

DEEP CREEK RANCH

210± acres total - WILL DIVIDE

Volusia County, FL

LICENSED
HUNTING PRESERVE

Quail hunts
are available
CALL TODAY for info!



LAKEFRONT PROPERTY PERFECTION

This ranch lies on a natural sand ridge in North Volusia County, Florida and has a gentle roll and boasts higher elevations than most of the other lands in Florida. Deep Creek Ranch offers stunning views of Lake Sunset (north side of property) and Lake Winona (south side of the property). The lakes are high banked, sand bottom and spring fed with “walk into the water” accessibility. One can enjoy an array of recreational activities on these lakes including swimming, boating, skiing, fishing and much more. In addition, there are two small ponds on the ranch that offer water and recreational opportunities.



The ranch has been well maintained and managed throughout its history. Fencing, irrigation systems, roads, barns, workshops and other infrastructure have all been created and maintained with the utmost of attention to detail and care.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

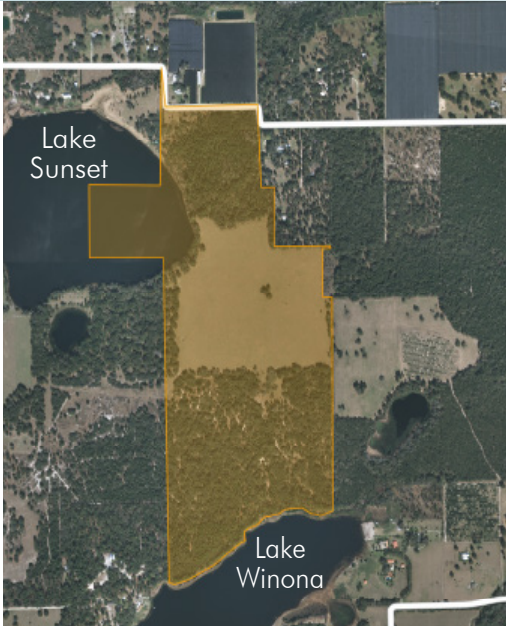


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LAND FOR SALE



LOCATION

The property has easy access to three major Florida highways. The property is located 2.75 miles east of Hwy 17; 1 mile west of Hwy 11; and 1 mile south of Hwy 40. 10 miles north of DeLand and Stetson University; 15 miles east of I-95; 2 miles SW of Hwy 11/Hwy 40 intersection; 40 minutes from the coast; 1 hour to Orlando; 1.5 hours to Jacksonville.

SIZE

210± Acres

PRICE

\$1,550,000

ROAD FRONTAGE

1,750'± on Clifton Road

LAKE FRONTAGE/ACCESS

The property has access and frontage to both Lake Winona (100± ac) and Lake Sunset (95± ac). 2,200'± of frontage on Lake Sunset, 2,400'± on Lake Winona. All of the lakes are spring-fed, have sand bottoms with high banks and "walk into the water" access. Water skiing, boating, fishing and other recreational opportunities are available on both lakes.

Offering subject to errors, omission, prior sale or withdrawal without notice.



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AUTHENTIC FLORIDA LANDSCAPE

The diversity of the landscape is truly awe-inspiring. Ancient oak hammocks are scattered throughout the property. Improved pastures show the gentle roll of the land. Lake front views are vast and show the splendid nature of the property. In addition, there is an old growth Long Leaf Pine forest on the property. Long Leaf Pine is considered to be a prestigious amenity and is an extremely desirable habitat feature for property owners throughout the southeast.



HUNTING, FISHING, RECREATION

If you are an outdoorsman looking for the perfect hunting property, look no further. This ranch is teeming with game and wildlife: deer, trophy Osceola Turkeys, Florida Black Bear, fox squirrels, song birds, osprey and more. One of the main reasons there is so much wildlife on the property is because of the neighboring lands. Volusia County and Saint Johns River Water Management District own nearly 6,000 acres 3/4 of a mile to the west. Known as the Heart Island Conservation area, the adjoining land is in conservation in perpetuity. Various types of wildlife appear to have a difficult time resisting the nutritious value of the grasses provided for the cattle on Deep Creek Ranch and can easily be drawn from this preserve onto the property.



Like to salt water fish and enjoy all the recreational activities that the Florida Atlantic Coast has to offer? Daytona Beach, New Smyrna Beach, Flagler Beach, Mosquito Lagoon, The Indian River and other coastal destinations are within 40 minutes to an hour drive of Deep Creek Ranch. Want to freshwater recreate as well? The Saint Johns River is less than 12 miles west of the property.



Licensed hunting preserve. Quail hunts available. Please call for more information.

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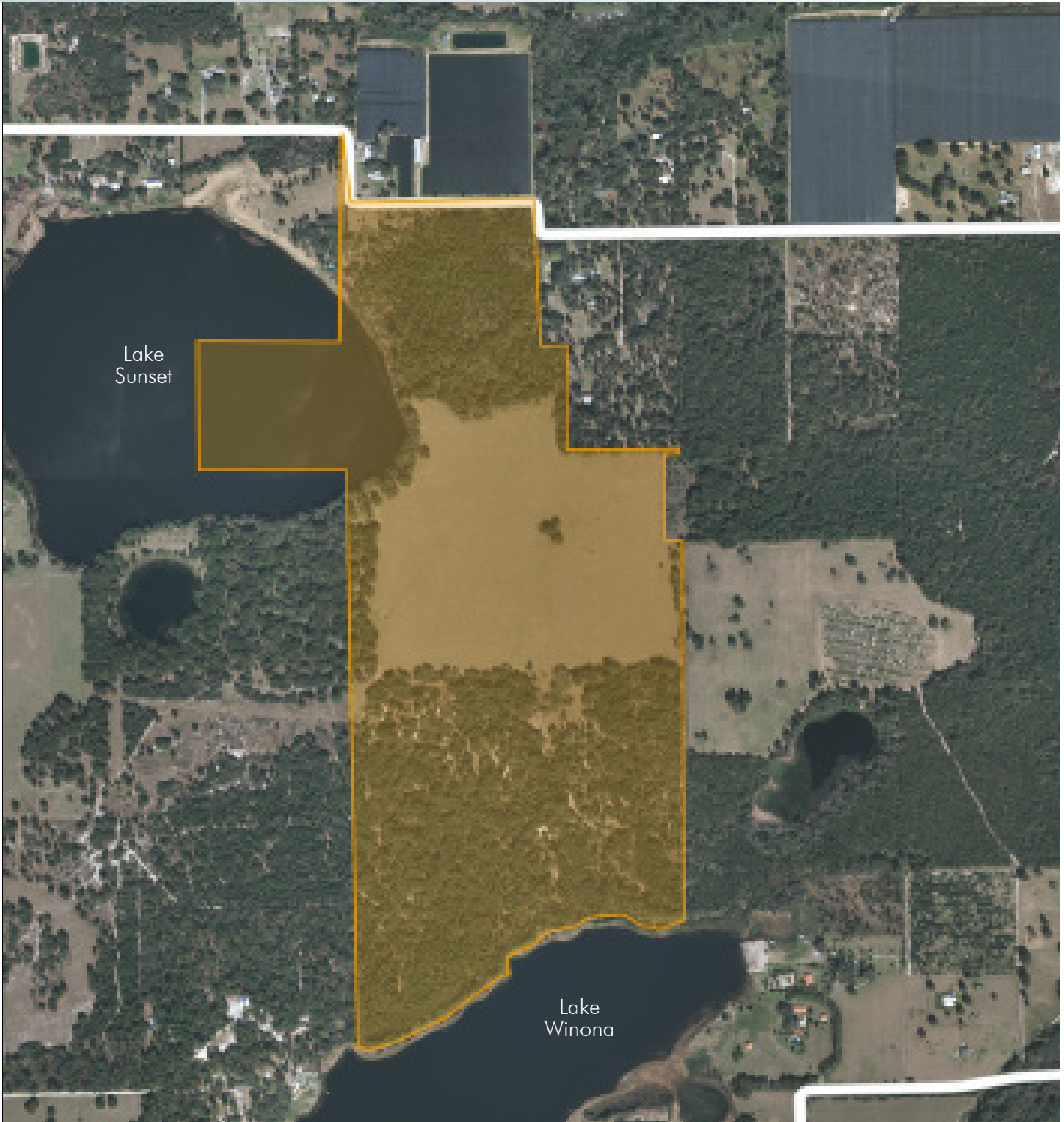
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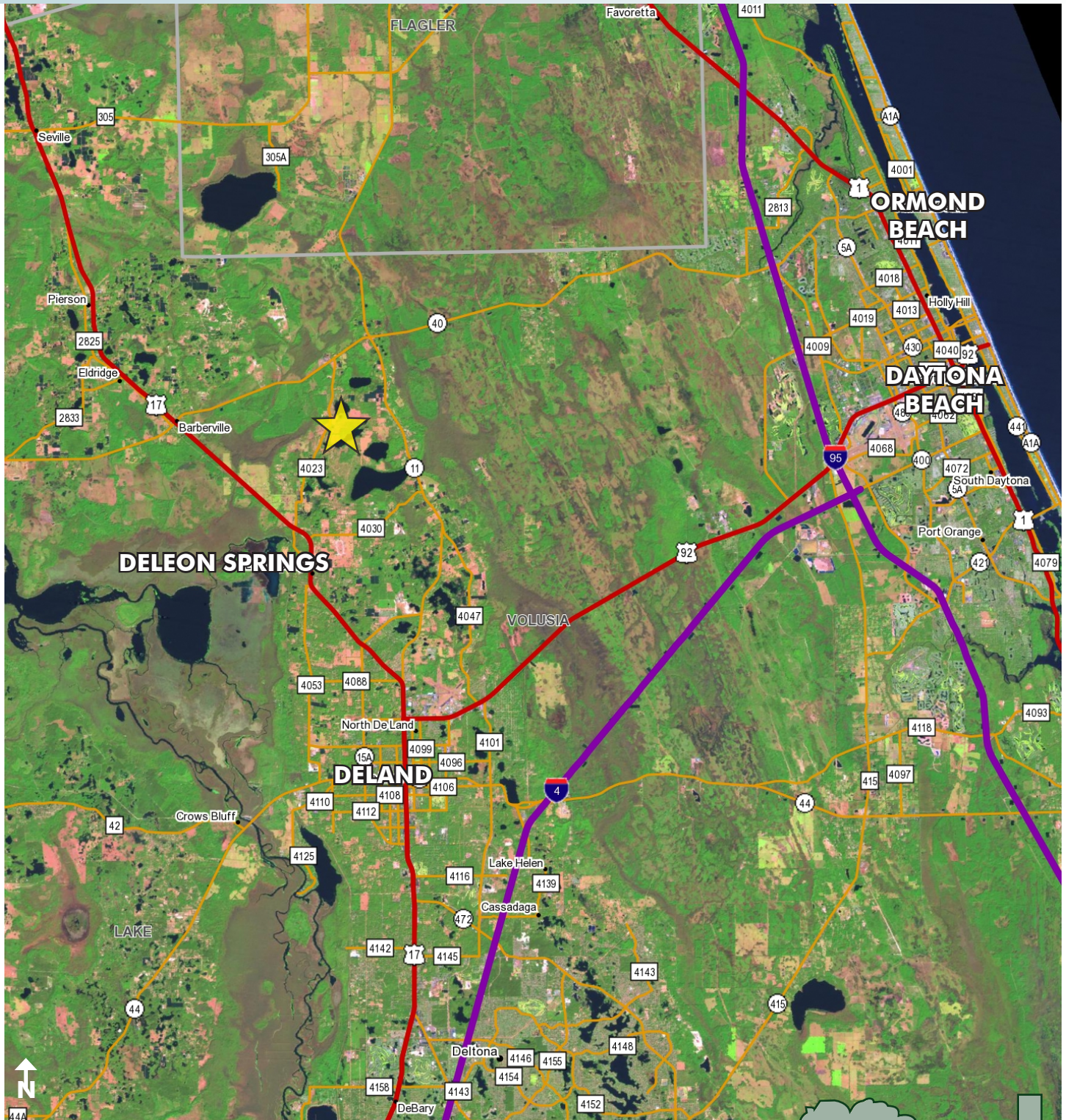
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LOCATION MAP

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