

Osceola ranch land sold for \$6 million

By Diane Sims

OF THE SENTINEL STAFF

A Caribbean corporation, Appleby Corp. N.V., has bought 10,337 acres east of St. Cloud in Osceola County for \$6 million, or about \$580 an acre.

The sale represents the third large ranch to change hands during the past several months.

Central Bank & Trust Co. in Miami, trustees for Four Osceola Associates, a limited partnership in Detroit, sold the parcel to Appleby.

Maury Carter of Maury L. Carter & Associates, an Orlando real estate brokerage, was the only real estate agent involved in the transaction.

Carter declined to disclose who is connected with the corporation but said the shareholders were Orlando and Miami investors.

According to a report filed with Florida's Division of Corporate Records March 12, Appleby Corp. N.V. is an alien corporation based in Curacao, Netherlands Antilles. The company's registered agent is Corporation Company of Miami. Noordin Nanji is president of Corporation Company. No other participants in Appleby are identified in the corporate file.

The property, which is about 14 miles east of St. Cloud, has 4½ miles of frontage on U.S. Highway 192 and 2½ miles of frontage on U.S. Highway 441. Crab Grass Creek and Boggy Creek Branch run through the center of it.

Carter said there are no immediate development plans for the property and that it was bought as a long-term investment. It has potential for cattle or sod farming use, he said.

In October of last year, Carter also handled the purchase of the Triple E Ranch, a 10,084-acre parcel. The selling price was \$8.5 million, or \$843 an acre. Carter also was part of the purchasing group, which included both domestic and foreign investors.

Located immediately north of Triple E Ranch is a 10,444-acre tract sold earlier in 1983 to Kenneth Kirchman, owner of Florida Software Services of Altamonte Springs, for \$8 million, or \$766 an acre.

Reporter Mary Hardeman contributed to this story.

