

# HEADWATERS RANCH

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

LAND FOR SALE



## 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

One mobile home can be utilized for residence or hunting lodge 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.



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

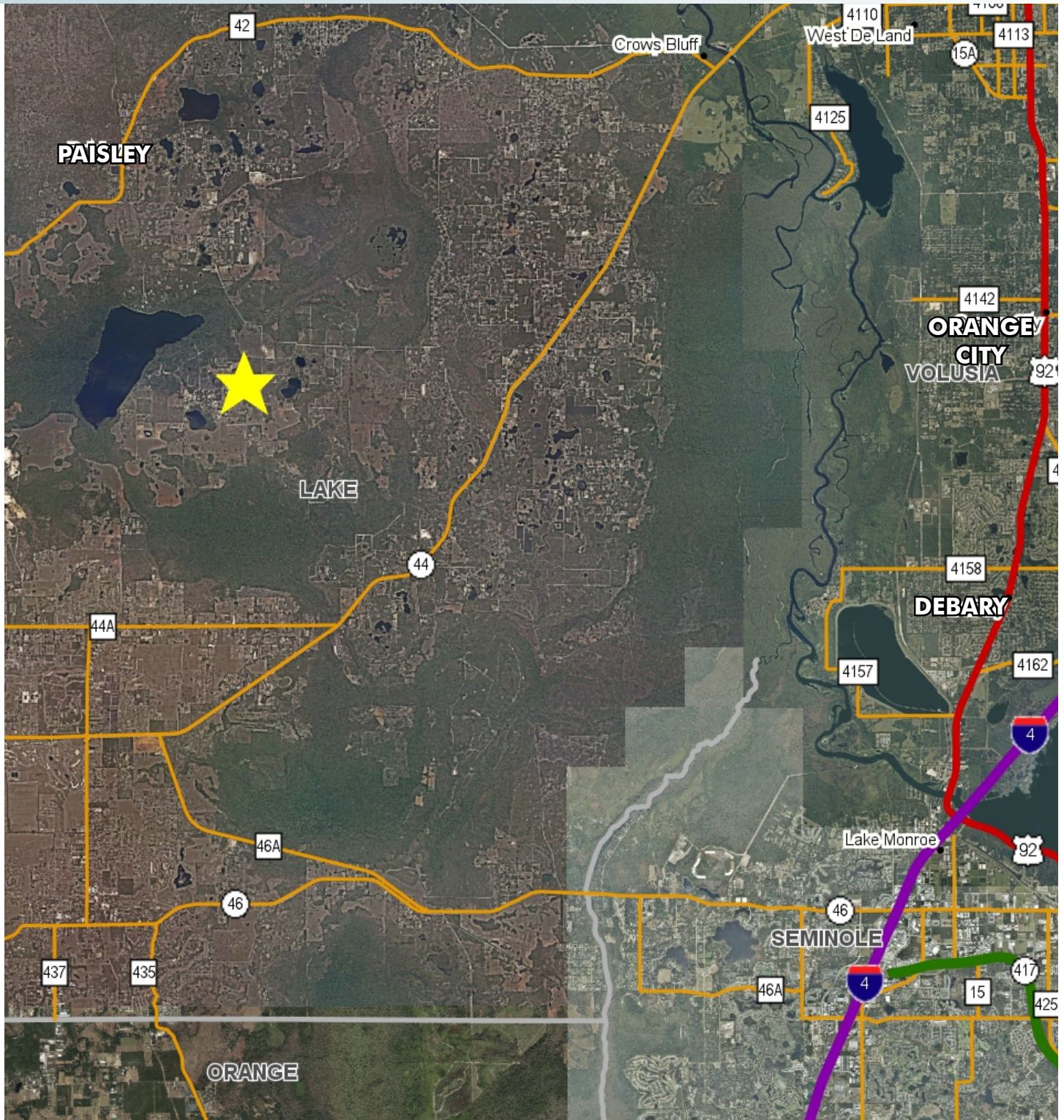
Maury L. Carter & Associates, Inc.  
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LOCATION MAP

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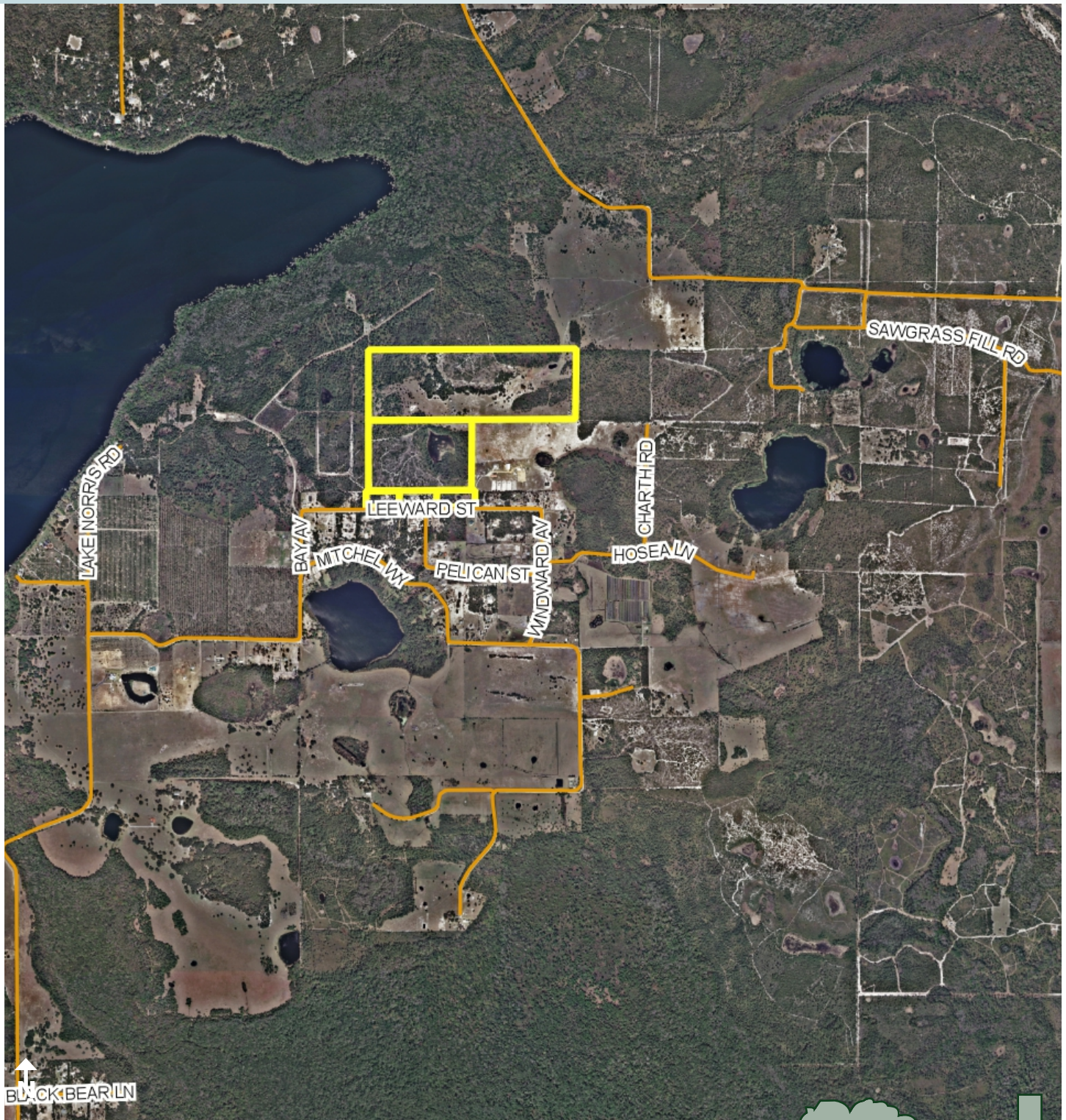




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## REGIONAL MAP

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

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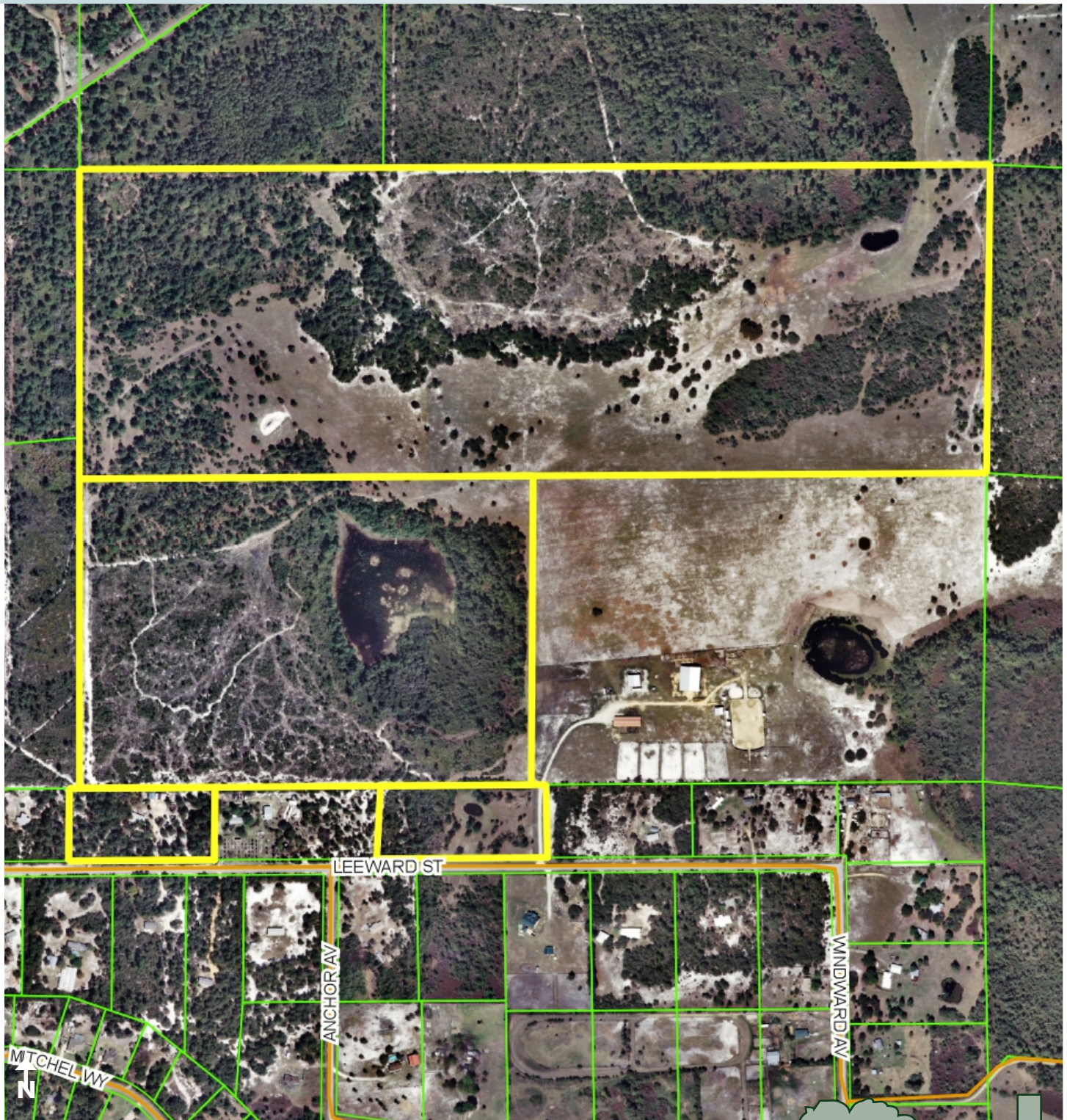
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PROPERTY MAP

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