

DEEP CREEK RANCH

566± acres total - WILL DIVIDE

Volusia County, FL

**PRICE
REDUCED**

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. The land is approximately 96% uplands. Deep Creek Ranch offers stunning views of Lake Sunset (north side of property) and Lake Winona (south side of the property). Both lakes are approximately 100 acres in size and have combined lake frontage distance of approximately 1.36 miles. 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.

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LAND FOR SALE



LOCATION

Main entrance located at 6710 Lake Winona Road, DeLeon Springs, FL 32130. 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

566± acres - WILL DIVIDE

PRICE

WAS \$3,950,000 or \$6,978/acre

REDUCED TO \$5,900/acre or \$3,339,400

Option 1: Entire 566± acres = \$3,339,400

Option 2: 210± acres = \$1,550,000 (see page 5)

Option 3: Another configuration that is acceptable to both parties (buyer & seller) and keeps the functionality and marketability of the remaining balance of the land intact

ROAD FRONTAGE

1.69± miles on Lake Winona Road, 1,900'± on Clifton Road, 590'± Blackwelder Road

LAKE FRONTAGE/ACCESS

The property has access and frontage to both Lake Winona (100± ac) and Lake Sunset (95± ac). There are also two additional ponds on the property (4.5± ac and 1.75± ac). 4,800'± of frontage on Lake Sunset, 2,385'± on Lake Winona. All of the lakes are spring-fed, have sand bottoms with high banks and "walk into the water" access. Combined lake frontage is approximately 1.36 miles. 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 bordering the entire western boundary of the ranch. 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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ACCESS

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. The property has multiple access points/gate entrances on Lake Winona Road. There is also access from Clifton Road (north side of property).

WELLS/IRRIGATION

1) 4", at West Barn, serves the barn area but not the stock water. 2) 5", at West Barn, serves irrigation and stock water (metered). 3) 5" on the ridge at Sunset Pasture, serves stock water and irrigation there (metered). 4) Withdrawal points, 2 on Skull Lake, 1 on Winona, pumps are metered. There are irrigation ports available for sprinklers around the ranch that provide water for livestock on each improved pasture on the north tract.

SJRWMD Consumptive Use Permit#: 20-127-120289-1 or 120289

STRUCTURES

There are three barns/equipment workshops on the property. All are in good shape. Within one of the covered barns is a fully functional field office with full bath and A/C. Border fencing and cross fencing is in place throughout and around the property. Additionally there is a set of working cattle pens. All barns and shops have drive through/in capability for trucks, tractors, attachments and other heavy equipment.

NEIGHBORS

The entire western boundary is close to 6,000 acres owned by Volusia County and SJRWMD for conservation in perpetuity. This property is isolated on all sides because of natural barriers (lakes) and conservation land.

ELECTRICITY

Electricity is available throughout the property. The electricity is single phase, standard electrical service provided by Clay Electric Cooperative. All installations on the ranch have been made by licensed electricians. There are GFCI's installed at appropriate points in the barns (tool use areas).



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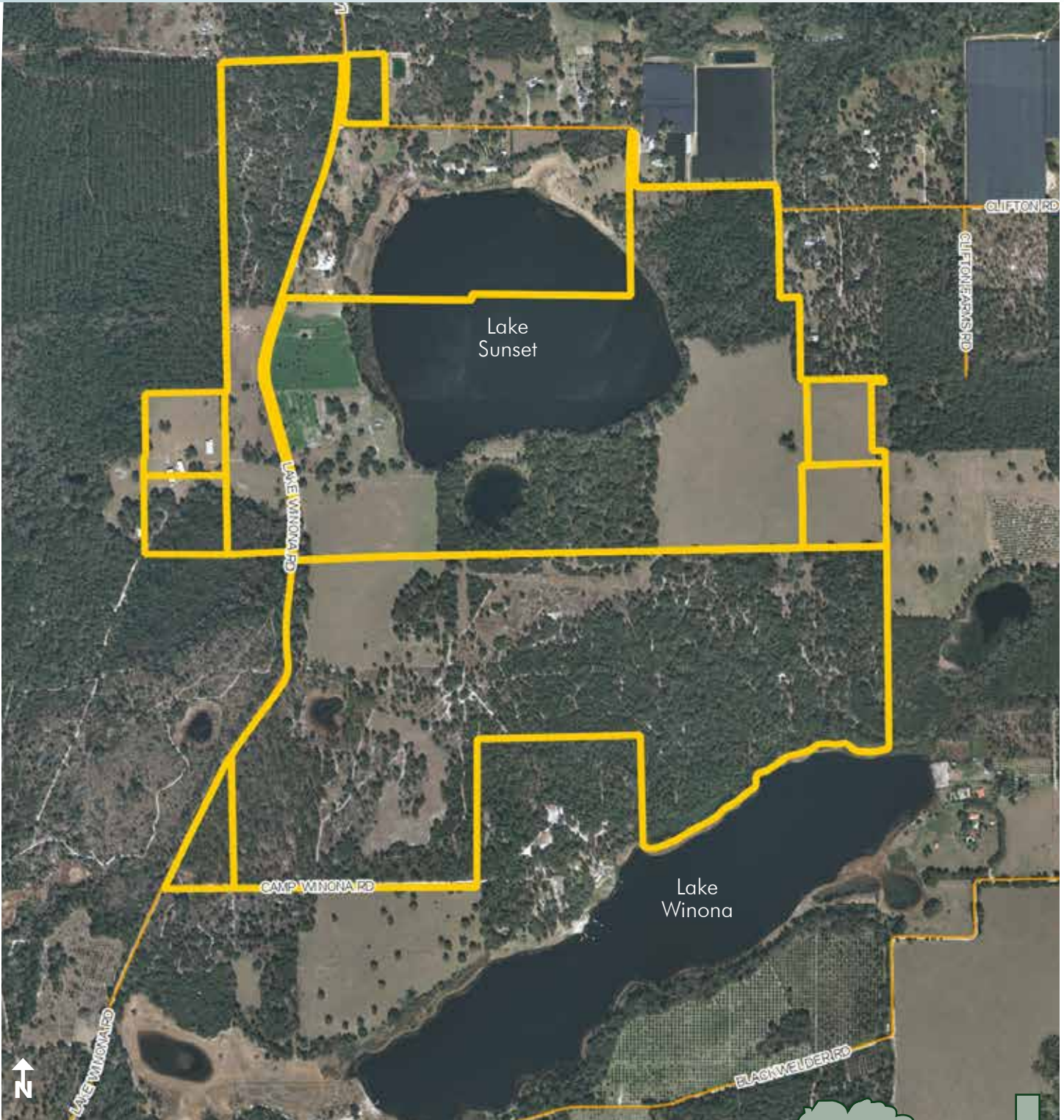


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PROPERTY MAP

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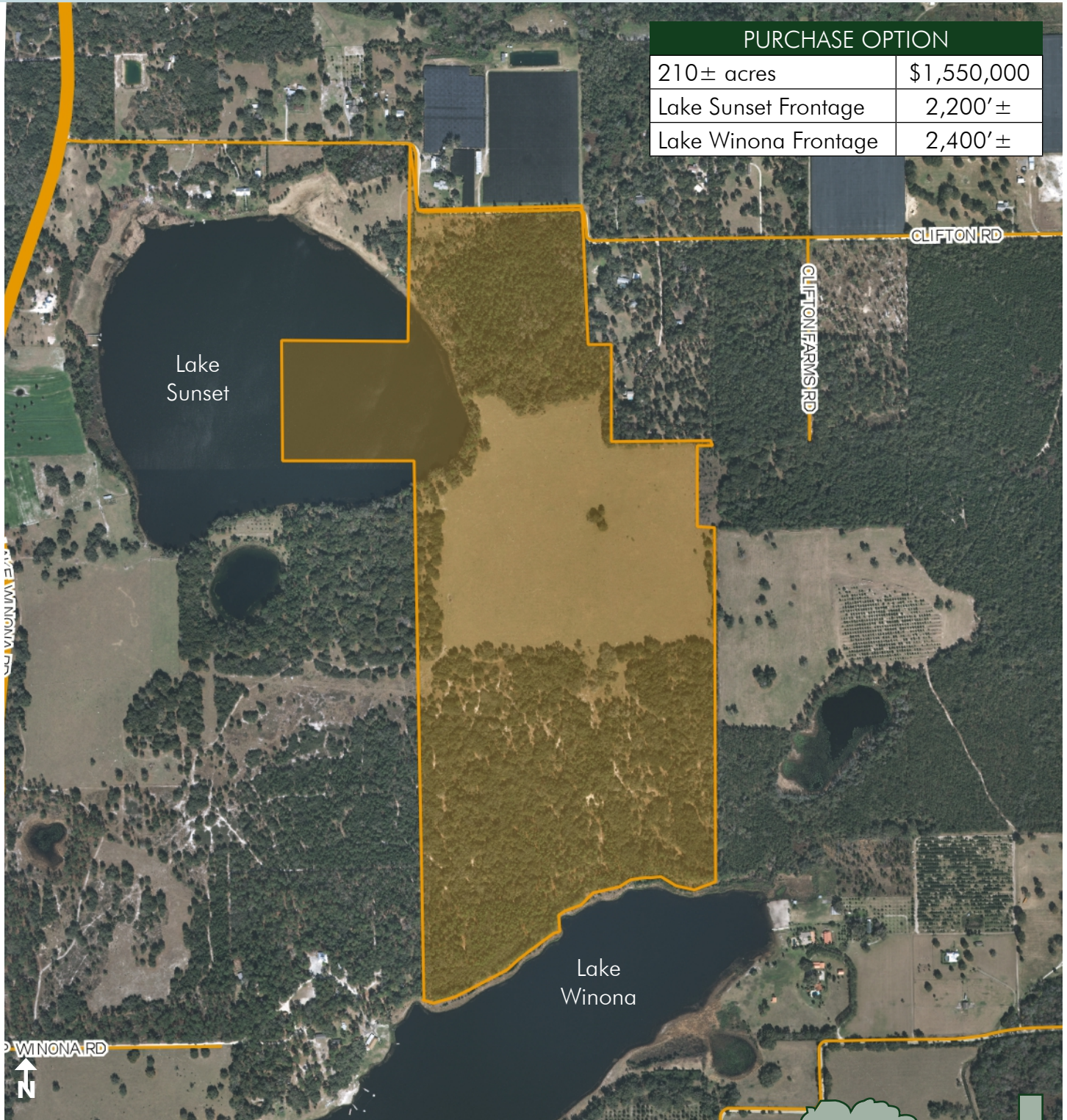


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PURCHASE OPTION	
210± acres	\$1,550,000
Lake Sunset Frontage	2,200' ±
Lake Winona Frontage	2,400' ±

PURCHASE OPTION BREAKOUT MAP

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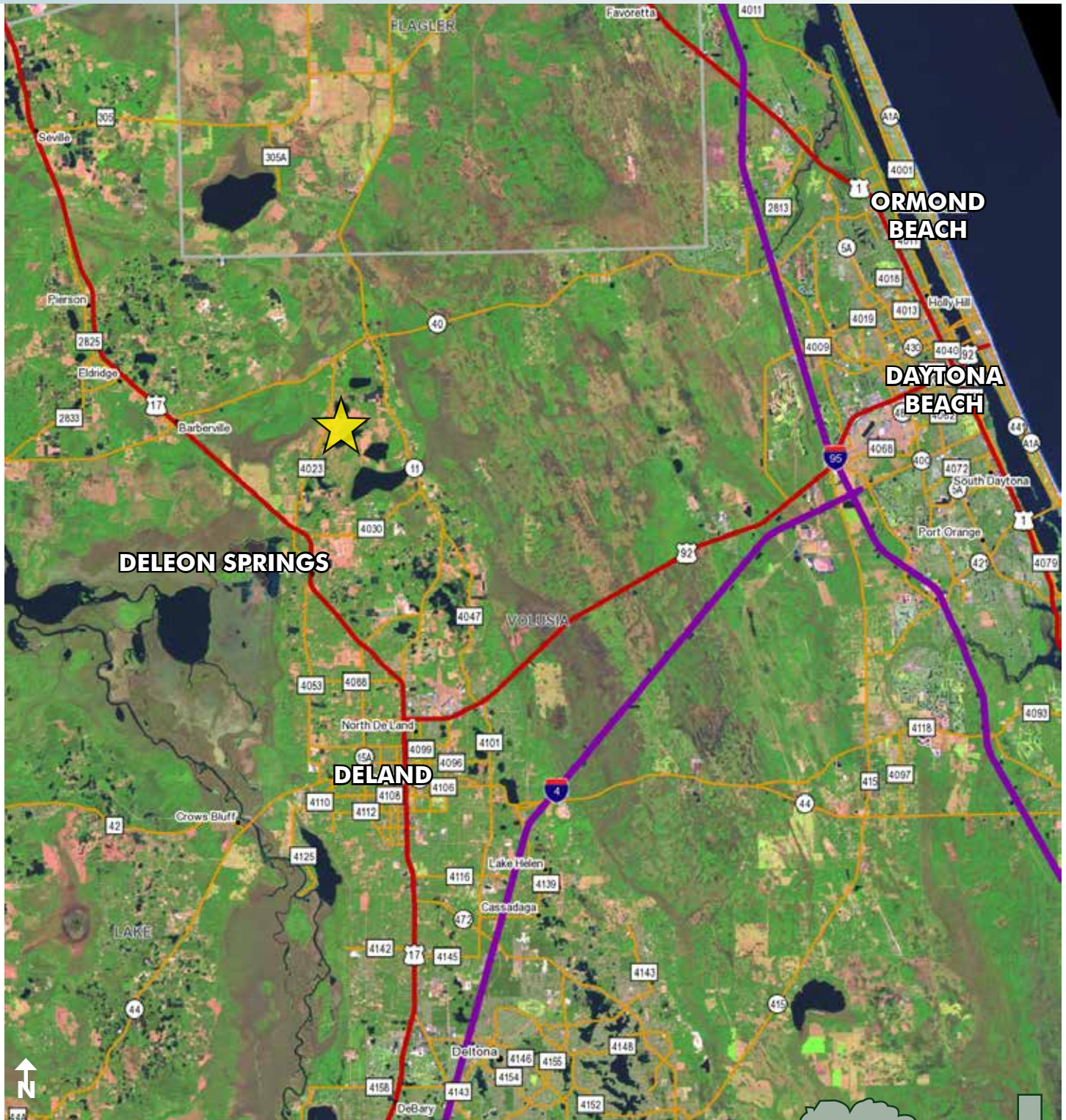


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LOCATION MAP

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