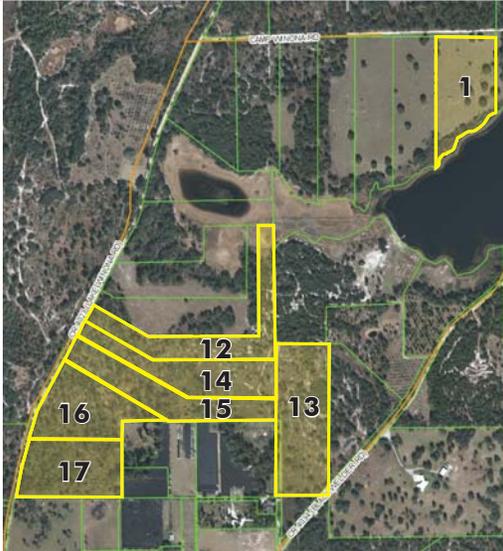


WINONA RANCH

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

LOT #	ACREAGE	PRICE	STATUS
1	8.05± ac*	\$95,000	Under Contract
12	10.2± ac	\$51,000	Available
13	14.28± ac	\$80,000	Available
14	10.08± ac	\$50,400	Available
15	10.03± ac	\$50,150	Available
16	10.4± ac	\$58,760	Available
17	10.03± ac	\$56,669	Under Contract



65± acres of non-lakefront = \$350,000 (\$5,384/ac).
Lots 12-17.

75± acres = \$400,000 (\$5,333/ac). Includes Lot 1.

*Lot actually 10.1± acres, but due to easement, acreage is effectively 8.05± acres.



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.

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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.



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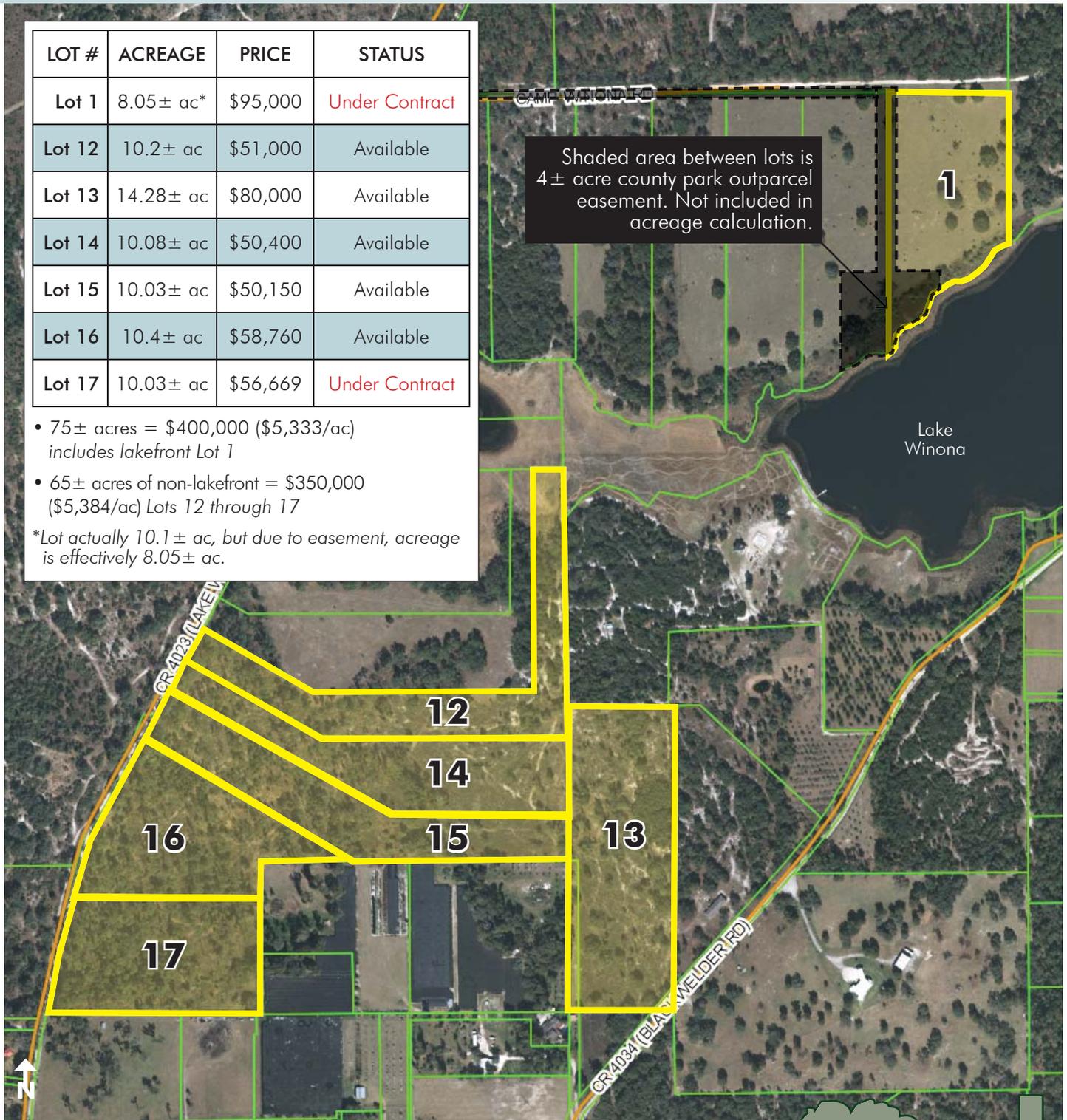
LOT #	ACREAGE	PRICE	STATUS
Lot 1	8.05 ± ac*	\$95,000	Under Contract
Lot 12	10.2 ± ac	\$51,000	Available
Lot 13	14.28 ± ac	\$80,000	Available
Lot 14	10.08 ± ac	\$50,400	Available
Lot 15	10.03 ± ac	\$50,150	Available
Lot 16	10.4 ± ac	\$58,760	Available
Lot 17	10.03 ± ac	\$56,669	Under Contract

• 75 ± acres = \$400,000 (\$5,333/ac)
includes lakefront Lot 1

• 65 ± acres of non-lakefront = \$350,000
(\$5,384/ac) Lots 12 through 17

*Lot actually 10.1 ± ac, but due to easement, acreage is effectively 8.05 ± ac.

Shaded area between lots is 4 ± acre county park outparcel easement. Not included in acreage calculation.



PARCEL MAP

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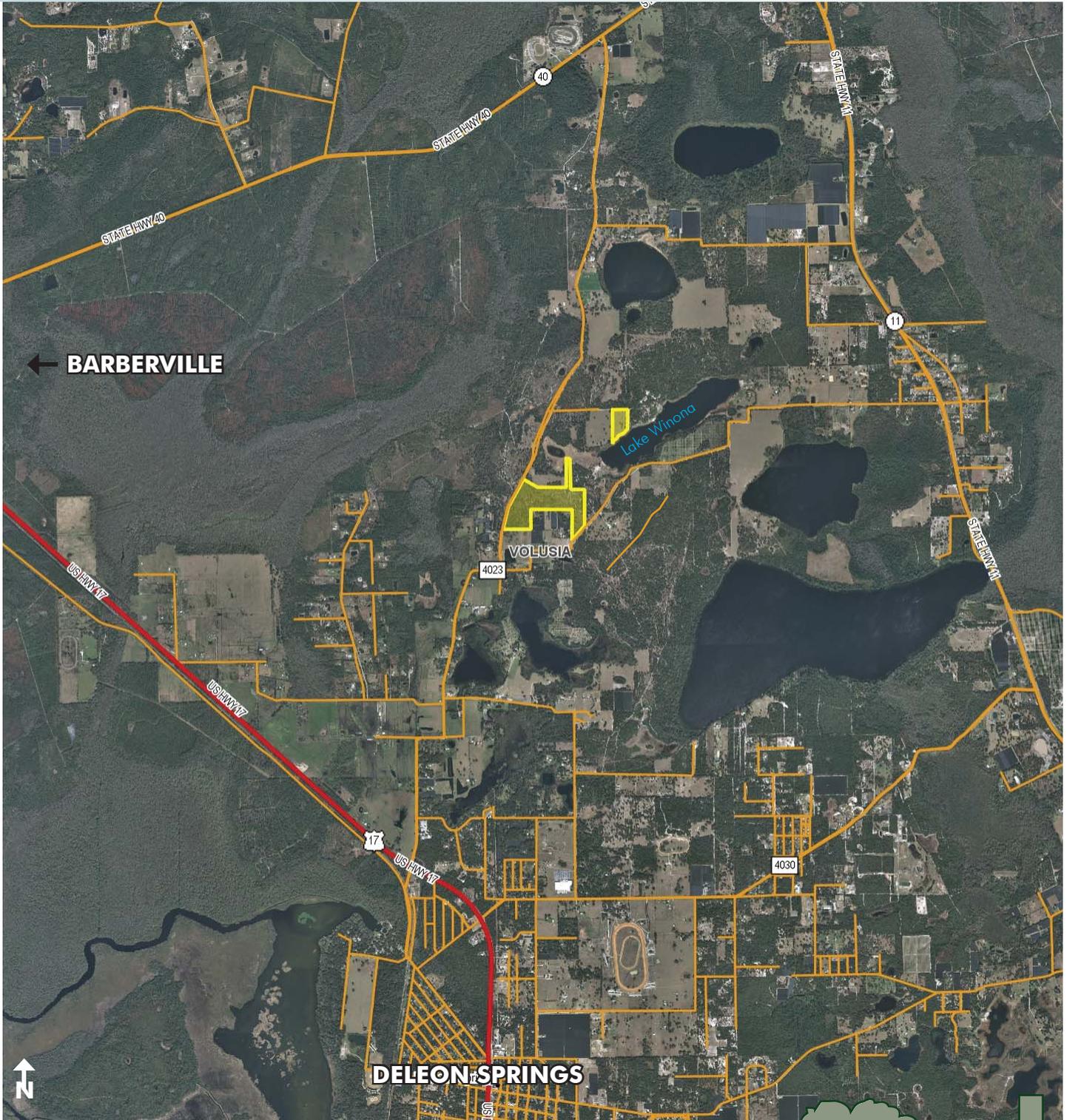
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REGIONAL MAP

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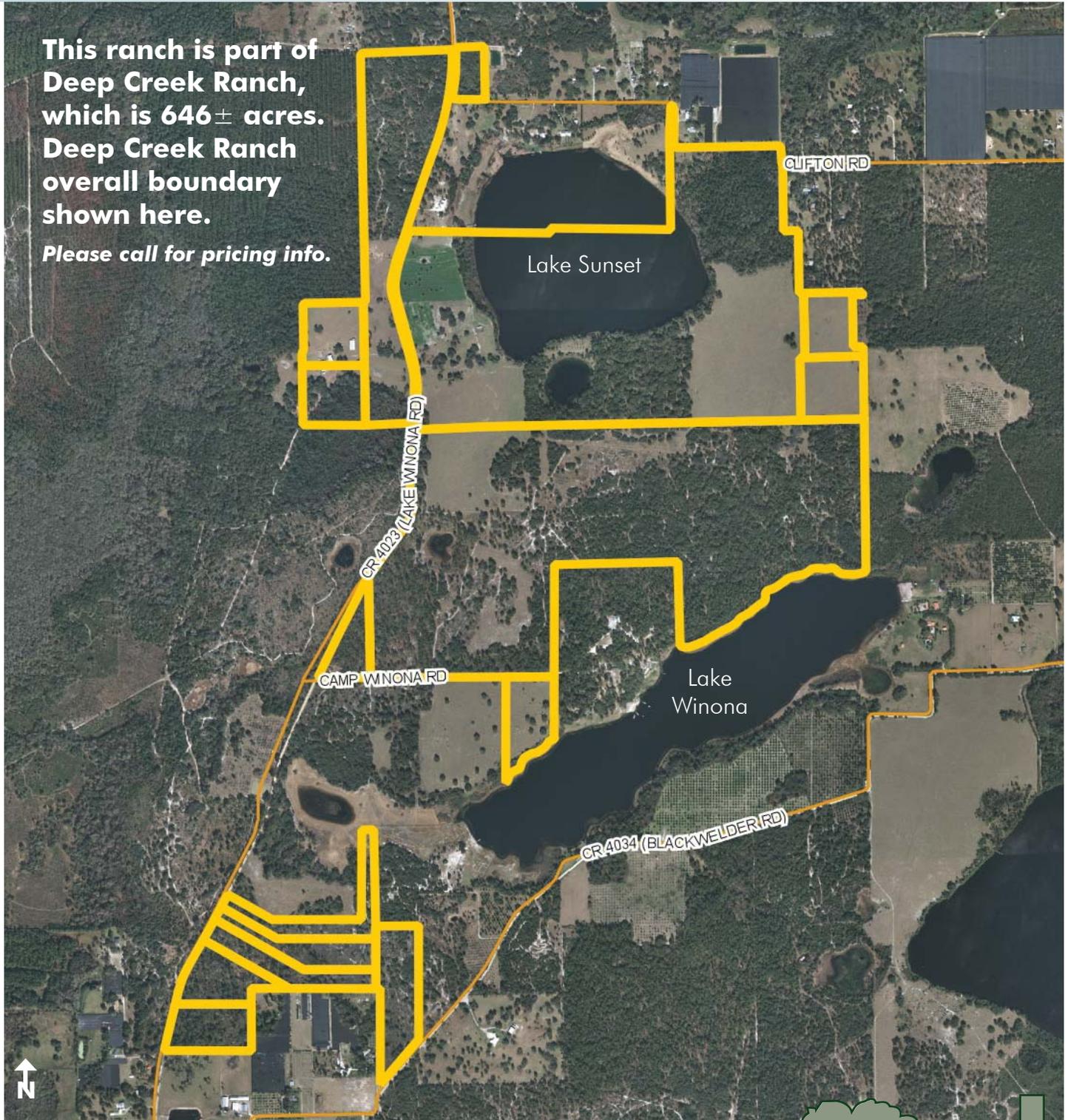
WINONA RANCH

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.

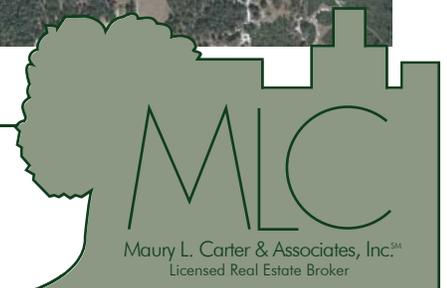
Please call for pricing info.



DEEP CREEK RANCH PARCEL MAP

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LOCATION MAP

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