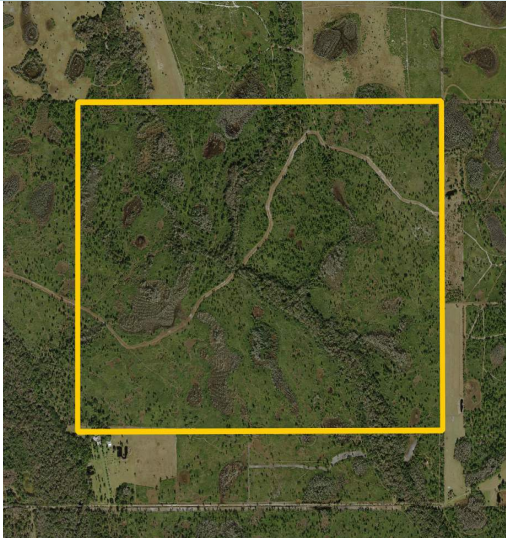


TRACY BRANCH RANCH

524.5± acres

Osceola County, FL



LOCATION

This property is located on the east side of Highway 441 in southeast Osceola County. Approximately 9 miles north of Kenansville.

SIZE

524.5± acres

(1,129± total acres available. Call or visit our website for more information.)

ASKING PRICE

\$4,100/acre or \$2,150,450 total

ZONING/FUTURE LAND USE

Current Zoning: AC – Agricultural Conservation (outside the Urban Growth Area) – permitted for 1 dwelling unit/5 acres. FLU: Rural Agricultural

ACCESS POINTS

Legal access by way of Fontana.

DESCRIPTION

Tracy Branch Ranch offers cattle-grazing land and 1± mile of creek frontage along picturesque Tracy Branch. A rare opportunity located in Osceola County's ranching and citrus "agricultural belt." Enjoy waterfront, recreation and beautiful old Florida scenery! Great hunting & fishing opportunities. Property has undergone somewhat of a "remodeling" process. The property has been cleared in some areas to increase cattle grazing capacity. The aerials included do not accurately show the new landscape.

PARCEL ID

352833000000200000

DRIVE TIMES

- 15 min to US 192 with access to Florida's Turnpike
- 30 min to downtown St. Cloud
- 1 hour to downtown Orlando, Orlando International Airport, Melbourne Beach, Satellite Beach and other east coast beaches

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



TRACY BRANCH RANCH

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Osceola County, FL

FENCING

The ranch has been completely border fenced within the last 18 months using 5 strand barbed wire.

CREEK FRONTAGE & PONDS

Tracy Branch runs approximately 1± mile through the property. There are also multiple man made ponds for cattle on property.

INTERIOR ROADS

One main interior road runs from west to east through the center of the property and provides access to the center of the ranch. The road has recently been completely reconstructed and is slightly raised. Other roads have been constructed on the ranch that give access to multiple areas of the property.



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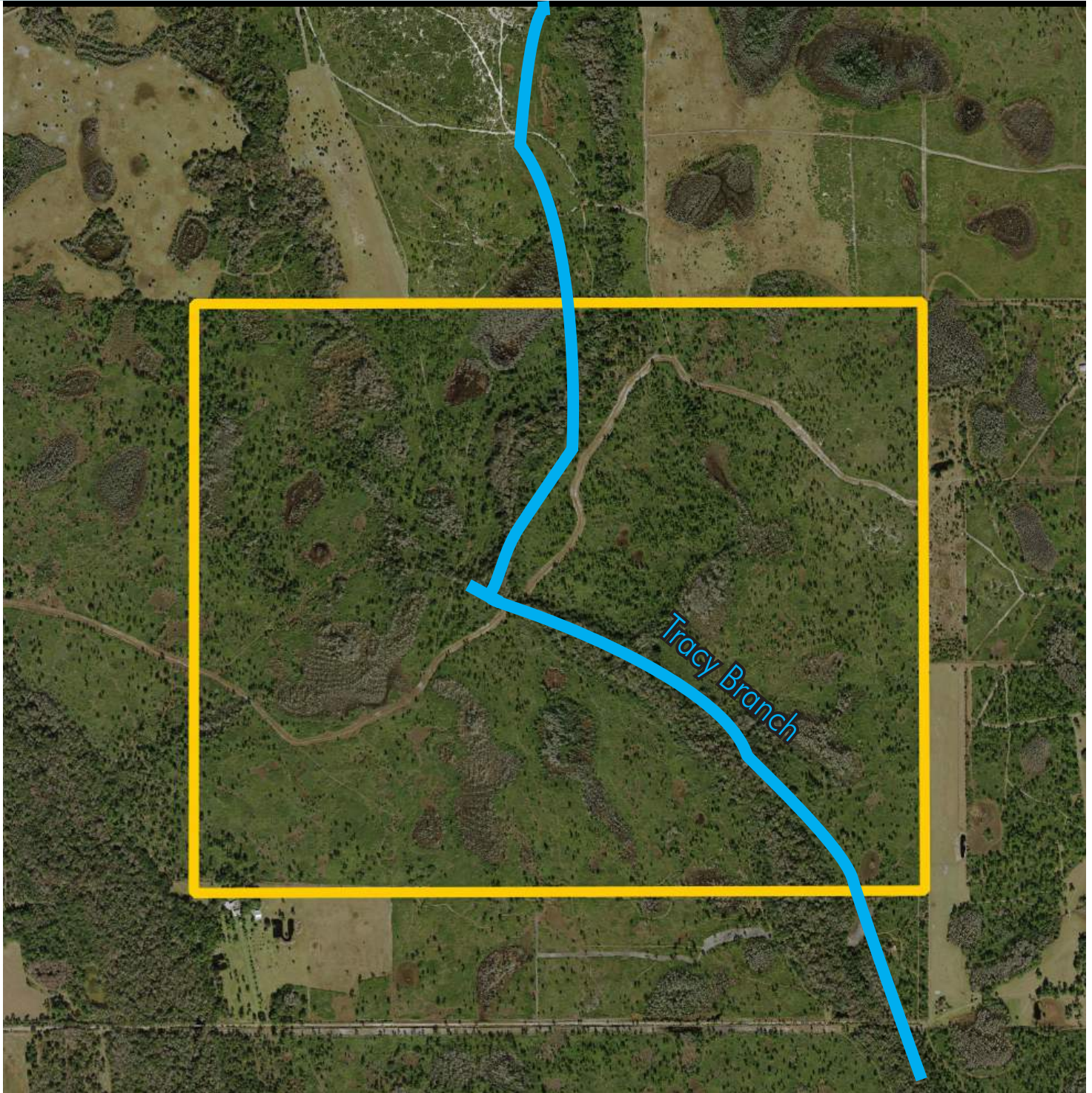
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PROPERTY MAP

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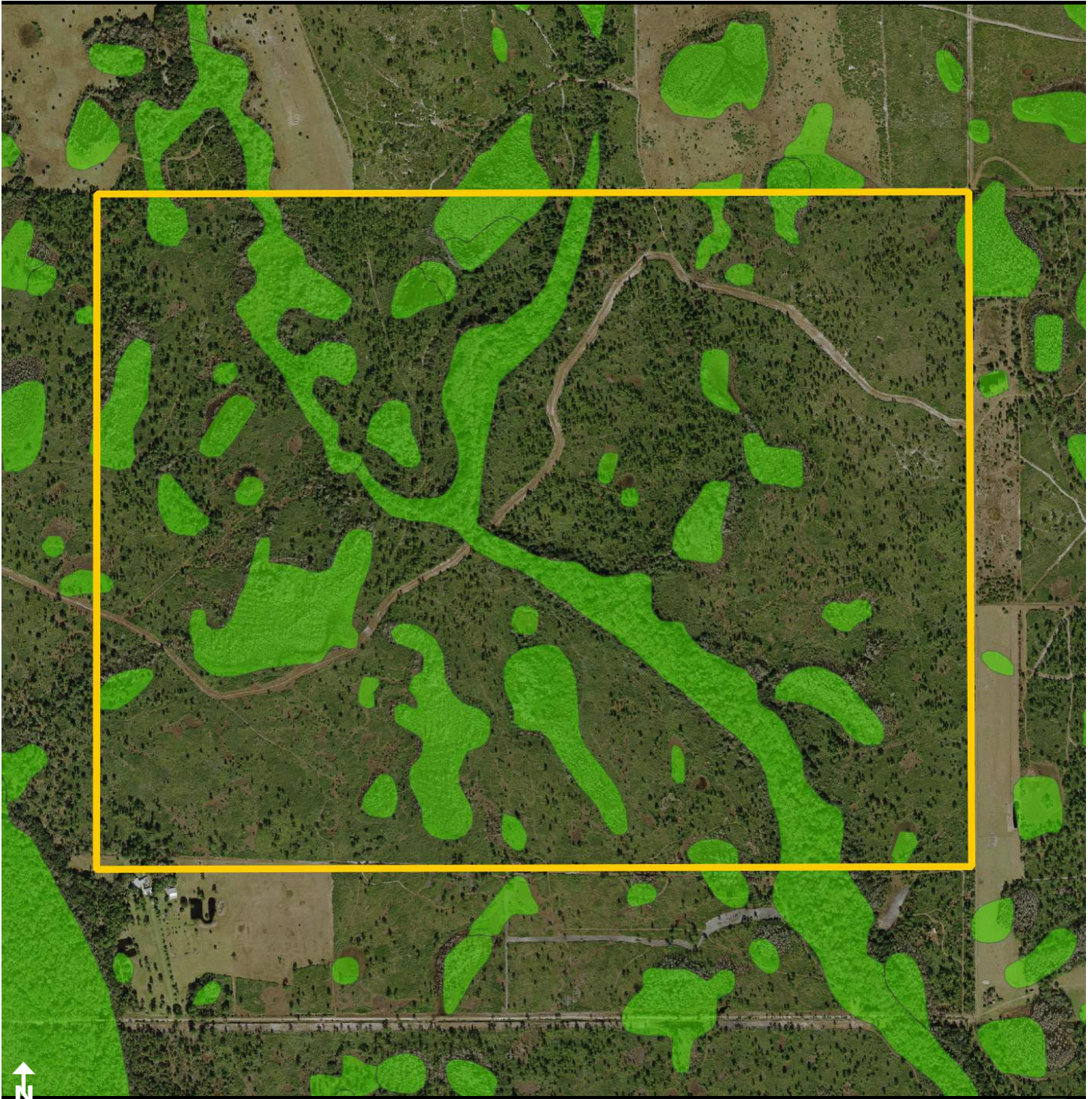
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WETLANDS MAP

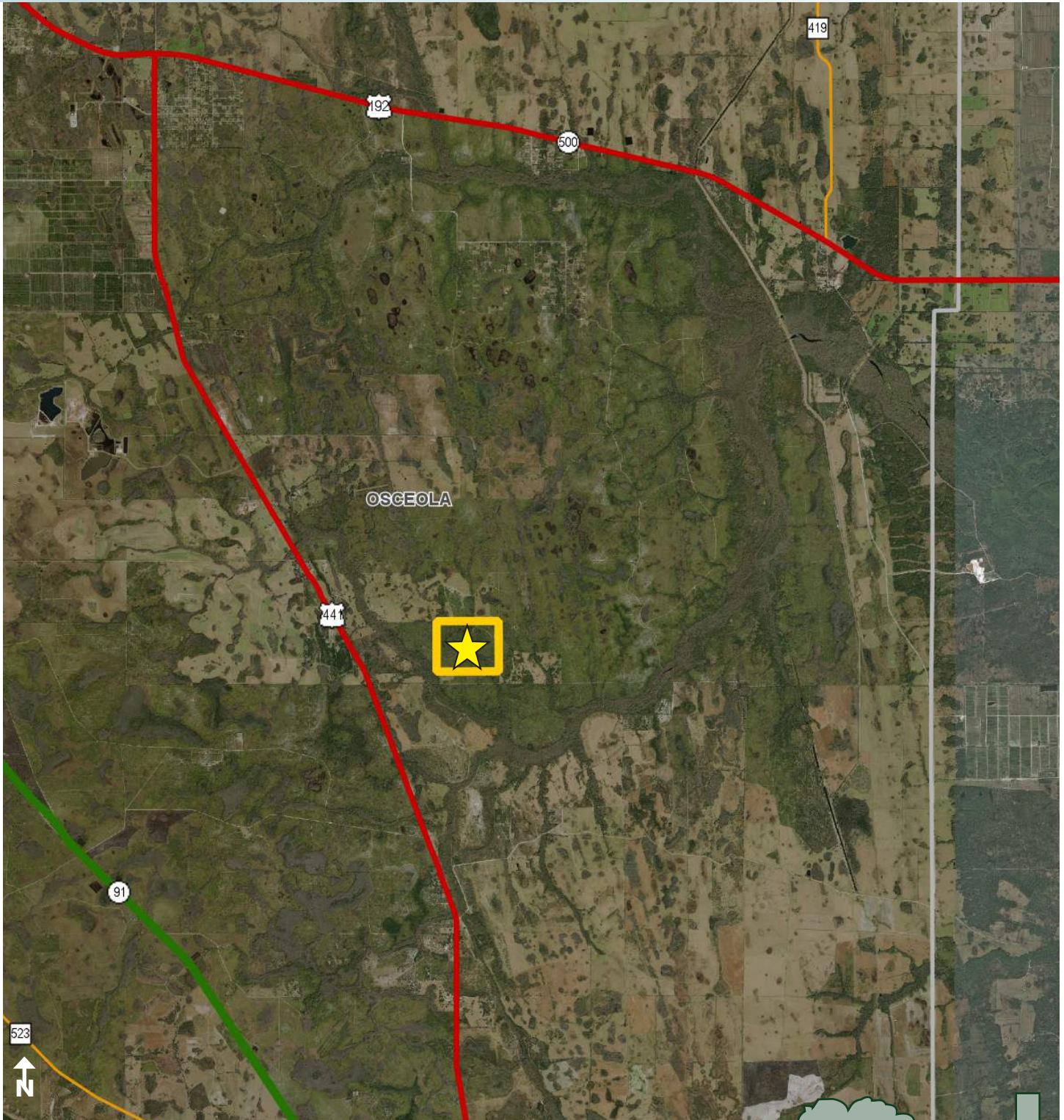
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REGIONAL MAP

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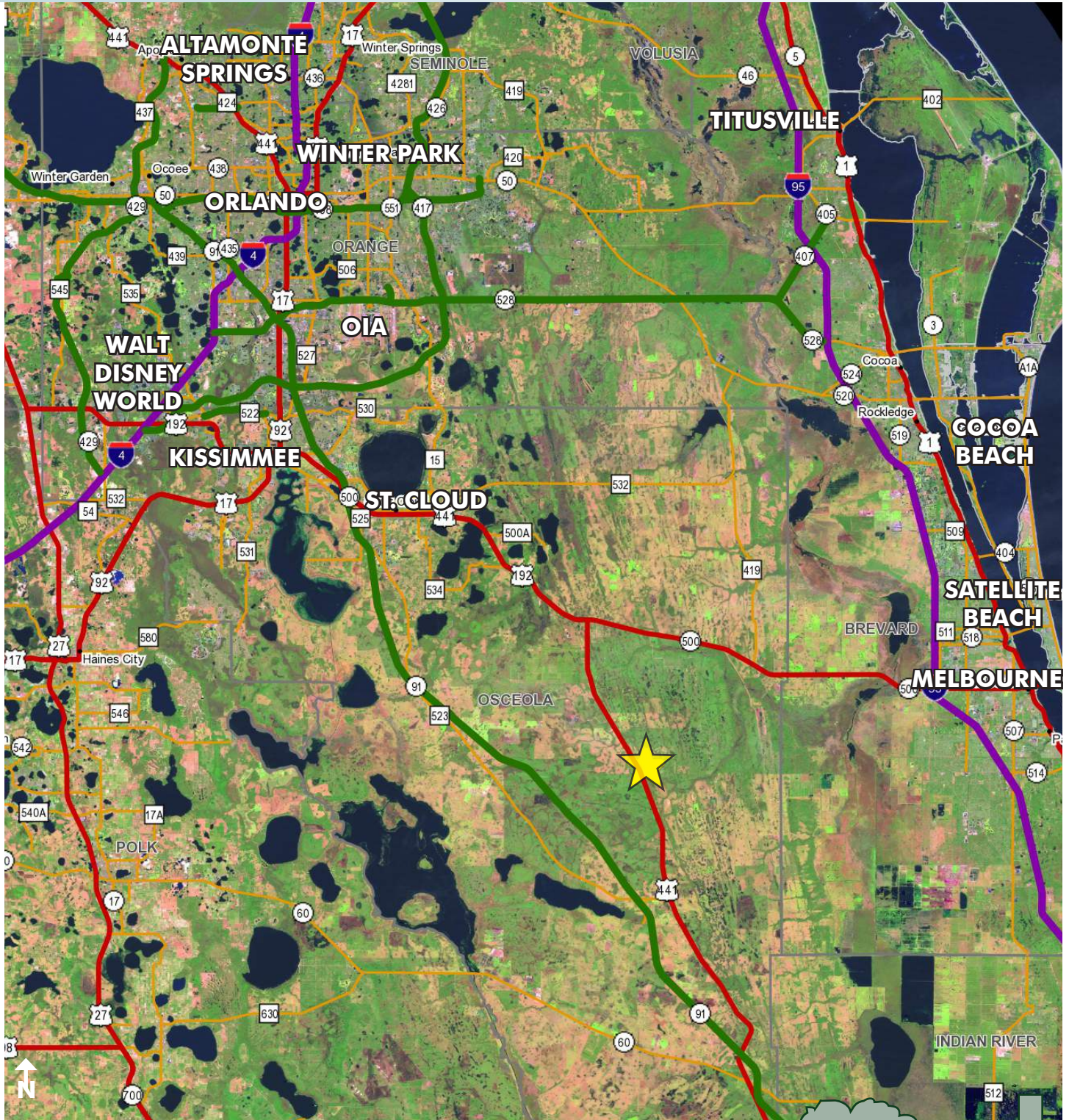
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TRACY BRANCH RANCH

524.5± acres

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LOCATION MAP

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