural beauty by a conservation easement, which protects this property as well as the surrounding property for future generations. The undisturbed, scenic waterfront views from this private preserve are unparalleled and provide a tranquility and privacy to the Owner that is hard to replicate.



LOCATION

In addition to its beauty, privacy and seclusion the location of the property is also a major benefit. It is just minutes from I-95, just north of Jacksonville off Hwy 200, approximately 20 minutes from the Jacksonville Airport and 20 minutes from Amelia Island. Outdoor amenities abound close-by with easy access to numerous State Parks, miles of pristine creeks and waterways surrounding the intracoastal waterway, the beaches at Amelia Island, downtown Fernandina Beach and the Airport. Collectively, the area surrounding Nassau Sound, Amelia Island and Big and Little Talbot Islands, locally known as the Timuquan Preserve, is arguably one of the most pristine and naturally beautiful coastal landscapes in all of Florida. Nowhere on the east coast of Florida can you find a 600 acre waterfront, buildable preserve surrounded by State Park lands within minutes of the intracoastal waterway.





CONSERVATION EASEMENT

At Thomas Creek there are 2 waterfront exemptions to the conservation easement that can be used to construct improvements, one along Thomas Creek and the other along the Nassau River. At the Thomas Creek site there is a pole barn used for storing equipment and the Fish Camp which is screened and used for cook outs and relaxing after the hunt or fishing trip and enjoying the serenity of Thomas Creek. The Nassau River site has the fishing pond along with high-bluff frontage on the Nassau River and is an ideal homesite with long-distance views facing east across the river and marsh.



RECREATIONAL OPPORTUNITIES

Recreational opportunities abound not only surrounding Thomas Creek but also within the property itself. The 600-acre property has been restored thru frequent prescribed fire and wildlife management, and due to its location adjoining the Four Creeks State Forest game thrives here. There are not many properties where you can fish the creeks for redfish, trout and tarpon and hunt for turkey, deer, hogs and quail in the same day. The marshes and creeks surrounding Thomas Creek are some of the very best inshore fisheries in North Florida and the open pine woods maintained by fire are ideal for a walk with your bird dog for quail or hunting turkey and deer.



BROKER COMMENT

"Thomas Creek delivers serenity, privacy and natural beauty in a location that is only minutes from the Intracoastal Waterway via boat and minutes from I-95 via car. Arguably it is one-of-a kind"

~ HUNTER BRANT, BROKER
OAKWOOD REALTY GROUP





PROPERTY SUMMARY

PROPERTY SIZE: 600 ACRES

PRICE: \$1,950,000

RESTRICTIONS:

Under Conservation Easement

KEY FEATURES:

Private Bridge

Private Boat Ramp

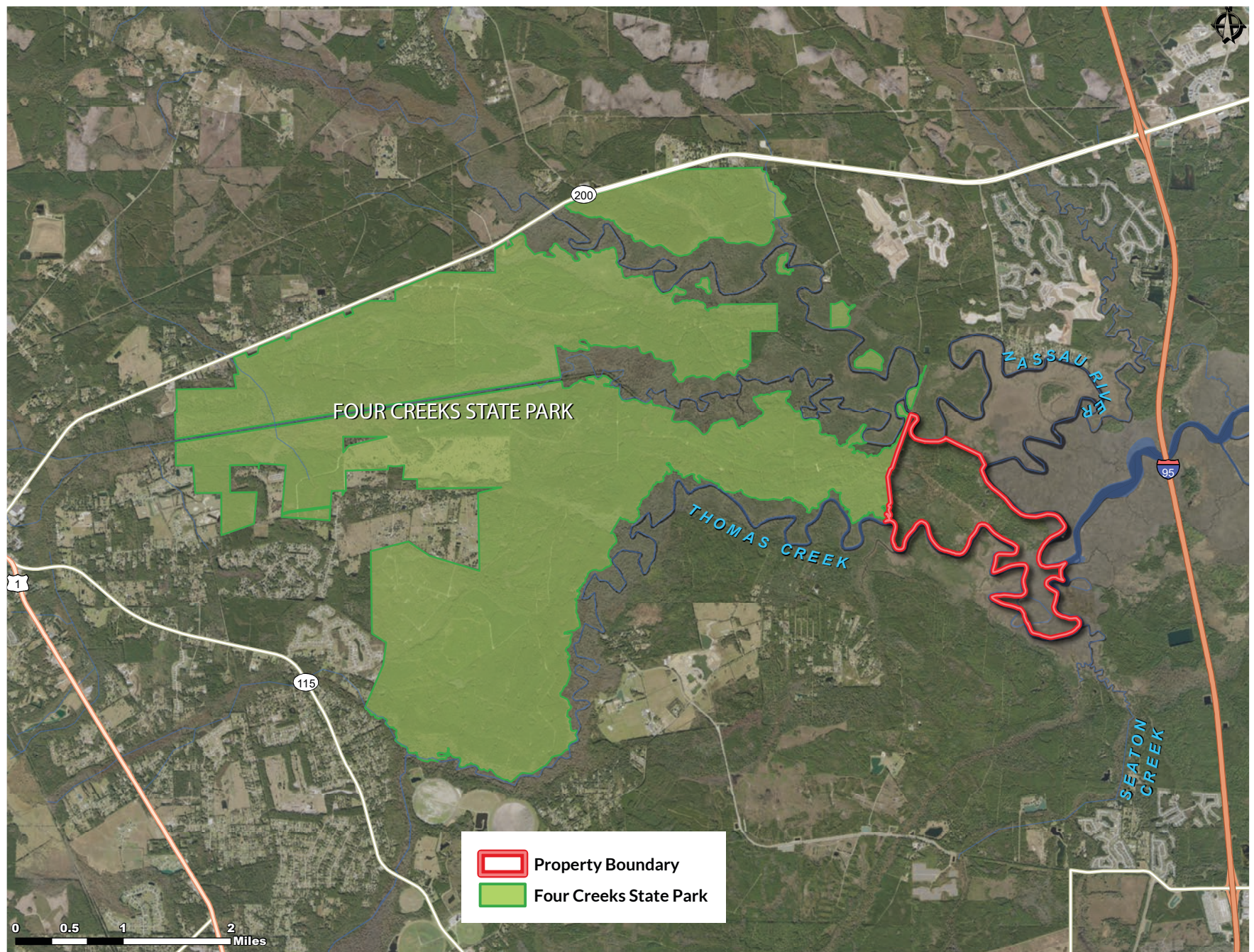
Extensive River & Creek Frontage

Adjoining Four Creeks State Park

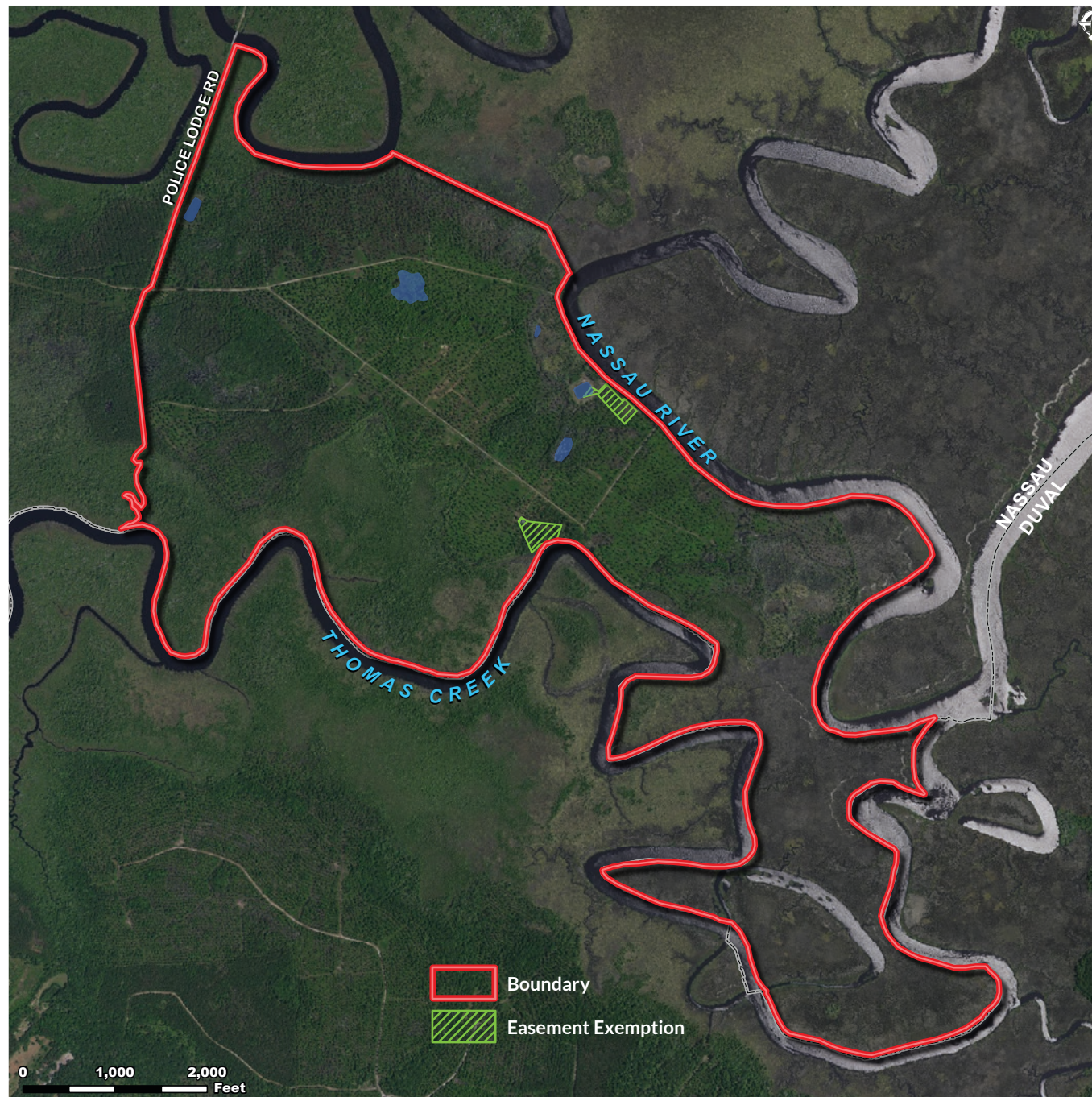
2-Acre & 3-Acre Buildable Waterfront Homesites

Fish Camp & Pole Barn

LOCATION MAP



AERIAL MAP





LISTING BROKER

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