

# WINONA RANCH

75 ± ACRES AVAILABLE

Part of Deep Creek Ranch (646 ± acres total) • Volusia County, FL

LAND FOR SALE



## LOCATION

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

Option A: 55 ± acres = \$302,000

Option B: 8.05 ± acres lakefront residential lot = \$95,000

Option C: purchase entire 75 ± acres = \$397,000

## ZONING

A-1 (1 unit/10 acres)

## LAKE FRONTAGE/ACCESS

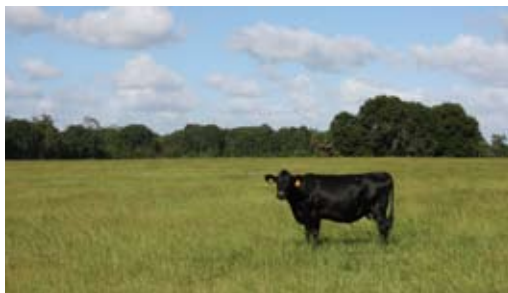
740' ± of lake frontage on Lake Winona. Lake Winona, 100 ± acres in size, is spring-fed, sand bottom, and is "walk off into the water" high banked frontage.

## 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.



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

Maury L. Carter & Associates, Inc.

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# WINONA RANCH

75± ACRES AVAILABLE

Part of Deep Creek Ranch (646± 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 75± 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.



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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# WINONA RANCH

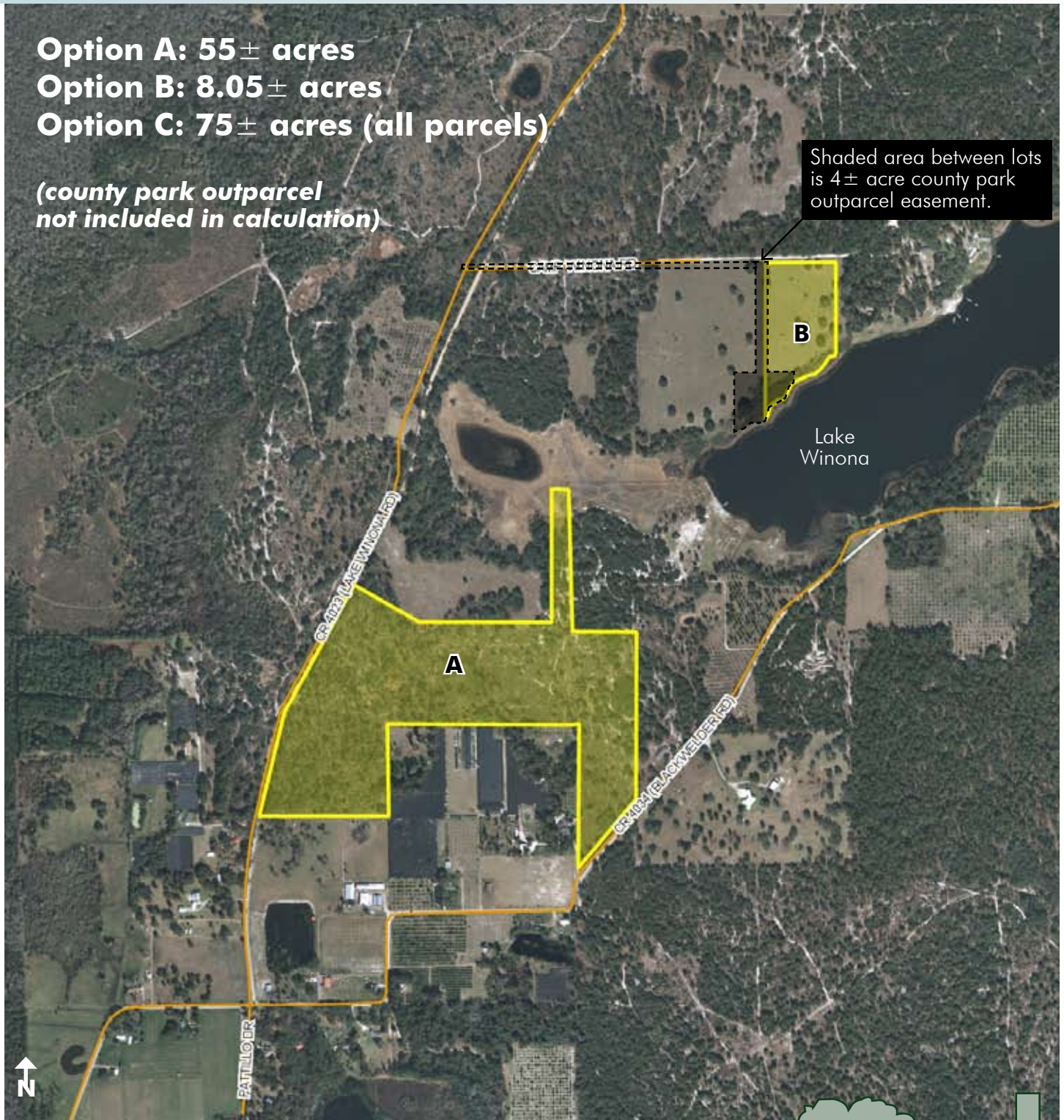
75 ± ACRES AVAILABLE

Part of Deep Creek Ranch (646 ± acres total) • Volusia County, FL

- Option A: 55 ± acres**
- Option B: 8.05 ± acres**
- Option C: 75 ± acres (all parcels)**

*(county park outparcel  
not included in calculation)*

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



PARCELS/EASEMENT MAP

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

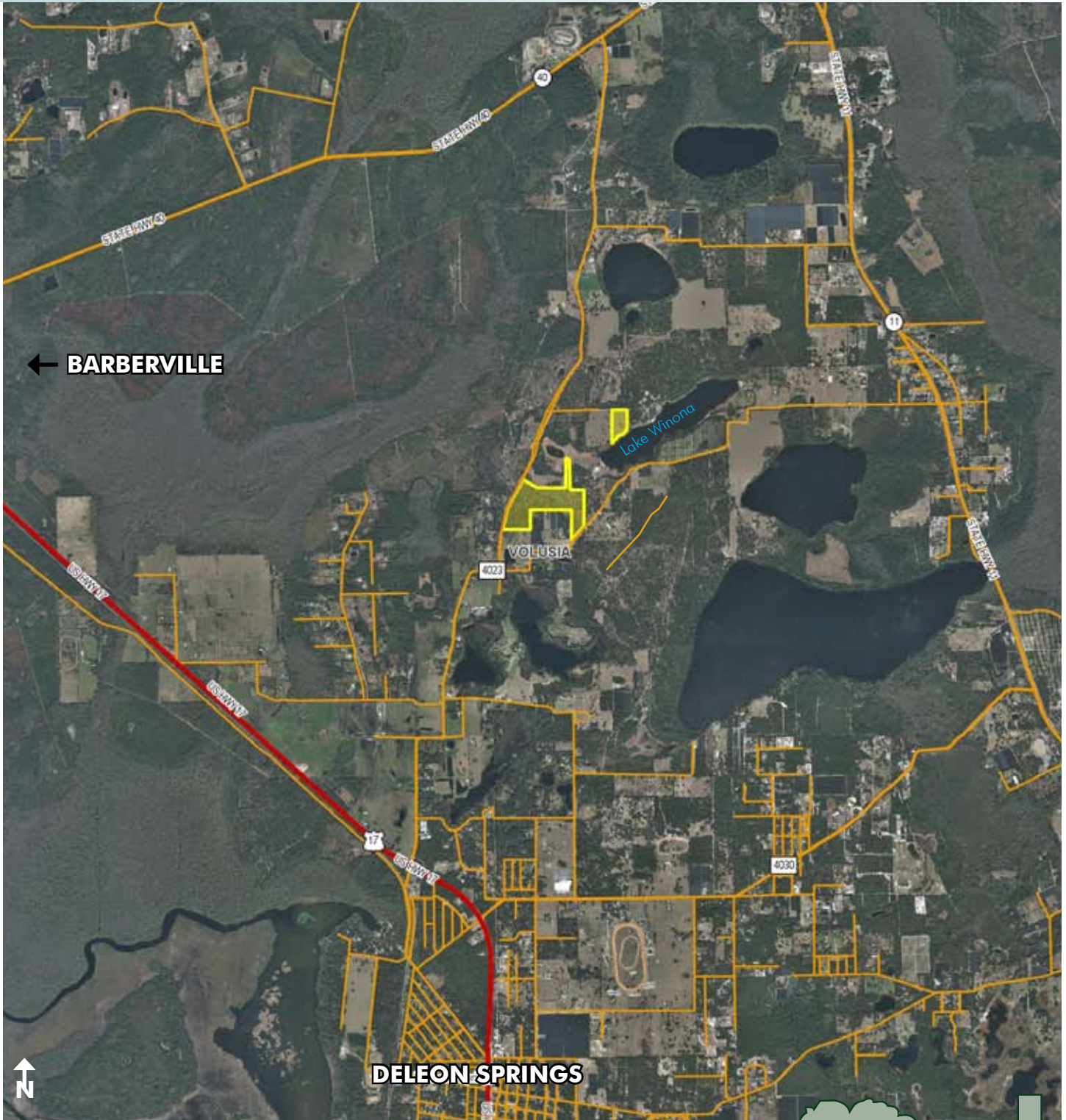
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# WINONA RANCH

75 ± ACRES AVAILABLE

Part of Deep Creek Ranch (646 ± acres total) • Volusia County, FL



REGIONAL MAP

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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



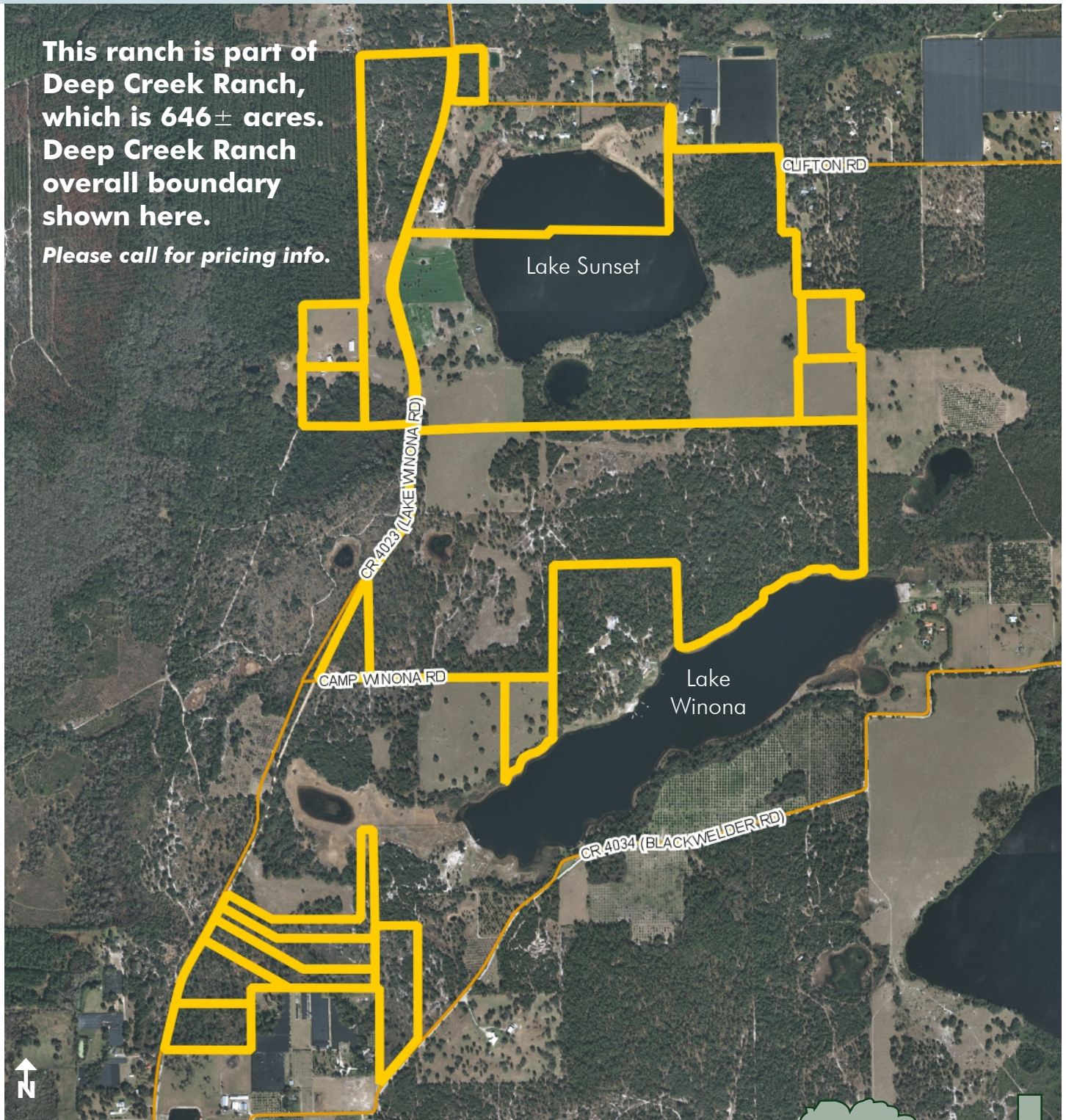
# WINONA RANCH

75 ± ACRES AVAILABLE

Part of Deep Creek Ranch (646 ± acres total) • Volusia County, FL

**This ranch is part of Deep Creek Ranch, which is 646 ± acres. Deep Creek Ranch overall boundary shown here.**

*Please call for pricing info.*



DEEP CREEK RANCH PARCEL MAP

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

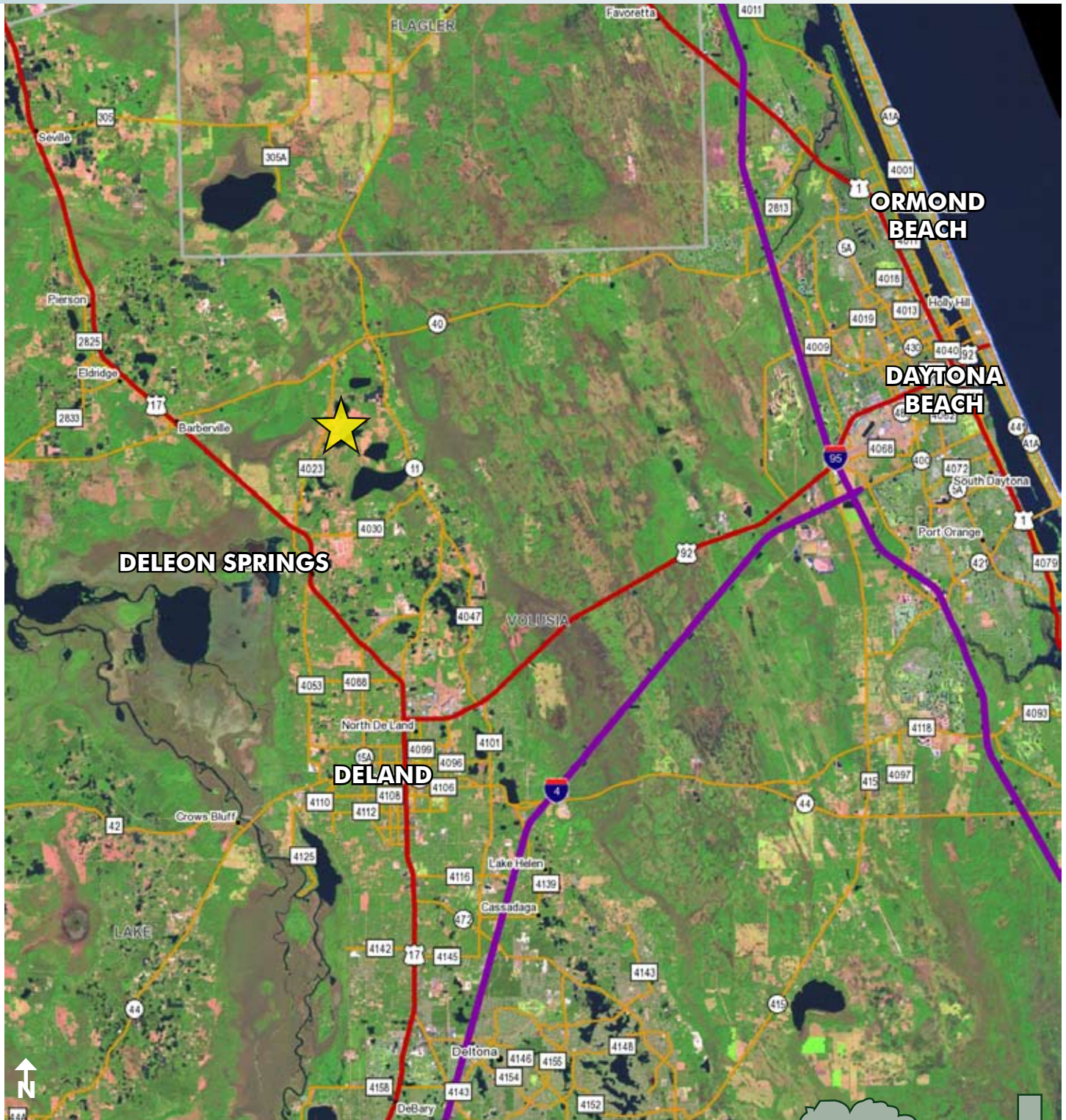
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# WINONA RANCH

75 ± ACRES AVAILABLE

Part of Deep Creek Ranch (646 ± acres total) • Volusia County, FL



LOCATION MAP

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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

