



RIVERS EDGE

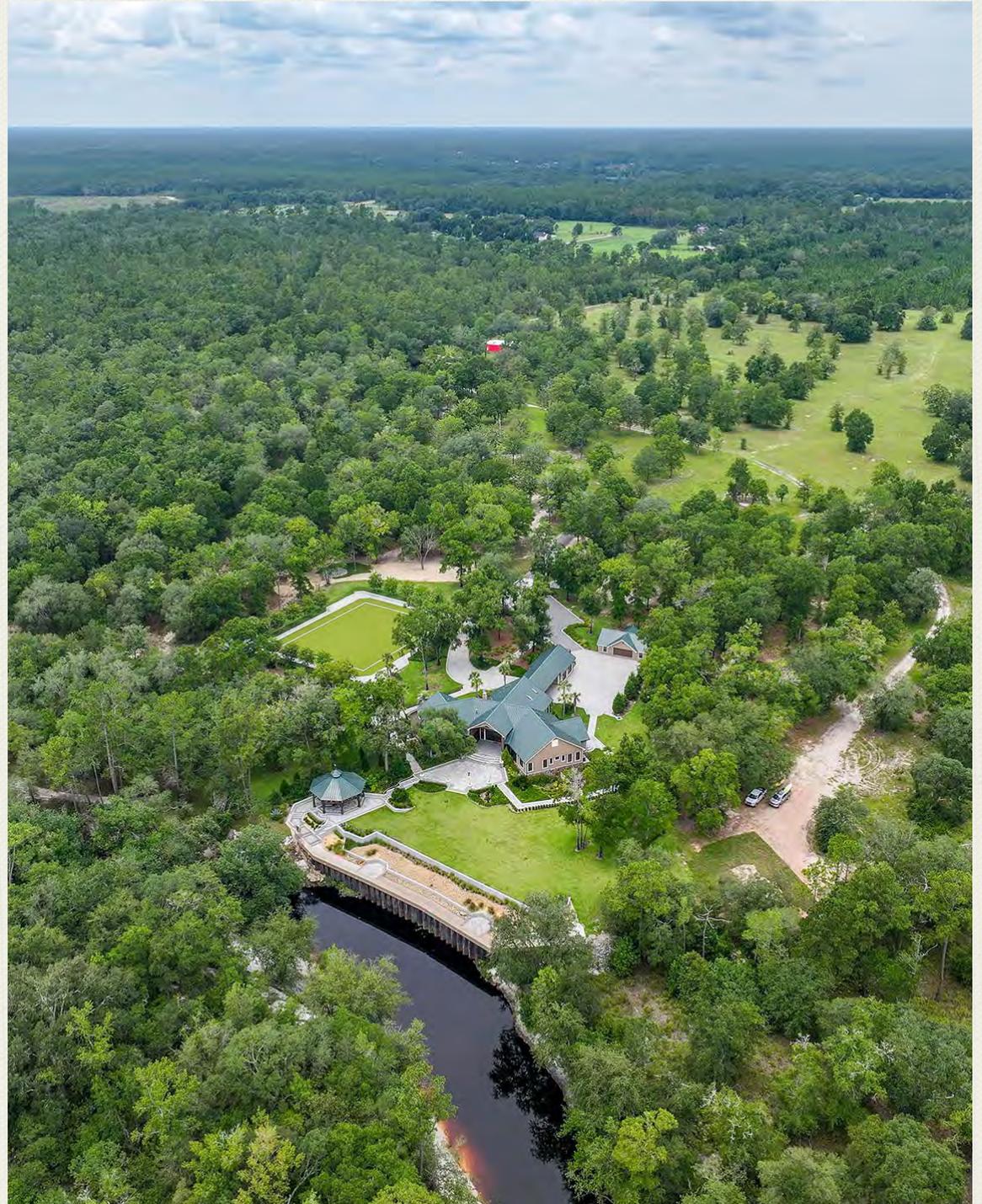
595 ACRES | \$5,900,000 | GLEN ST. MARY, FLORIDA



BROKER COMMENT

“We have been fortunate to manage this incredible place since our client purchased it 10 years ago. We have also been blessed to have a great client who has spared no expense in stewarding this farm. We certainly didn’t create this landscape, but we have endeavored to make it better than we found it. I hope the next Owner will appreciate all the work that has gone before them to make this place what it is. The last 10 years have been a real privilege, and we look forward to the next chapter.”

~ HUNTER BRANT, BROKER
OAKWOOD REALTY GROUP





KEY PROPERTY QUALITIES

RIVERS EDGE IS TURNKEY FOR OUTDOOR & RECREATIONAL LIFESTYLE



WATERFRONT



PREMIUM IMPROVEMENTS



WILDLIFE



GREAT NEIGHBORS



PRIVACY & SECLUSION

PROPERTY OVERVIEW

Rivers Edge is a 595 acre farm on the St. Mary's River. The Florida side of the St Mary's is one of the most coveted locations for recreational land in Florida. We 1st sold this farm back in 2015. As a young land broker, I didn't grasp the significance of the property I was about to step foot on but what I can tell you today, is that 10 years later, I have still not stepped onto a better one. At that time, the original owner, who spent his whole life in North Florida, told me he traveled the length of the river and this was the best piece on the whole river. He waited patiently until he could buy it, at the time it was owned by a timber company. Words like special, unique, beautiful and abundant are thrown around way too causally these days, but Rivers Edge fulfills them all and then some. In its' class, a mid-size riverfront farm, it is an A, a 10 out of a 10, you will not find a better one.



The land is a gently rolling landscape with a couple of steeper ravines formed by backwaters of the river in flood stage. It has abundant Live Oak hammocks along with river swamps containing pine trees over 100 yrs old, planted longleaf stands, natural longleaf and slash pine uplands, oak scrub plus a 30 acre pasture. All of the habitats found along the St Mary's are found here and have been maintained by prescribed fire in as natural a state as possible to promote the native wildlife populations. The land is bordered to the south by Shoals State Park, which is 2,500 acres of protected land that does not allow hunting. To put the river frontage in perspective, the 2 properties have roughly the same amount of river frontage, just a little over 2 miles each. A year round supplemental feeding program and essentially no hunting pressure have made the property a haven for wildlife.

Property taxes for 2024 were \$14,988.32.



PROPERTY SUMMARY

IMPROVEMENTS

- 6,100 SF Main Home – Fully Furnished
- Total 4 Garage Spaces
- Guest Apartment over Garage
- 12-bay Pole Barn with Feed Room
- Enclosed Barn with Roll-up Door and Concrete Floor
- Artificial Turf Croquet Field
- Pavilion with Fire Pit
- Covered Shooting Range
- Fully Fenced
- New Concrete, Multi-tier Bulkhead Along the River
- Whole House Backup Generator System

FEATURES

- 30 Acre Bahia Pasture
- 67 Acres Planted Longleaf (2017)
- 52 Acres Planted Slash (2017)
- 114 Acres Natural Longleaf / Slash Mixed
- Balance is in River Bottoms & Upland Oak Hammocks
- 3 winter food plots – 2+ acres each
- 5 Year-round Feeding Stations with Hog Exclusion Fencing
- 3 Family Tradition 2-Man Tripod Stands
- Kubota Tractor with Implements



MAIN HOME

The centerpiece is a 6,100SF custom built craftsman style main home overlooking the highest bluff on the river. The home fits perfectly with its surroundings. It is being offered fully furnished. Covered outdoor living space flanks the entire back of the home offering ample space to enjoy the river with friends and family. A nearby sandy beach offers an easy space to launch your kayaks, canoes and paddleboards. Flanking the main home on either side is a croquet court, pavilion and covered shooting range to one side and a 2-car garage with upstairs guest apartment connected by a portico and an additional detached 2-car garage / workshop to the other side. I really don't know what you would add to make it any more comfortable or appealing. Management of the farm is made simple by 2 barns, a pole barn with feed room and an enclosed barn for additional equipment. The property includes a Kubota tractor and all the implements including a Great Plains Seed Drill as well as many necessary tools for maintenance and management.

HOME FEATURES

- 6,100 SF craftsmen style custom home
- 4 bedrooms, 5 full bathrooms, 1 half-bath
- Portico with attached 2-car garage and upstairs apartment
- Additional detached 2-car garage
- Mud room with inside laundry facility
- Professional chef's kitchen with custom granite and cabinetry
- Custom installed high end Viking appliances
- Incredible and spacious Owners suite and bath, his and her everything
- Great open floor plan with 2 story vaulted ceilings and incredible views of the St Mary's River
- Hardwood floors and custom trim throughout
- Exterior is stone and hardi-plank siding
- Full outdoor lighting, landscaping and drainage



MAIN HOME



MAIN HOME





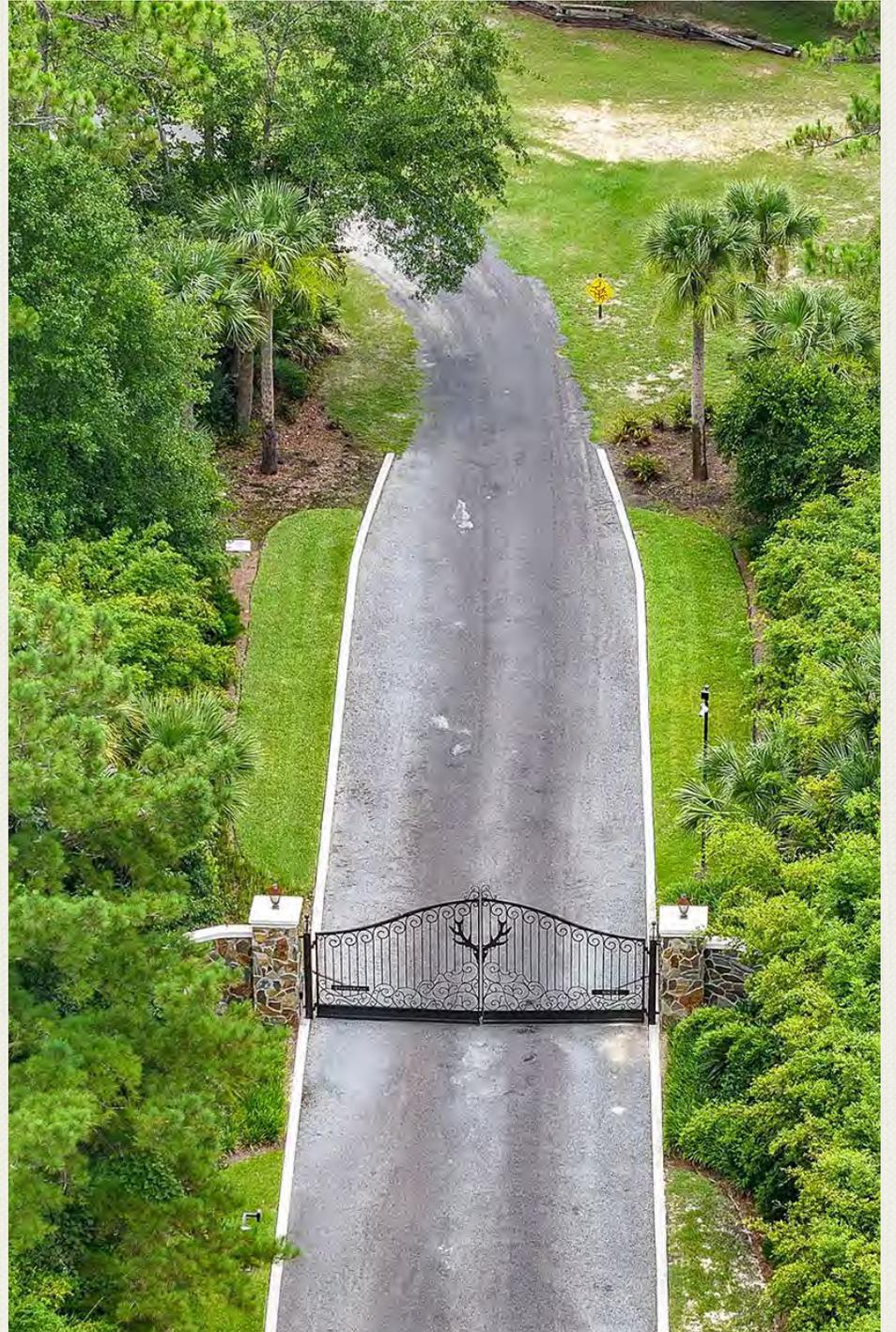
SUPPORT BUILDINGS

- 12-bay Pole Barn with Feed Room
- Enclosed Barn with Roll-up Door and Concrete Floor

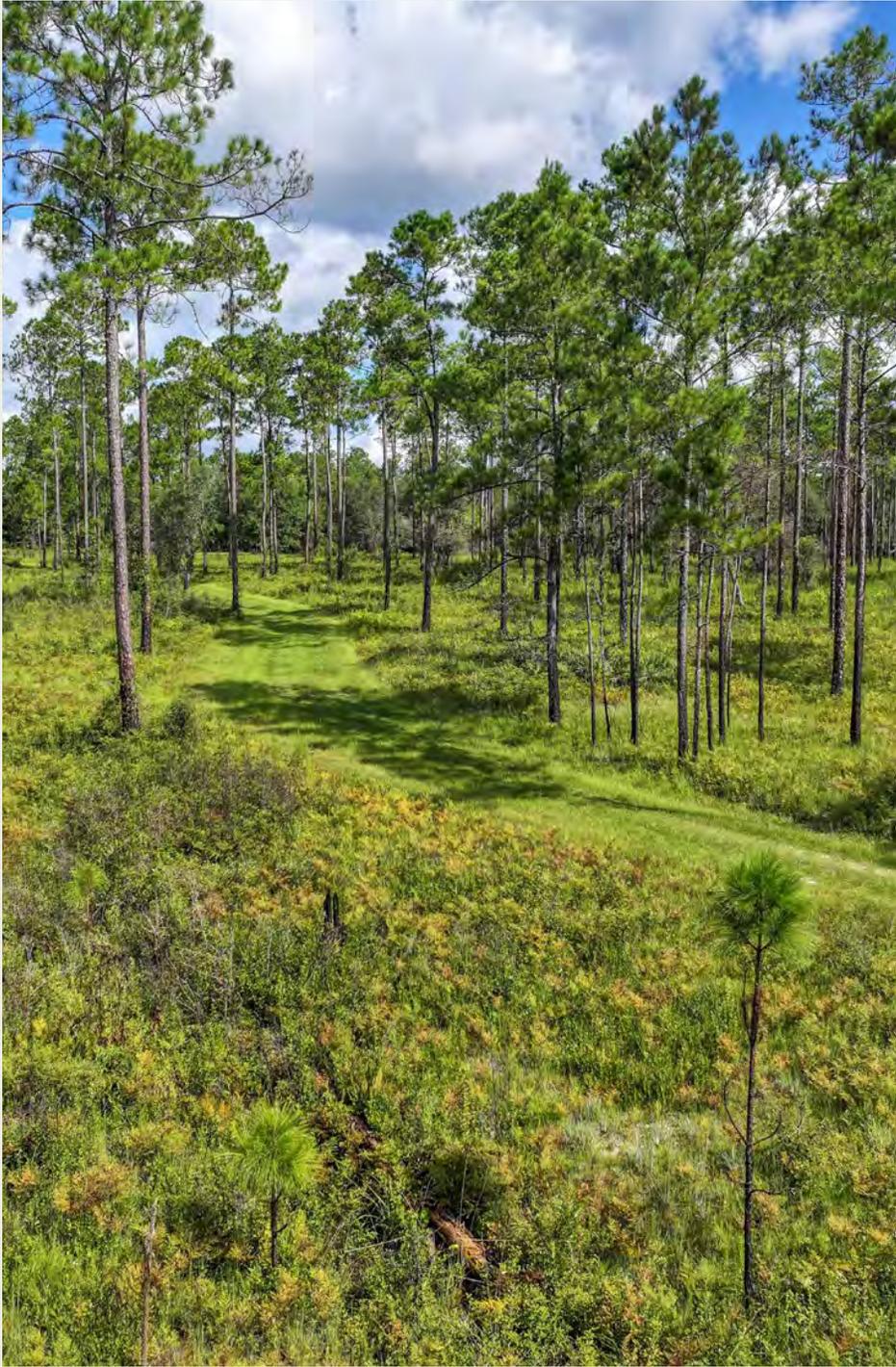


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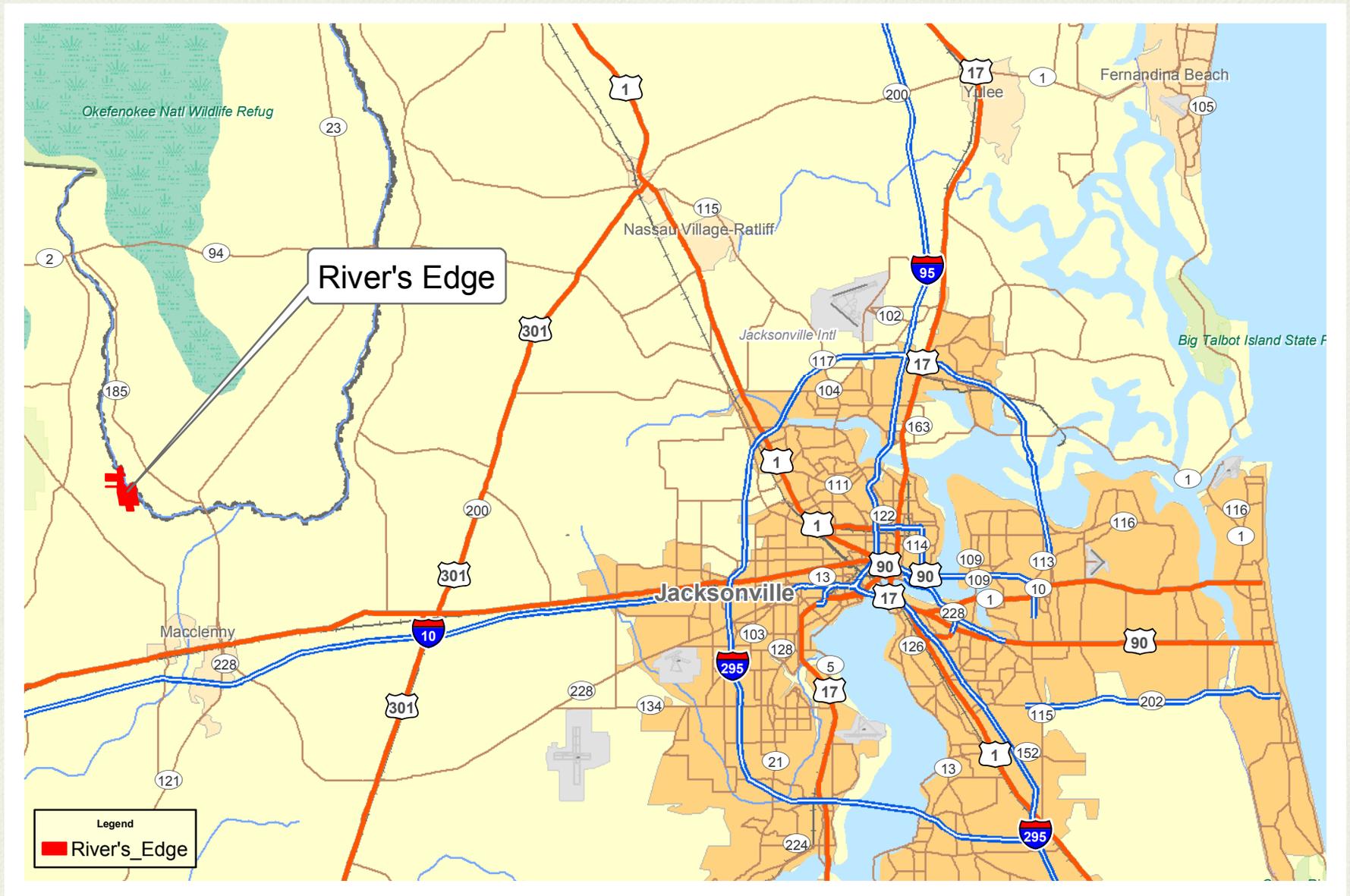
BROKER COMMENT

"I don't know of many properties in Florida of this size, just under 600 acres, where you can regularly see 15-20 deer on a short drive through the property or listen on a spring morning and consistently hear 5-6 gobblers every time you go out. If you have been around enough of these properties you know, undoubtedly, when you come across something special. Rivers Edge is one of those places."

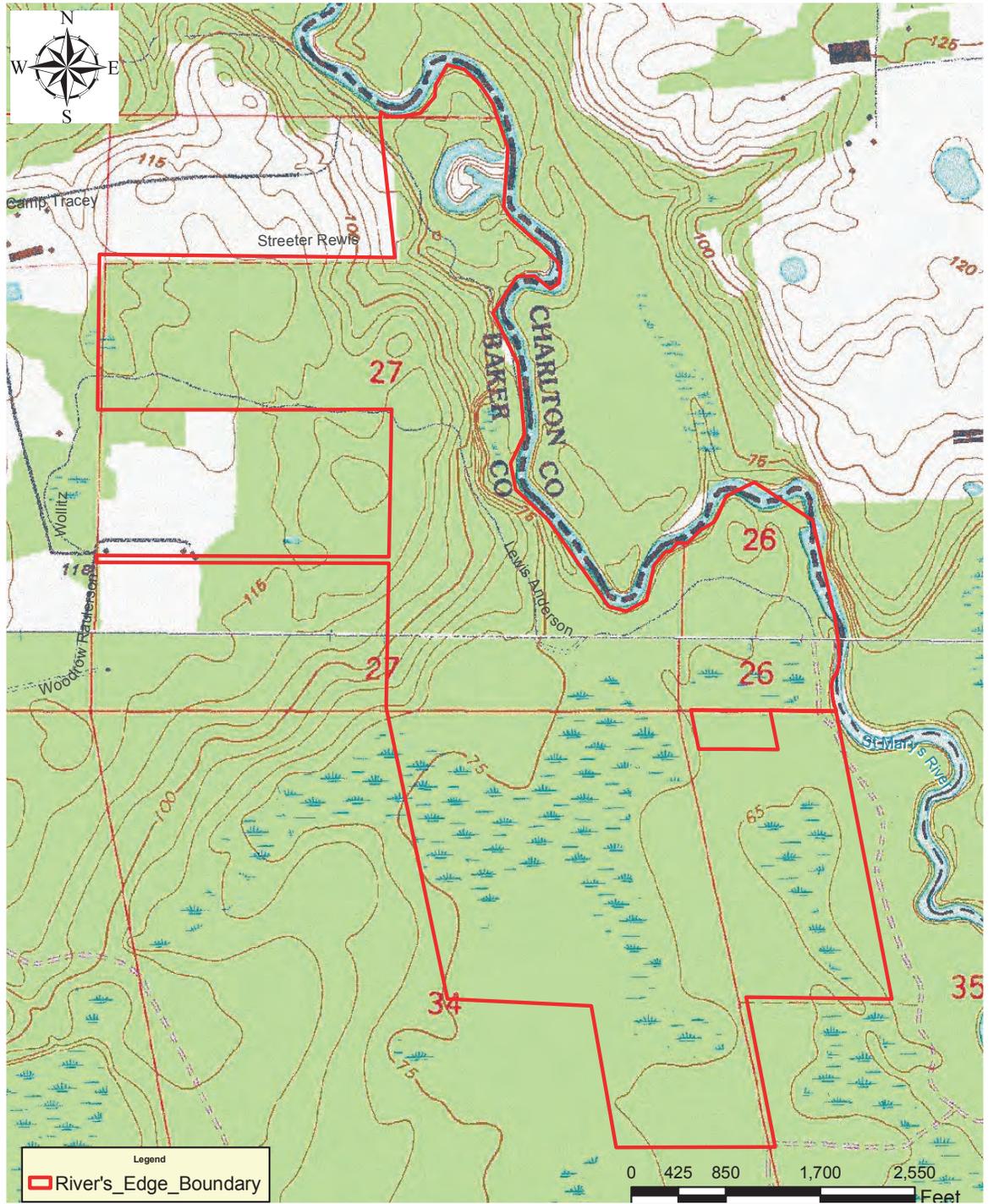
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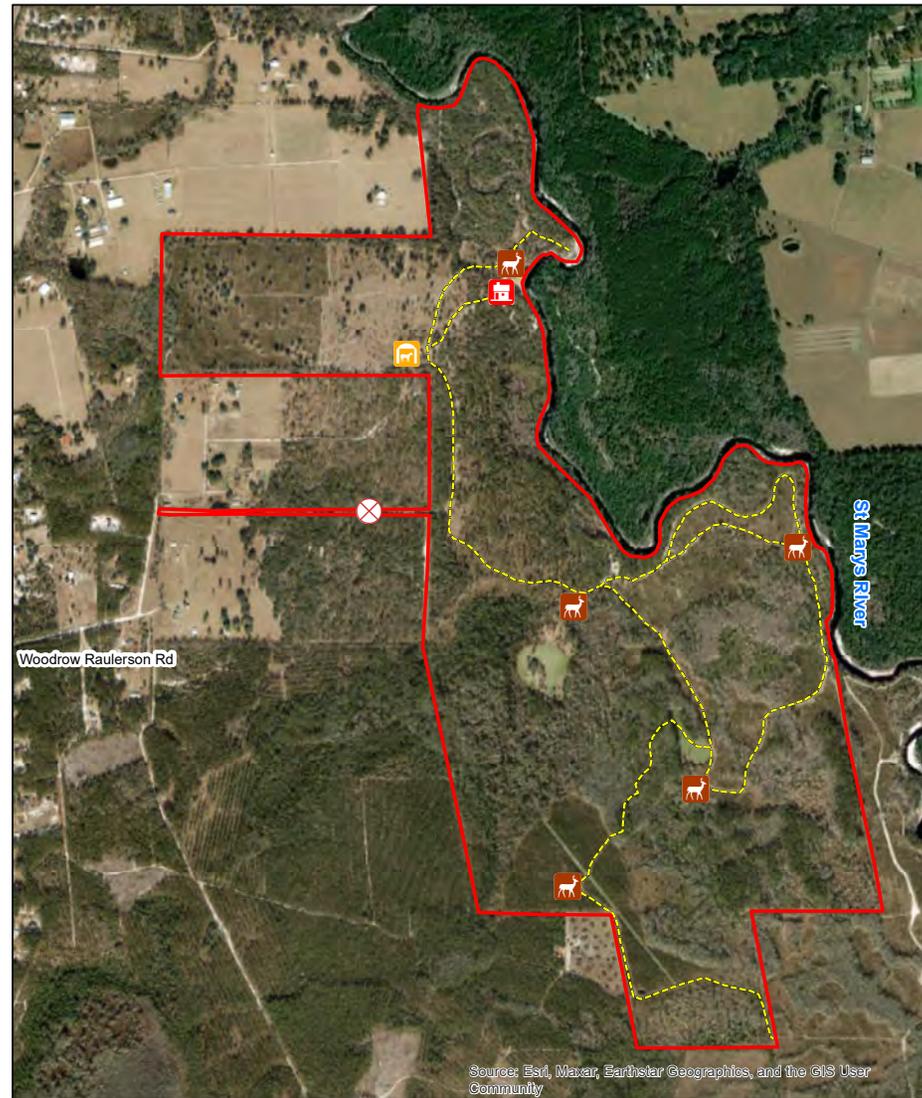
LOCATION MAP



TOPOGRAPHY MAP



AERIAL TRACT MAP



Rivers Edge

595+/- acres Baker County, Florida

Hunter Brant, Listing Agent
Phone: 904.813.4508
www.oakwoodrealtygroup.com
hunter@theoakwoodcompanies.com

The information contained herein was obtained from sources deemed to be reliable. Oakwood Realty Group makes no warranties or guarantees as to the completeness or accuracy of the information thereof. This map is an approximate representation of the actual ownership & acreage and should not be viewed as a survey.

Legend

-  Gate
-  Boundary
-  Main House
-  Barn
-  Feeder
-  Road



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HUNTER BRANT

904-813-4508

HUNTER@THEOAKWOODCOMPANIES.COM

OAKWOODREALTYGROUP.COM

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