

CYPRESS LAKE PLANTATION

494± acres

North Volusia County, FL

**MAJOR PRICE
REDUCTION**



WATER AND WILDLIFE - A GREAT COMBINATION!

Farmers, ranchers, growers and outdoorsmen, take notice! Cypress Lake Plantation is a gorgeous property that can fit the needs of many users. Located on a natural ridge in North Volusia County, Cypress Lake Plantation boasts dramatic elevation changes and rolling landscapes. This property offers Flatwoods, scrub and live oak hammocks, and cypress ecosystems.

The current owner has managed Cypress Lake Plantation with strictest emphasis on conservation and stewardship of the land. Because of this, ecosystems and wildlife populations are in excellent health. This property is a CERTIFIED TREE FARM and has also been a part of The National Wild Turkey Federation's "Operation Oak" to Improve Forest and Wildlife Habitat. Across the property, vast amounts of Sand Pines have been removed and have been replaced with thousands upon thousands of Long Leaf Pines. The Long Leaf Pine is a highly desirable pine variety and is a coveted feature to be had by many land owners. Slash pine has been planted on some parts of the property as well.



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

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



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LAND FOR SALE



LOCATION

1030 Phelps Lane, Pierson, FL 32180, North Volusia County, Florida.

SIZE

494± acres. ALSO AVAILABLE: 11 ± acres (5ac & 6ac) - 2 residential lots with mobile homes - call for details.

PRICE

WAS \$1,605,500 or \$3,250/acre

REDUCED TO \$1,232,530 or \$2,495/acre

PRICED TO SELL - BRING OFFERS! Call for showing today!

OWNER FINANCING AVAILABLE: terms to be negotiated.

LAKES/PONDS/WATERFRONT

The spring-fed, sand bottom, high banked and crystal clear Cypress Lake is entirely contained and in the center of the property. One additional lake and two smaller ponds are also located on the property. An irrigation canal borders the northeastern section of the land.

STRUCTURES

Two trailers located on the property. Both have running water, power and porches (See pictures). In addition to the trailer/mobile home, there is a 30'x30' steel barn with bay door and concrete pad (drive-in).

POWER/WELLS

Power is available to "camp site". Two - 2" residential wells are also on site; 1 at main camp, 1 at lake camp.

WILDLIFE

The outdoorsman's paradise! Hunting, fishing and recreation opportunities are endless. Healthy populations of deer, turkey, rare Florida black bears and more. Superb fishing, swimming, boating in Cypress Lake, the ponds and bordering canal.

DESCRIPTION

Farmers, ranchers, growers and outdoorsmen, take notice! This land has the potential to be used in many agricultural capacities. Farming, ranching, silviculture, fernery (10± acre fernery on site) and other agricultural uses would be conducive to this land.

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



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Licensed Real Estate Broker

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DRIVE TIMES

1 hour from Orlando

2 hours from Tampa

40 minutes to Daytona

55 minutes to New Smyrna Beach

1 hour to Ocala

1.5 hours to Jacksonville



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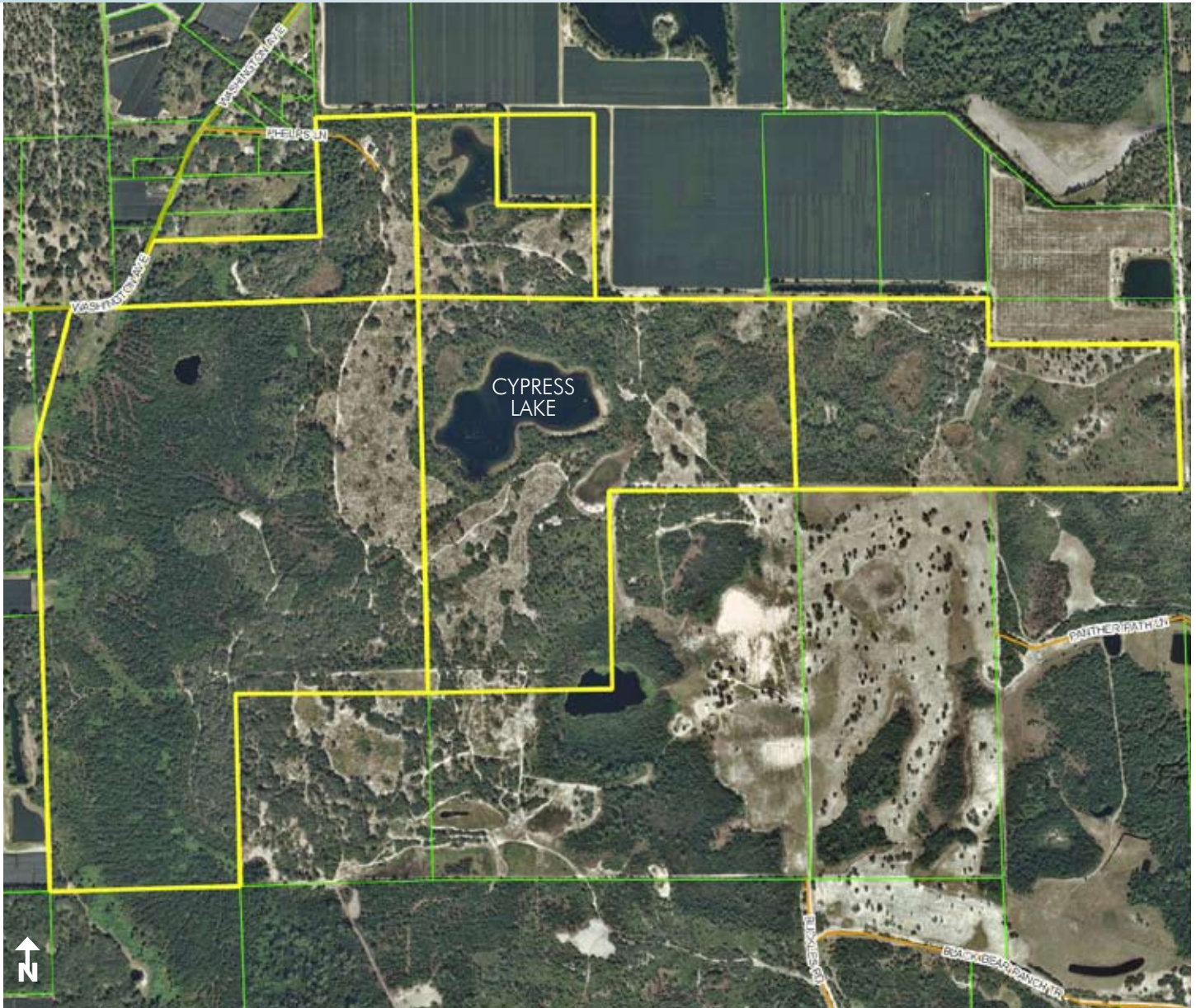


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PROPERTY MAP

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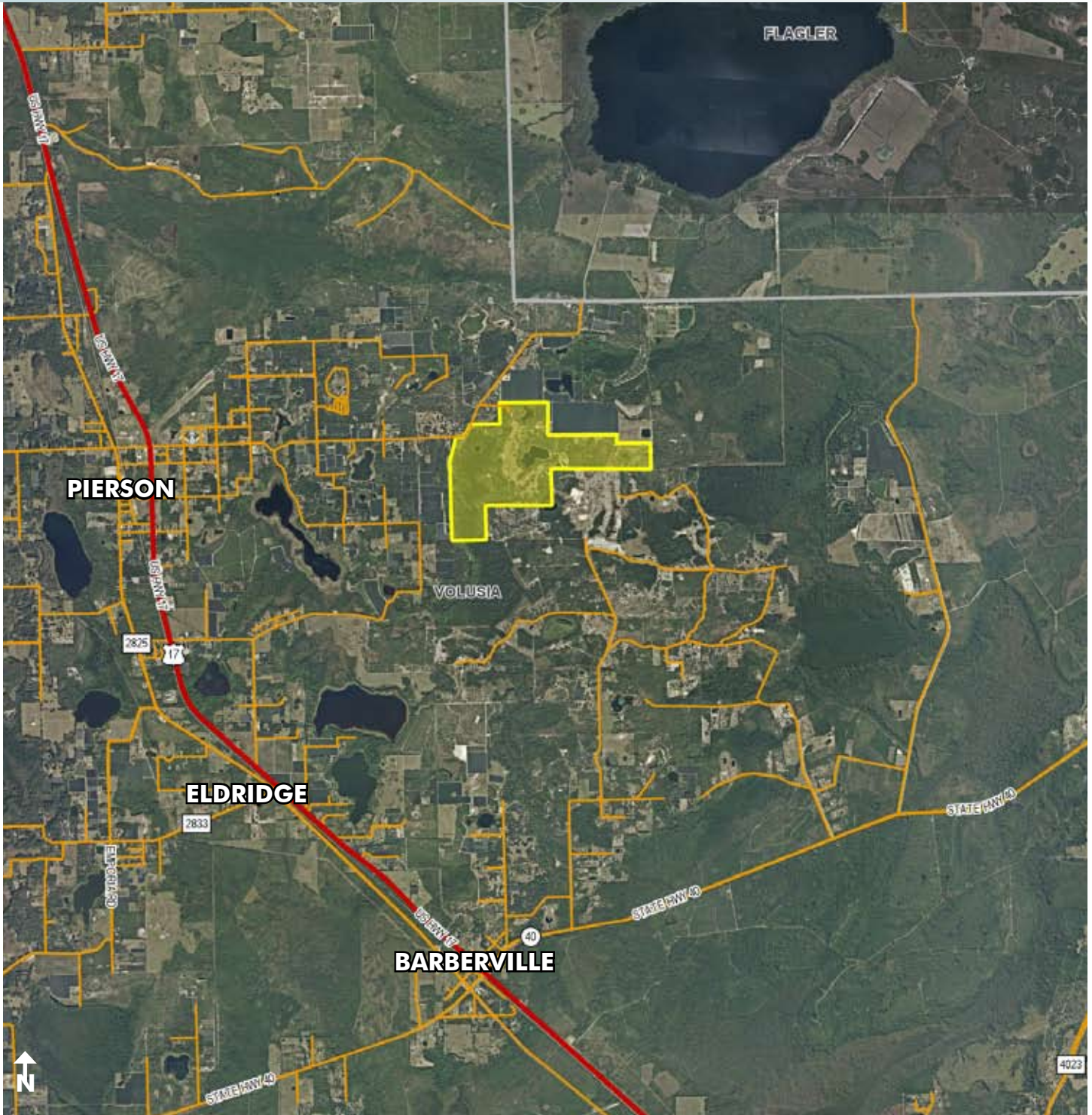


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REGIONAL MAP

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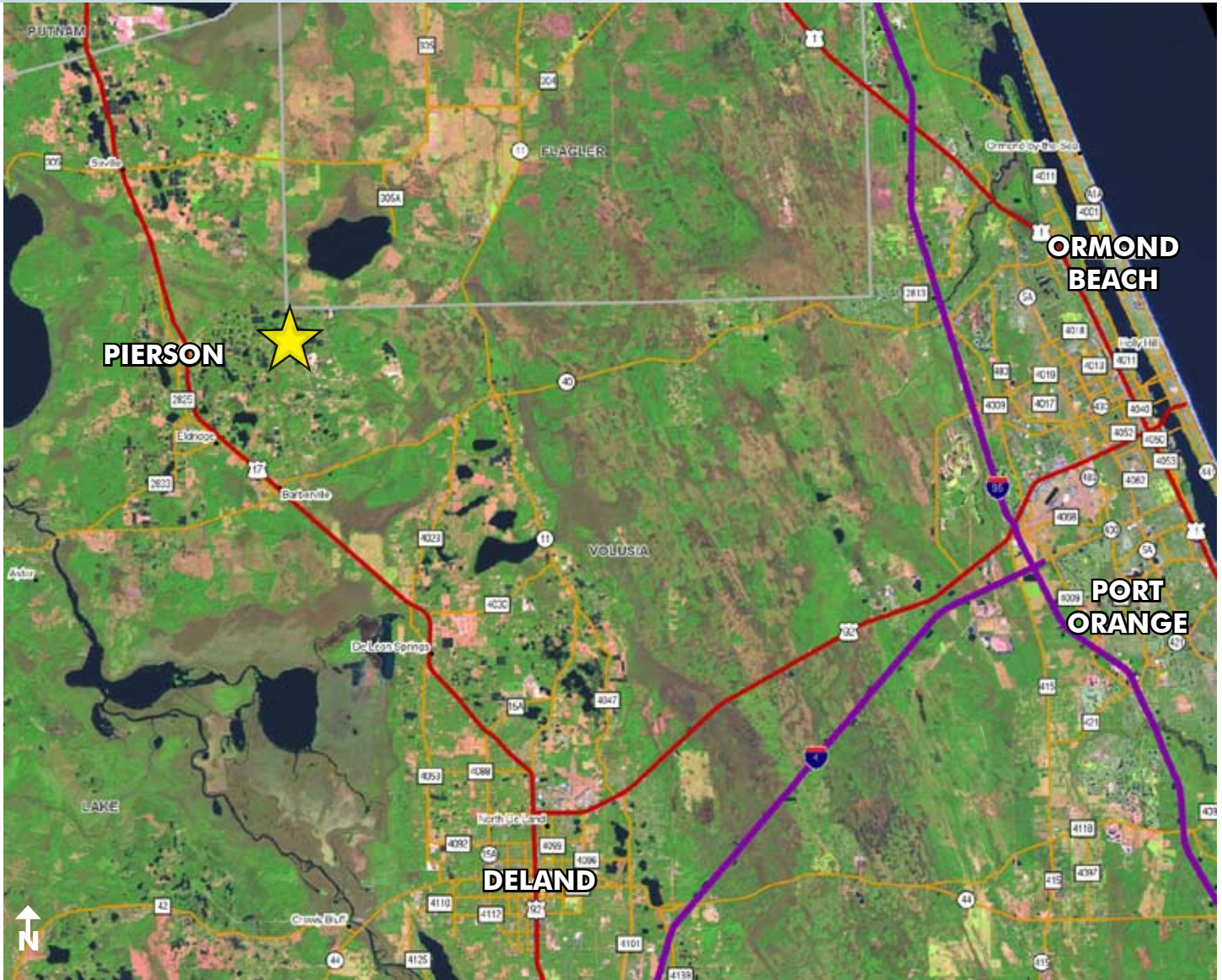


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LOCATION MAP

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