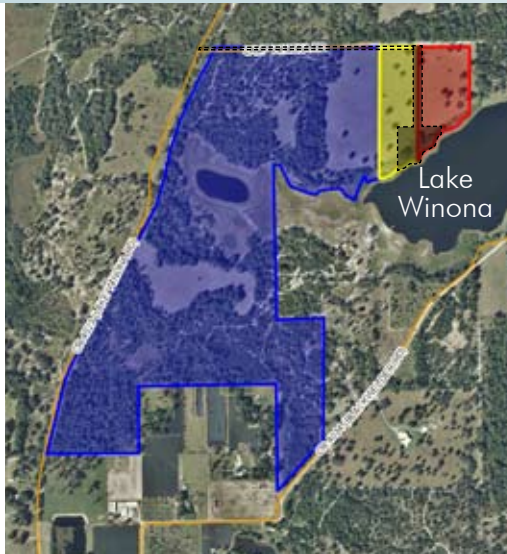


WINONA RANCH

161-181± ACRES AVAILABLE

Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

LAND FOR SALE



LOCATION

Main entrance located on Lake Winona Road. Property is located in north Volusia County, just two miles SW of the intersection of Hwy 11 and Hwy 40. 1 hour to Orlando, 2 hours to Tampa, 35 minutes to Daytona, 55 minutes to New Smyrna Beach, 1 hour to Ocala.

SIZE/PURCHASE OPTIONS

Tract A: 161± acres
Tract B: 8.25± acre lakefront residential lot
Tract C: 8.05± acre lakefront residential lot
Tract D: purchase entire 181± acres

PRICE

Tract A: 161± ac = \$739,795 or \$4,595/acre
Tract B: 8.25± ac lot = \$100,000 (8.25± usable)
Tract C: 8.05± ac lot = \$95,000 (8.05± usable)
Tract D: 181± ac = \$850,000 or \$4,696/acre (was \$1.1M, then \$1M, now reduced to current price)

ZONING

A-1 (1 unit/10 acres)

LAKE FRONTAGE/ACCESS

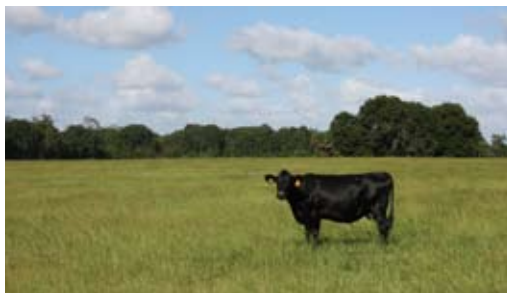
1,050'± of lake frontage on Lake Winona. Lake Winona, 100± acres in size, is spring-fed, sand bottom, and is "walk off into the water" high banked frontage.

DESCRIPTION

Winona Ranch is one of the most desirable ranches currently offered in the State of Florida. Hunters, fishermen, outdoor enthusiasts, ranchers, farmers, agricultural users and others, take notice! This property offers opportunities for all!

Enjoy exclusion, peacefulness and quiet surroundings on your private acreage consisting of ancient oak hammocks, pine stands and improved pasture land. Build your dream home overlooking the waters of Lake Winona. Water ski, wake board, or fish on pristine Lake Winona.

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



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WINONA RANCH

161-181± ACRES AVAILABLE

Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

UPLANDS/WETLANDS

Property has a high ratio of uplands. This ranch has high elevations that provide great views of Lake Winona.

LOTS

These 181± acres have been approved and divided into 10± acre lots. This will allow future buyer of property flexibility and potential future income from sale of 10± acre lot sales. Please ask for more information.

NEIGHBORING PROPERTIES

Neighboring properties consist of YMCA Lake Winona Camp, farms, ranches, groves and hunting land. In addition, Volusia County and St. Johns River Water Management District owns approximately 5,000± acres immediately west of the property.



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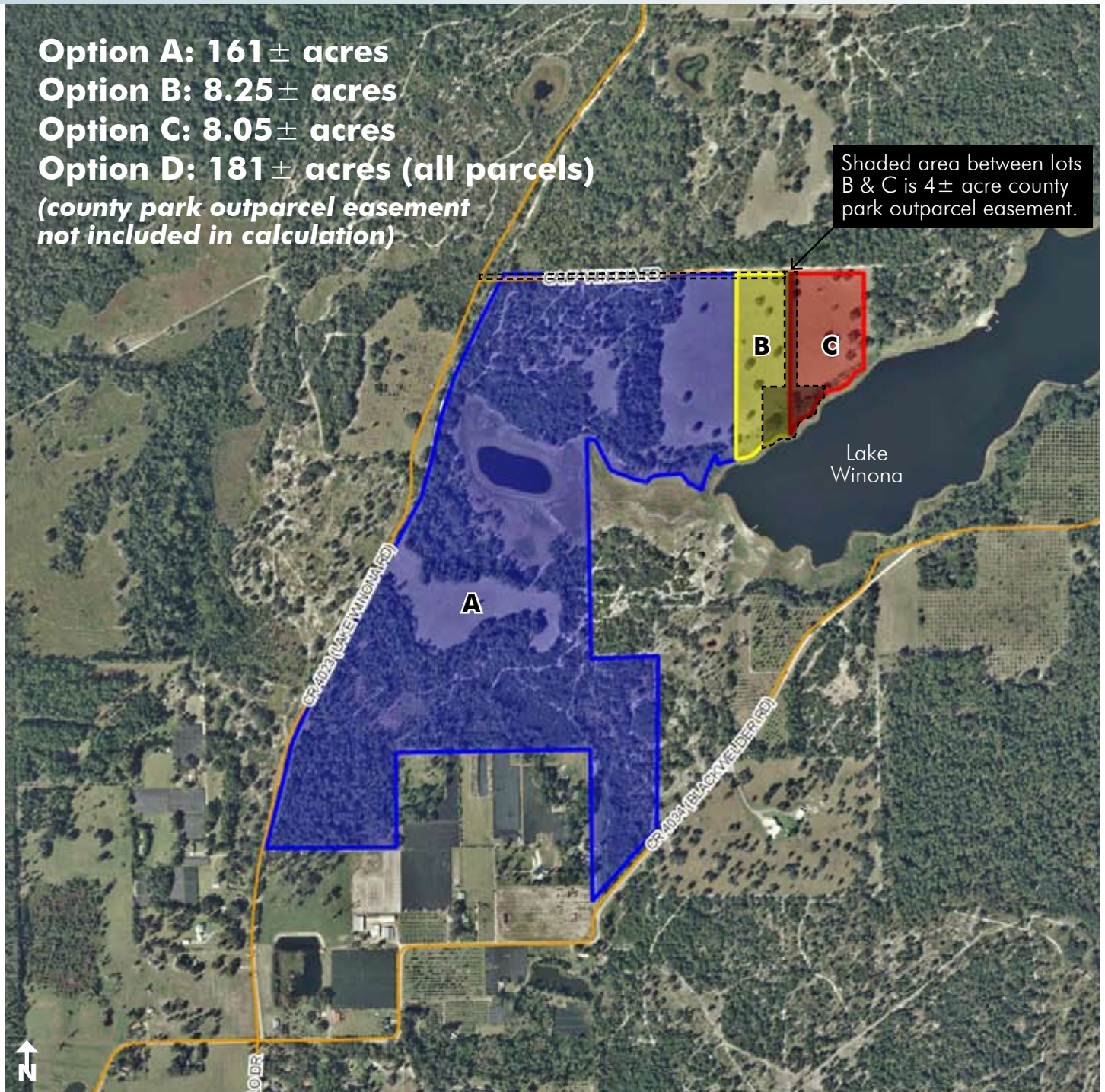
WINONA RANCH

161-181± ACRES AVAILABLE

Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

- Option A: 161± acres**
- Option B: 8.25± acres**
- Option C: 8.05± acres**
- Option D: 181± acres (all parcels)**
(county park outparcel easement not included in calculation)

Shaded area between lots B & C is 4± acre county park outparcel easement.



PARCELS/EASEMENT MAP

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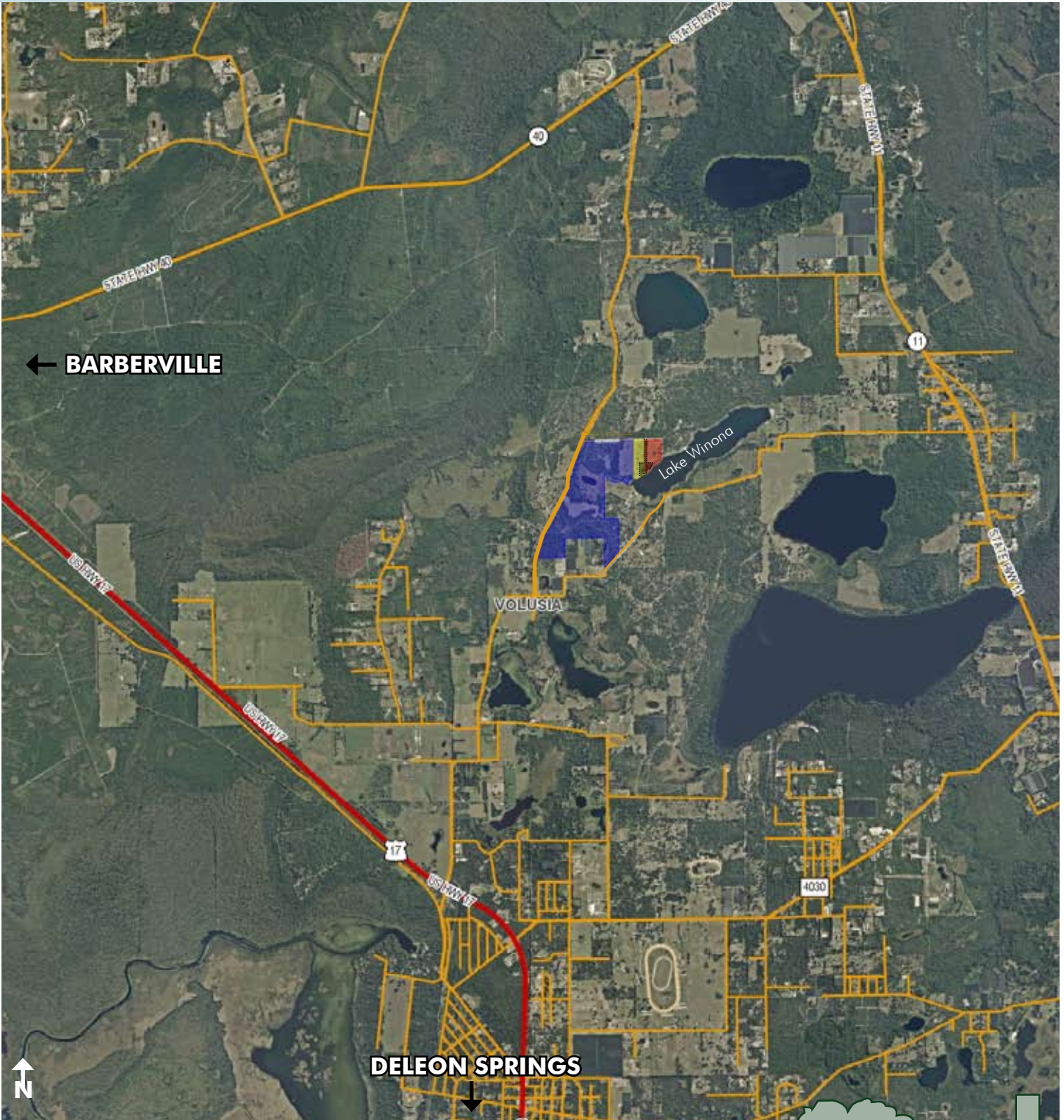
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REGIONAL MAP

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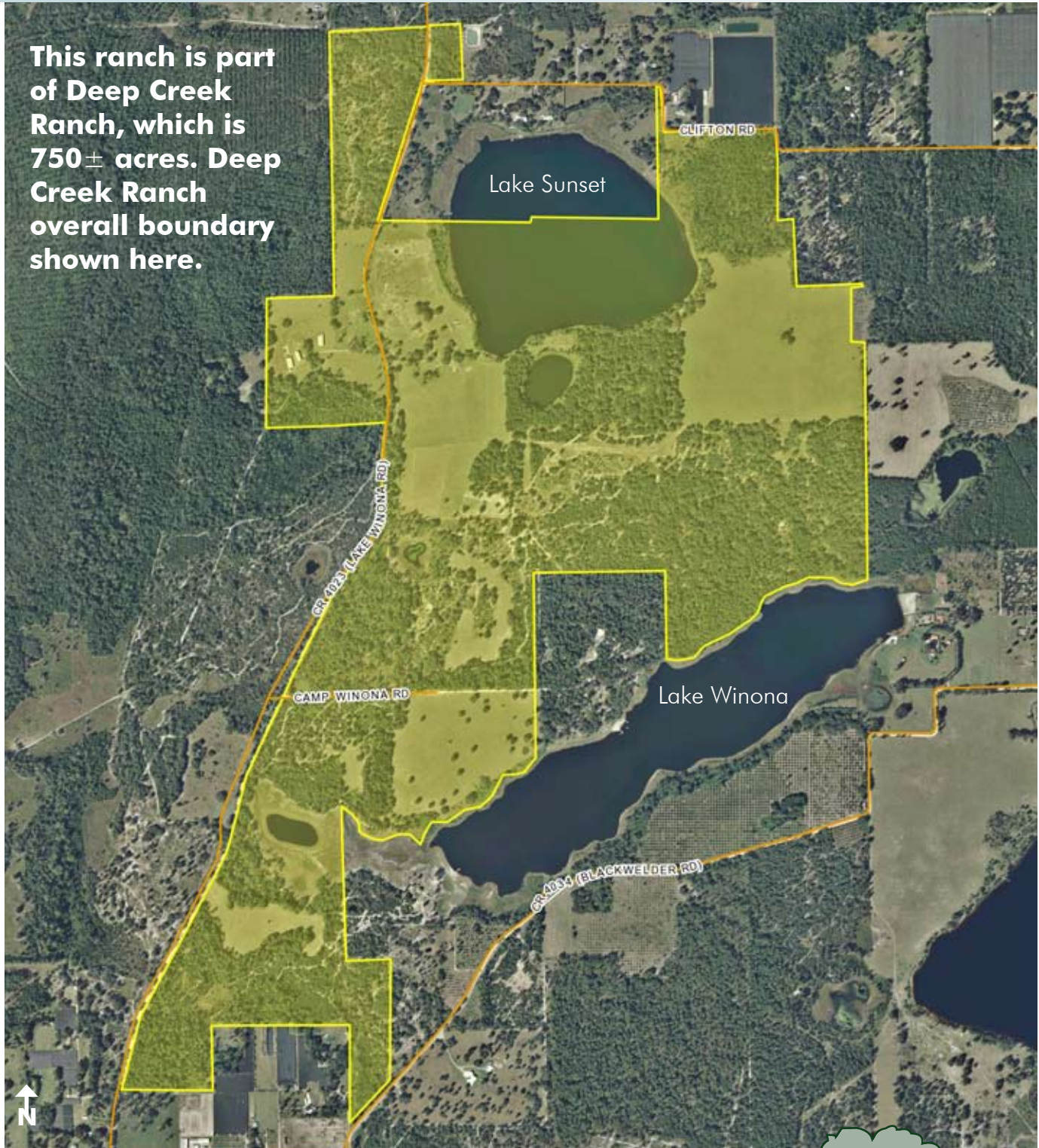


WINONA RANCH

161-181± ACRES AVAILABLE

Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

This ranch is part of Deep Creek Ranch, which is 750± acres. Deep Creek Ranch overall boundary shown here.



DEEP CREEK RANCH PARCEL MAP

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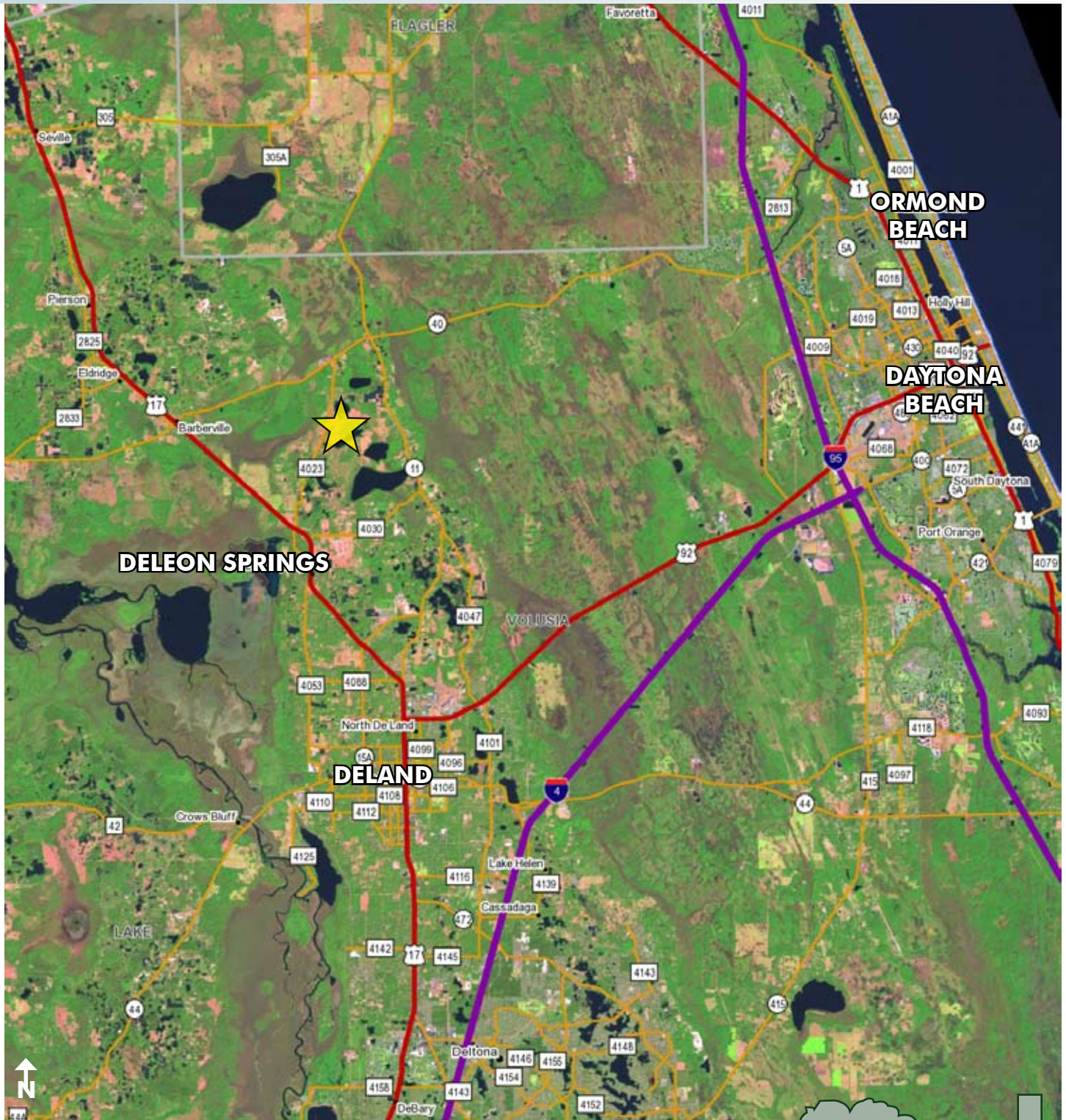
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WINONA RANCH

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LOCATION MAP

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