

HEADWATERS RANCH

180± acres / Additional 2 - 5-acre parcels available
Lake County, FL



LOCATION

Located to the southeast of Lake Norris in north Lake County, Florida

SIZE/PRICE

180± acres: \$4,500/ac (\$810,000 total asking price)
2 additional contiguous 5-acre properties available:
- 23601 Leeward St., mobile home/garage: \$125,000
- Vacant 5-acre lot: \$65,000

WATER FRONTAGE

Beautiful interior pond for fishing/canoeing

ACCESS

Access roads are through Leeward Street

WETLANDS

This property has a low amount of wetland areas

STRUCTURES

Two mobile homes can be utilized for residences or hunting lodges for a weekend getaway

DESCRIPTION

This ranch is currently being used for commercial agricultural operations and recreation. Cattle ranching, hunting, fishing, camping, and other uses of this property are ideal. This is a perfect ranch to raise a family - wildlife is abundant and fun is guaranteed. Construction of the new Wekiva Parkway will help with accessibility to and from the property. In addition, a new Publix grocery store is being built less than 10 minutes away. 45 minutes to Orlando, 50 minutes to New Smyrna Beach, 35 minutes to Winter Park, 15 minutes to Mt. Dora, less than 2 hours to Jacksonville.

PARCEL IDs

1710081, 2724153, 1735157, 2584149

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

LAND FOR SALE

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

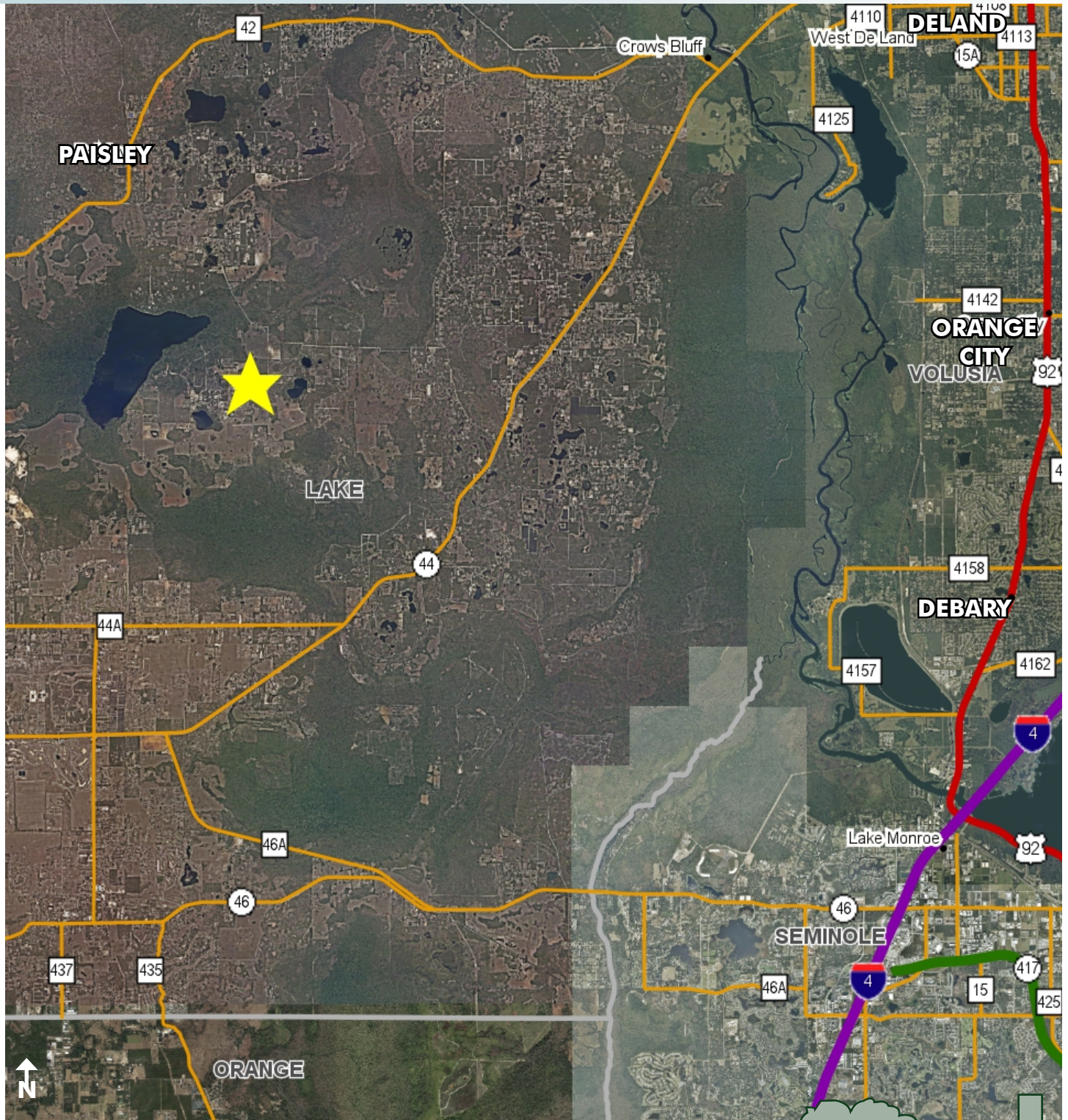
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

HEADWATERS RANCH

180± acres / Additional 2 - 5-acre parcels available
Lake County, FL



LOCATION MAP

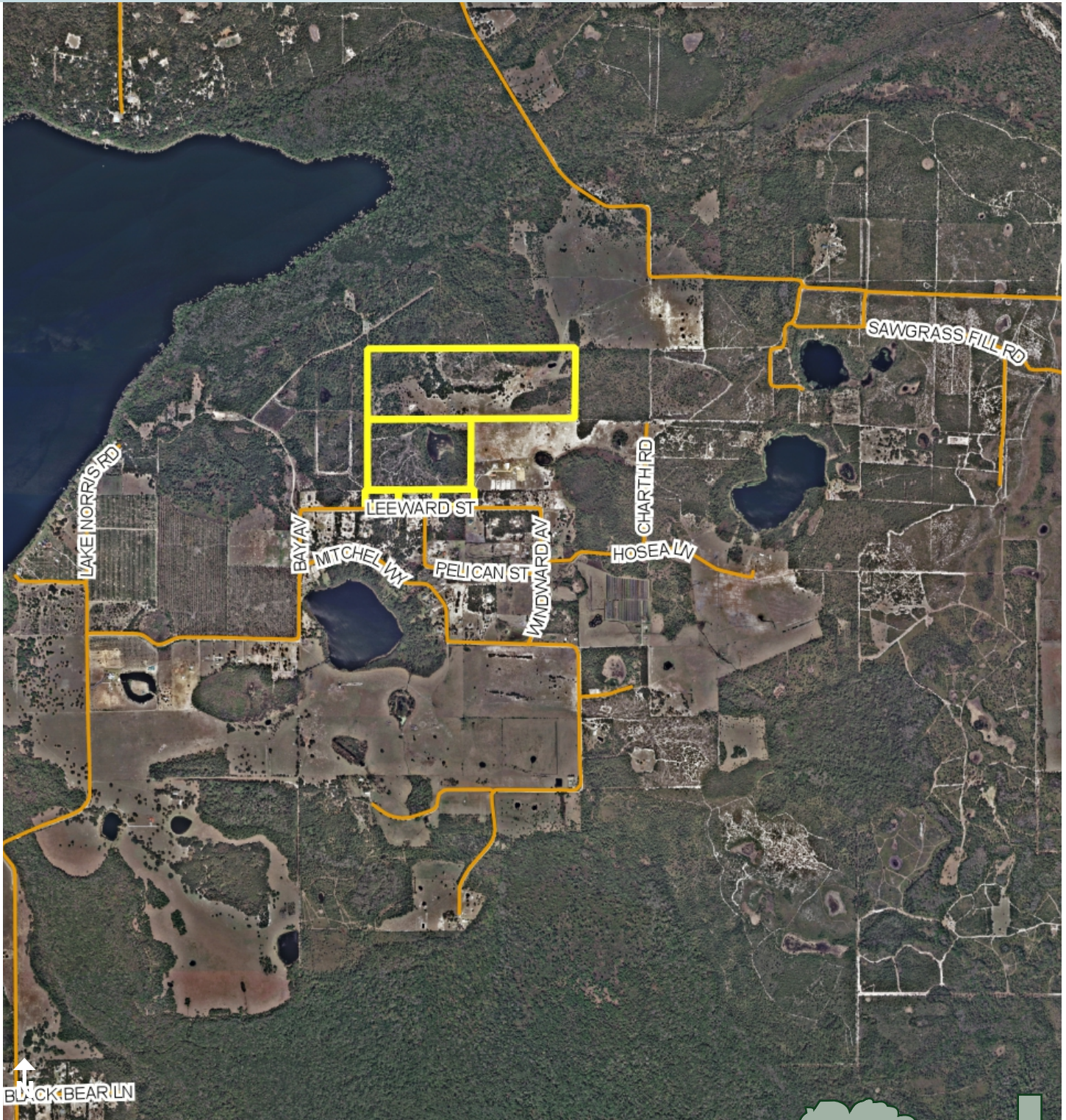
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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



HEADWATERS RANCH

180± acres / Additional 2 - 5-acre parcels available
Lake County, FL



REGIONAL MAP

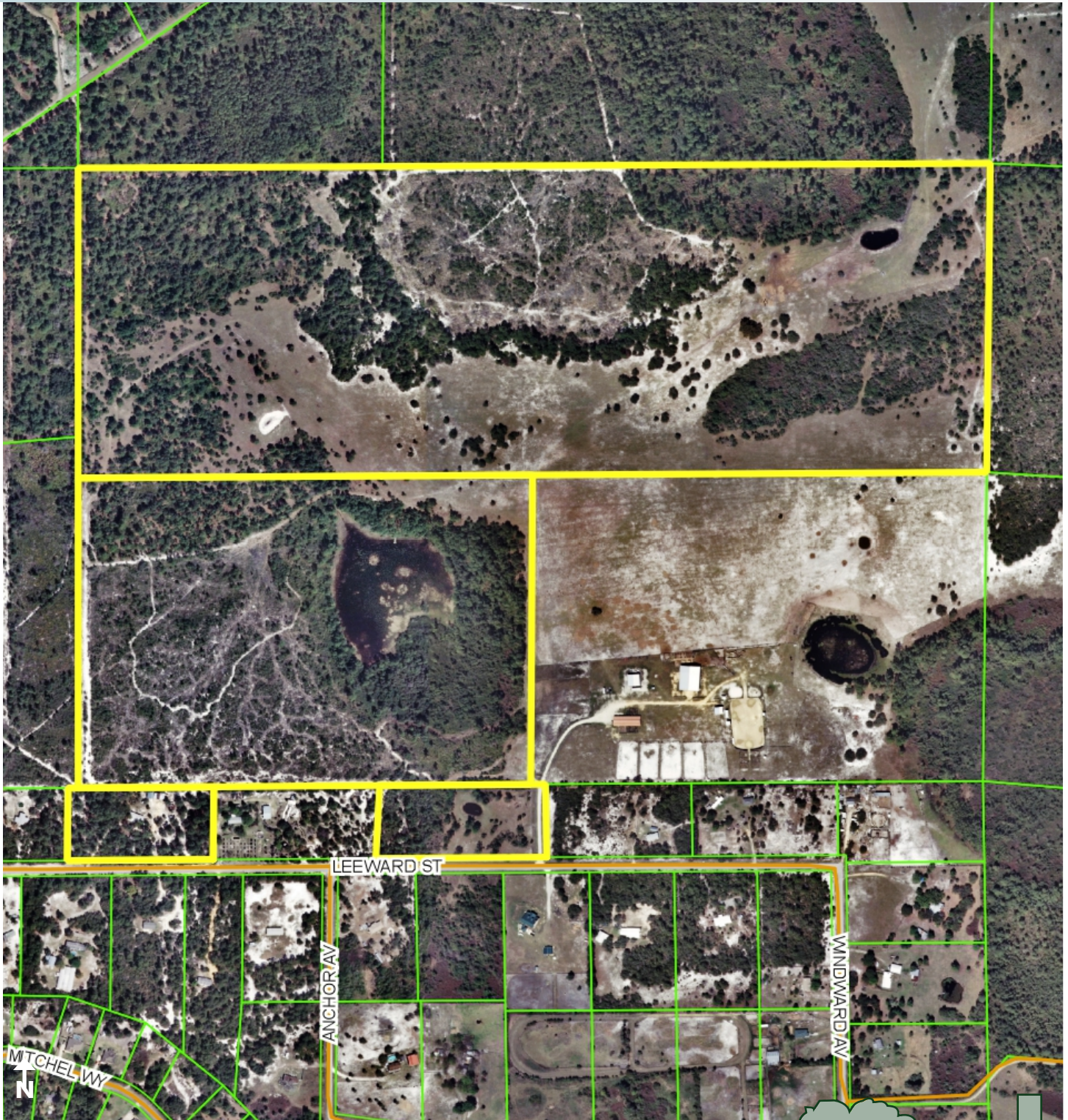
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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



HEADWATERS RANCH

180± acres / Additional 2 - 5-acre parcels available
Lake County, FL



PROPERTY MAP

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

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

