

DEEP CREEK RANCH

750± acres total - WILL DIVIDE - 185± acre Winona Ranch available
Volusia County, FL



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 1.65 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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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.



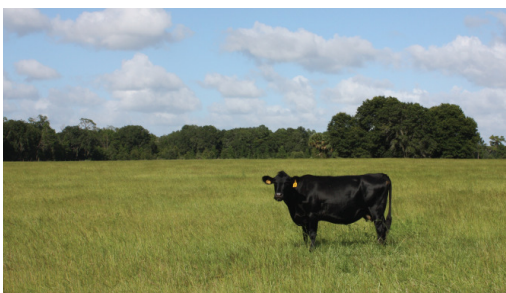
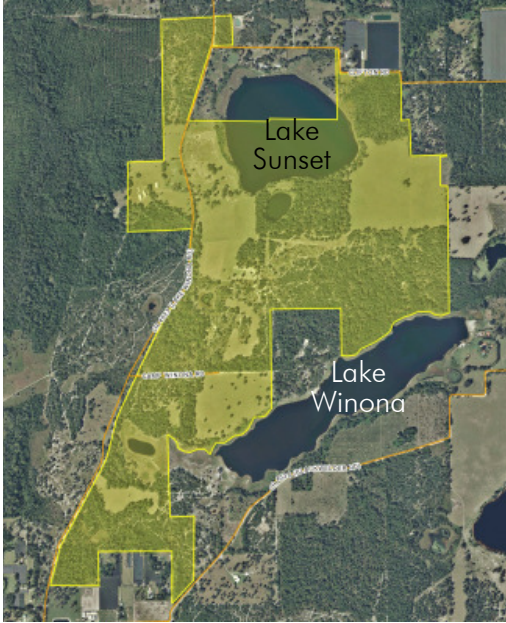
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LOCATION

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

750± acres - WILL DIVIDE

PRICE

Option 1: Entire 750± acres; asking \$6 million
Option 2: Winona Tract; 185± acres; REDUCED asking price was \$1.1 million, to \$1 million - CURRENT PRICE NOW \$850,000!

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

ROAD FRONTAGE

2.16± 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, 3,927'± 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 1.65 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.

LAND FOR SALE

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DEVELOPMENT POTENTIAL

The "Winona Tract" has recently been parceled into 10 acre tracts through Volusia County. Many of these tracts have lake front access. This could be an ideal investment for builders who have a large acreage, custom home business model.

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 are also additional access points/gate entrances on Blackwelder Road (south side of property), as well as 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. There are presently no wells on the south tract. Livestock water on the south tract is provided by Lake Winona.

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 northern half of 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). At this point, there is no power on the southern half of the property. Electricity is available on the N side of the Winona tract (going into the Y camp) and along Blackwelder Road on the S side of the Winona tract.



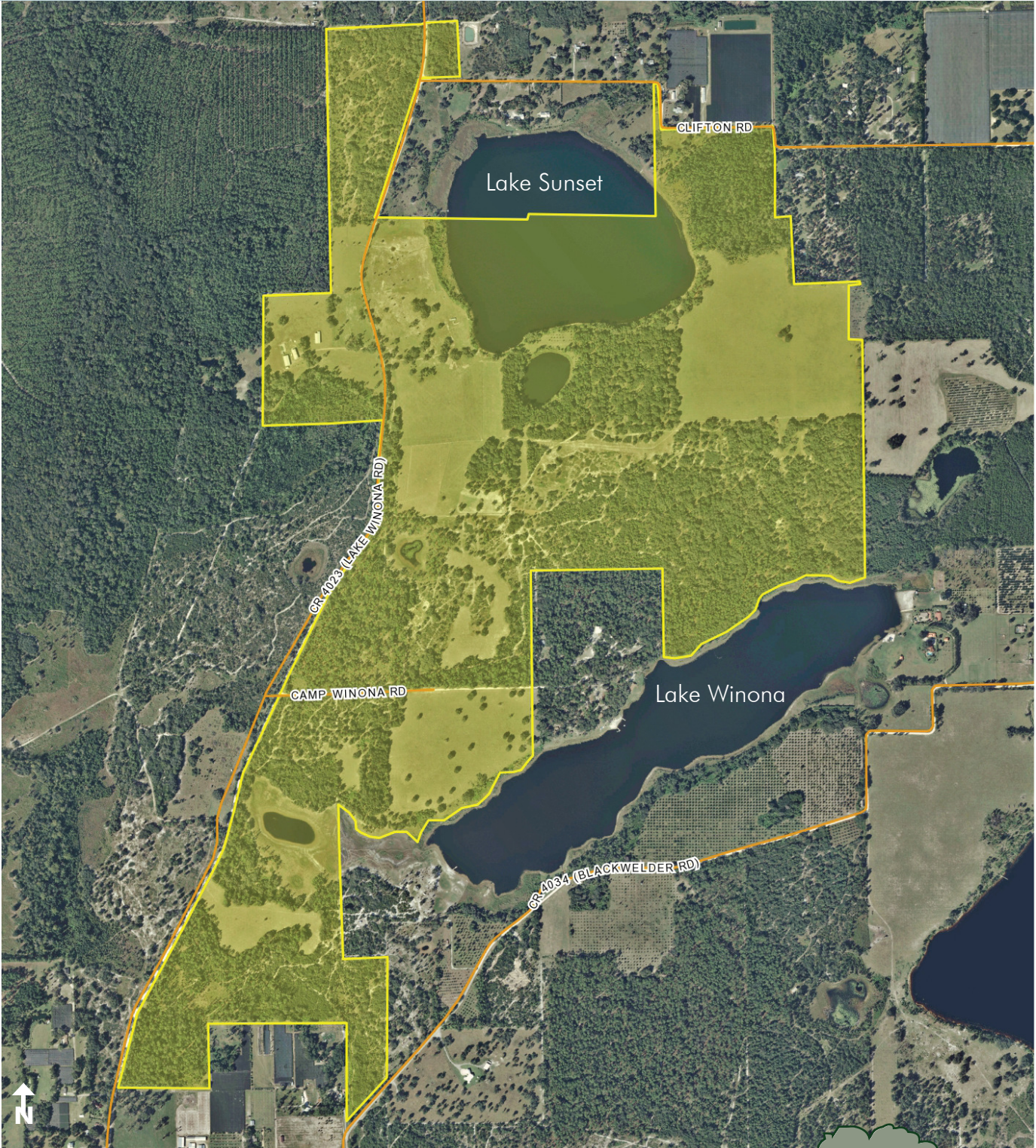
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PROPERTY MAP

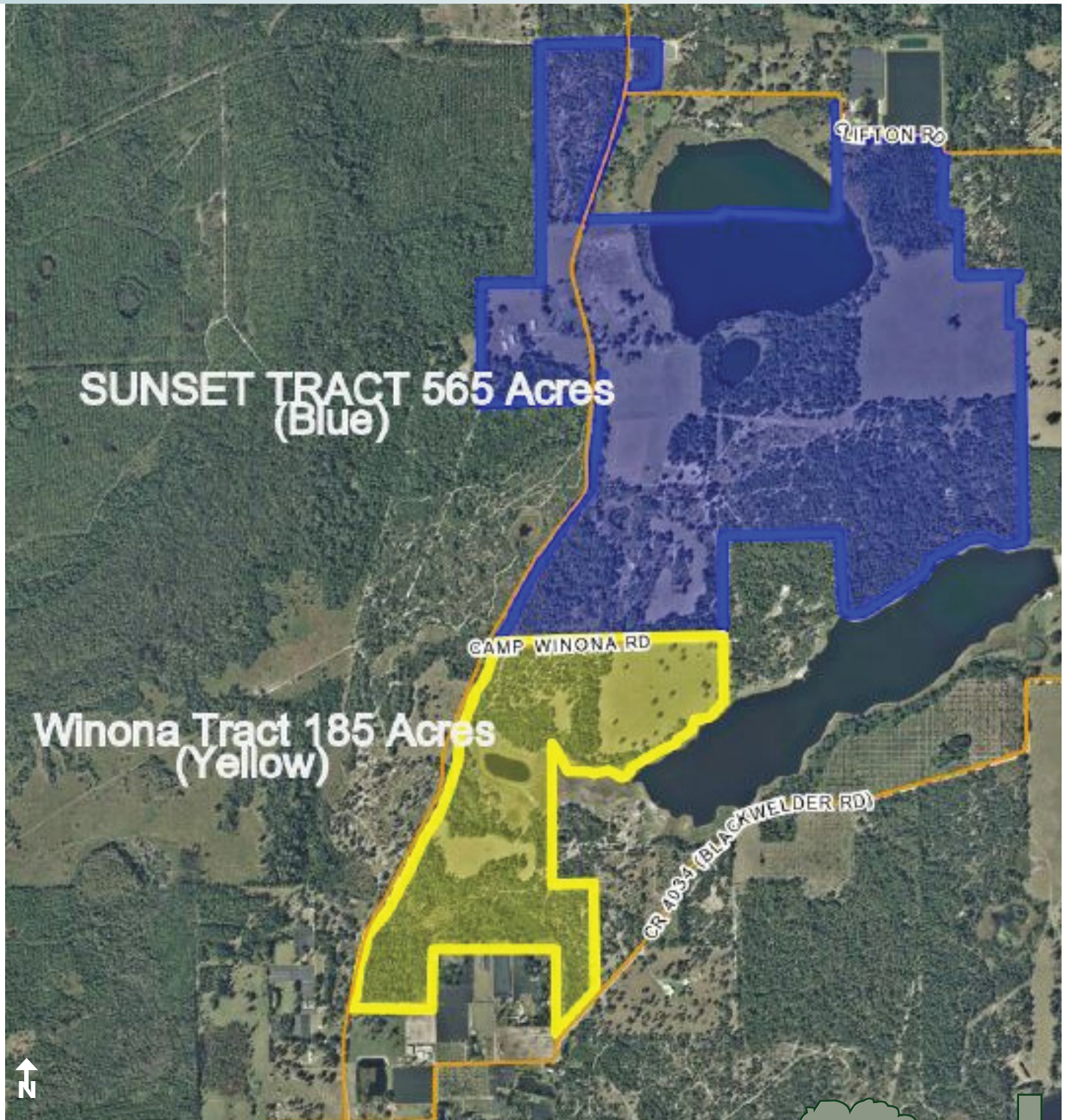
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PROPERTY TRACTS MAP

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