

# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

enjoy WATERFRONT,  
RECREATION & beautiful  
old Florida scenery

**PRICE  
REDUCED**  
**MOTIVATED SELLER!**  
**OWNER FINANCING  
AVAILABLE!**



## COME DISCOVER ENDLESS POSSIBILITIES ON BULL CREEK RANCH!

Located in the heart of Osceola County's ranch country, Bull Creek Ranch offers all that is to be desired by ranchers, hunters, fishermen, recreational buyers and other agricultural purchasers.

Bull Creek Ranch was sold to the current owner in the spring of 2014. At the time of that purchase, the ranch had essentially been abandoned and was not in a "workman-like" manner. The current owner has completed a major rehab project of the property. Roads have been improved; pasture areas have been rehabbed and expanded; ponds have been dug and improved; prescribed burning has taken place; and a fantastic 3 bedroom/2.5 bath lodge with a full kitchen has been added to the ranch.

This ranch has nearly 2± miles of frontage on both Bull Creek and Tracy Branch. These creeks provide cover and habitat for deer, turkey, hogs, bobcats, and many other native Florida wildlife species. The creek bottoms are considered "super highways" of travel for such wildlife.

*Bull Creek Ranch is a turn-key operation available for purchase today! Call for a showing!*

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

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

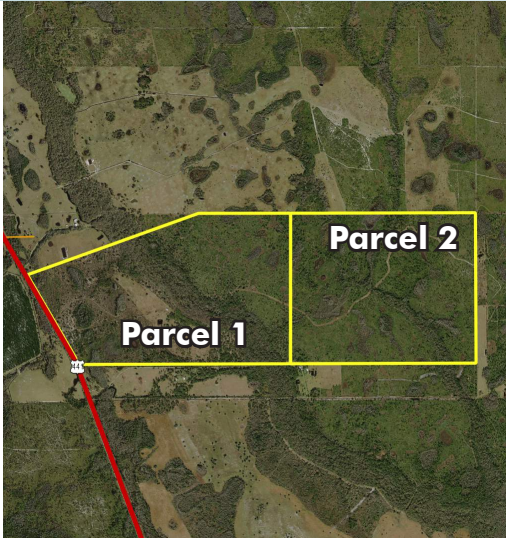


# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**

LAND FOR SALE



## SIZE

PARCEL 1: 604.91± acres  
PARCEL 2: 524.50± acres  
TOTAL: 1,129.41± acres

## ASKING PRICE

**OPTION ONE:** Parcel 1 & Parcel 2 - 1,129.41± ac  
**PRICE REDUCED!**

NOW \$4,344/acre (\$4,906,157 total)  
WAS \$5,245,200 or \$4,644/acre

**OPTION TWO:** Parcel 2 ONLY - 524.50± ac  
\$4,100/acre (\$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

## ROAD FRONTAGE/ACCESS POINTS

Accessible by way of Hwy 441. There are 2,950'± of frontage on HWY 441. The property has two access points/gate entrances.

## STRUCTURES

Main Lodge: Custom built 3 BR/2.5 BA lodge with full kitchen and screened-in porch. This is a very nice setup for a ranch. Ranch-hand Quarters: 1 BR/1 BA cabin with screened-in porch. There is also a 60'x40' enclosed metal barn on property.

## DESCRIPTION

Bull Creek Ranch offers cattle-grazing land and over 2 total miles of creek frontage along picturesque Bull Creek and Tracy Branch. A rare opportunity located in Osceola County's ranching and citrus "agricultural belt." This property has recently undergone extensive "remodeling" making it a turn-key ranching and cattle operation. Enjoy waterfront, recreation and beautiful old Florida scenery!

## LOCATION

3701 N Kenansville Road  
Kenansville, FL 34739

This property is location on the east side of Highway 441 in southeast Osceola County

## PARCEL IDs

PARCEL 1: 352833000000400000  
PARCEL 2: 332833000000200000

## 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.

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

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



# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**

## FENCING

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

## CREEK FRONTAGE & PONDS

There are approximately 1.1± miles of frontage on beautiful Bull Creek. Bull Creek flows from the northwest to the southeast through the center of the property. In addition to Bull Creek, Tracy Branch runs on the eastern side of the ranch (outlined in blue in attached Property Map). Tracy Branch runs approximately 1± mile through the property. There are also multiple man made ponds for cattle on property.



## WETLANDS

Based upon the National Wetland Inventory (NWI) Map, it is estimated that there are 250± acres of wetlands on the property. This equates to approximately 22.5%. Typically, large land tracts in Florida have anywhere between 20-35% of wetlands.

## 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.



## WELLS & UTILITIES

Ample power available to living areas and barn. Natural gas available at lodge. Two residential wells (one at each house).

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

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



# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**



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

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



# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**



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

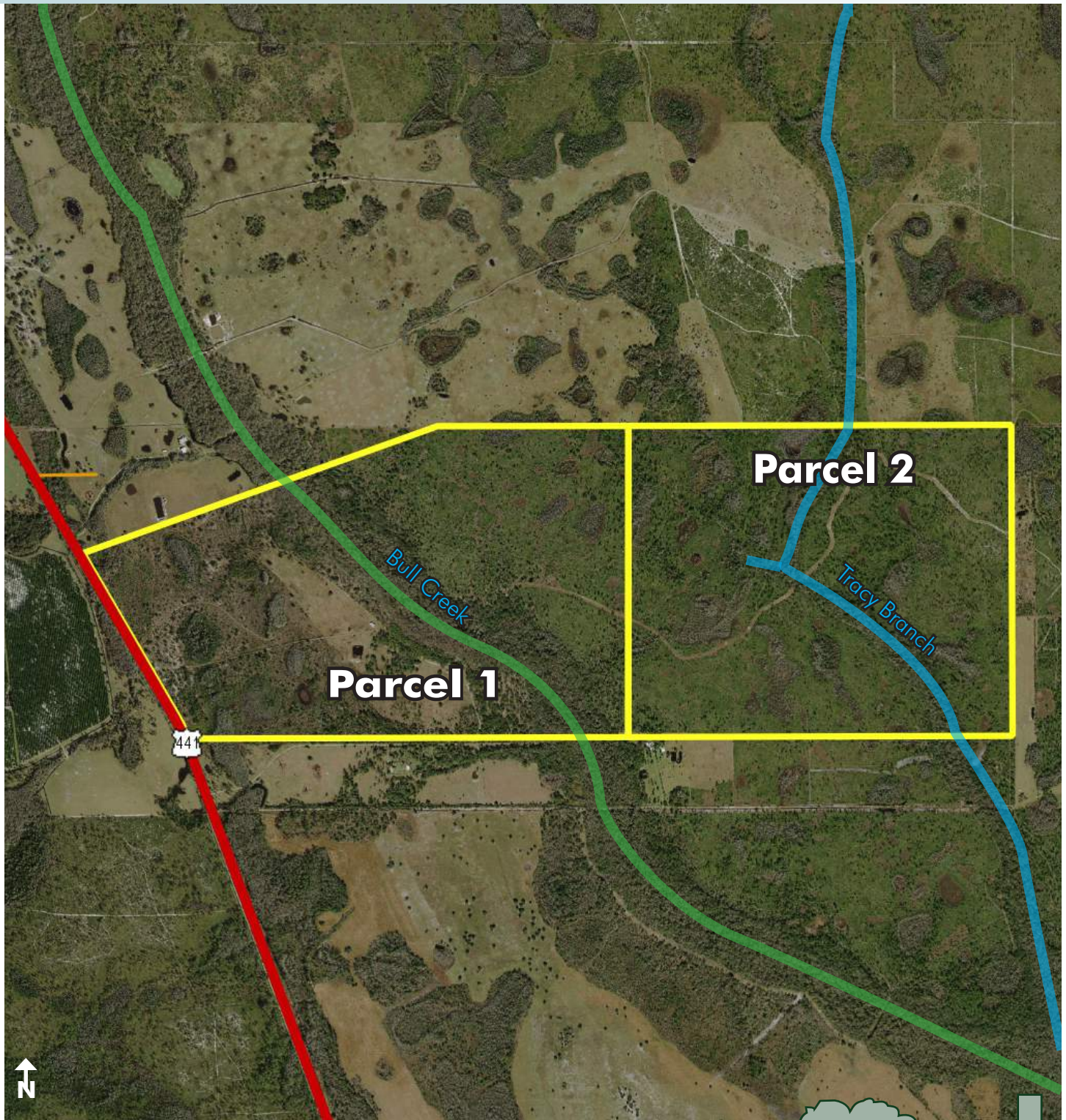
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**



PROPERTY MAP

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

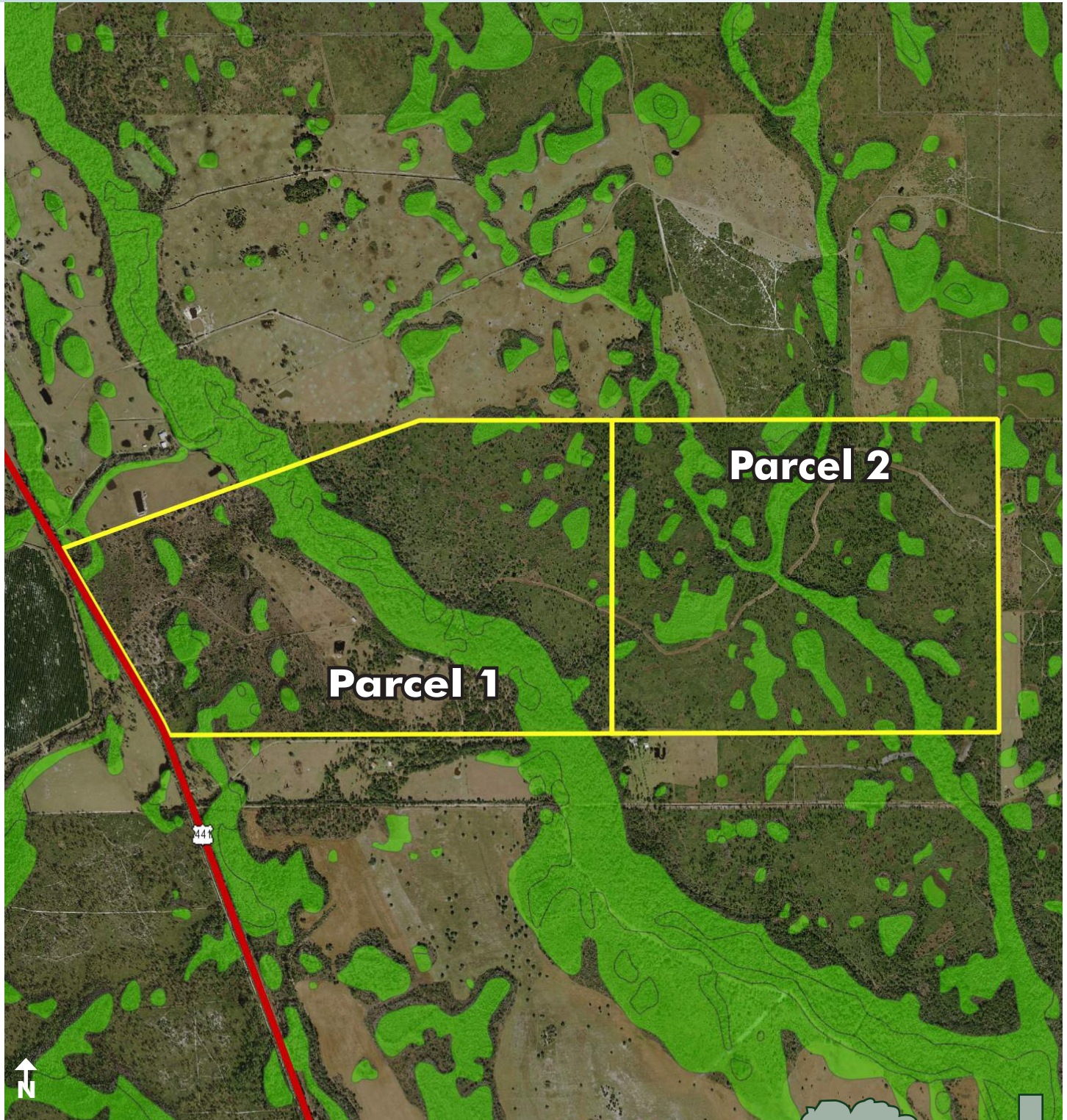
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**



WETLANDS MAP

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

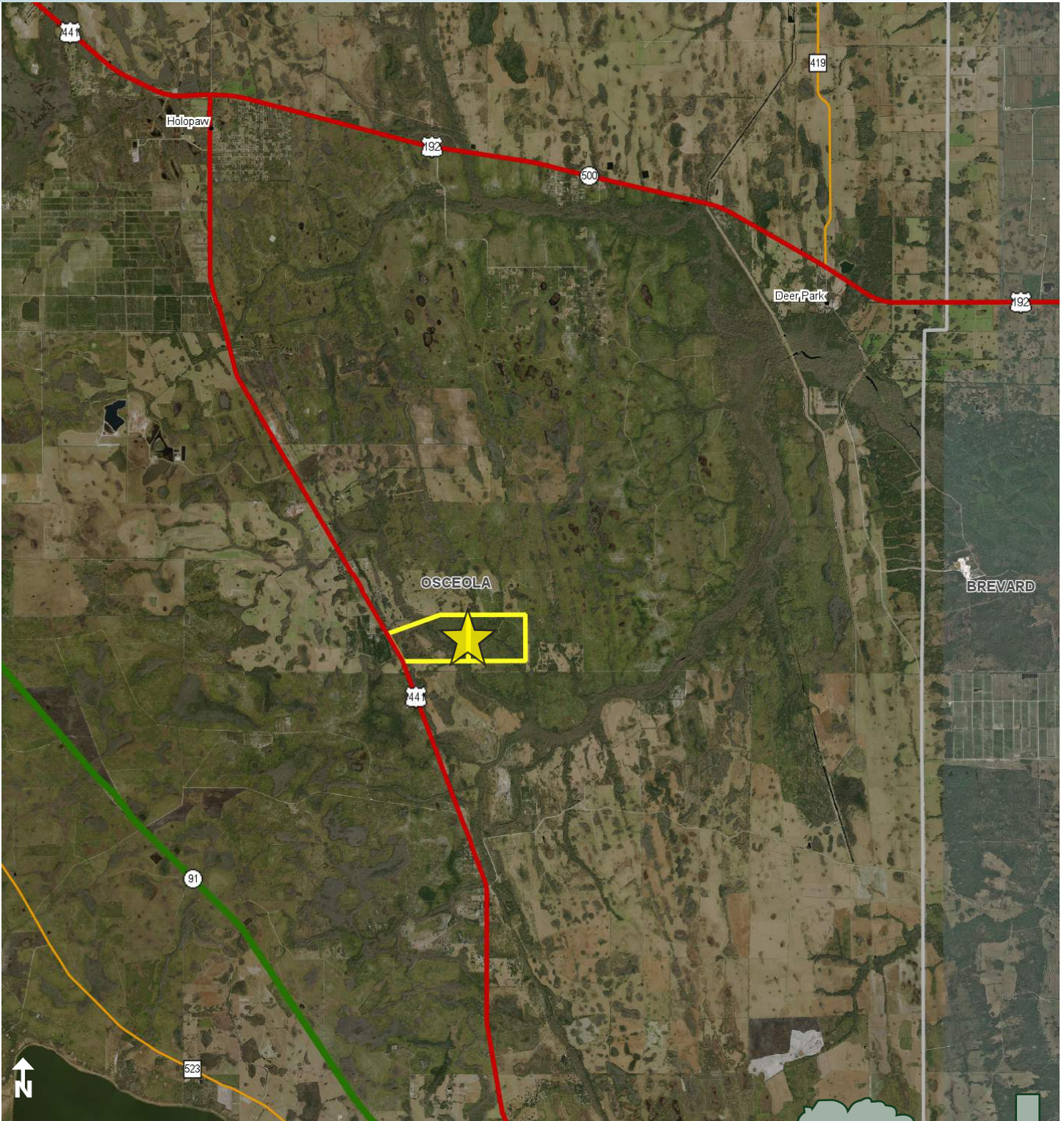
Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**



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)

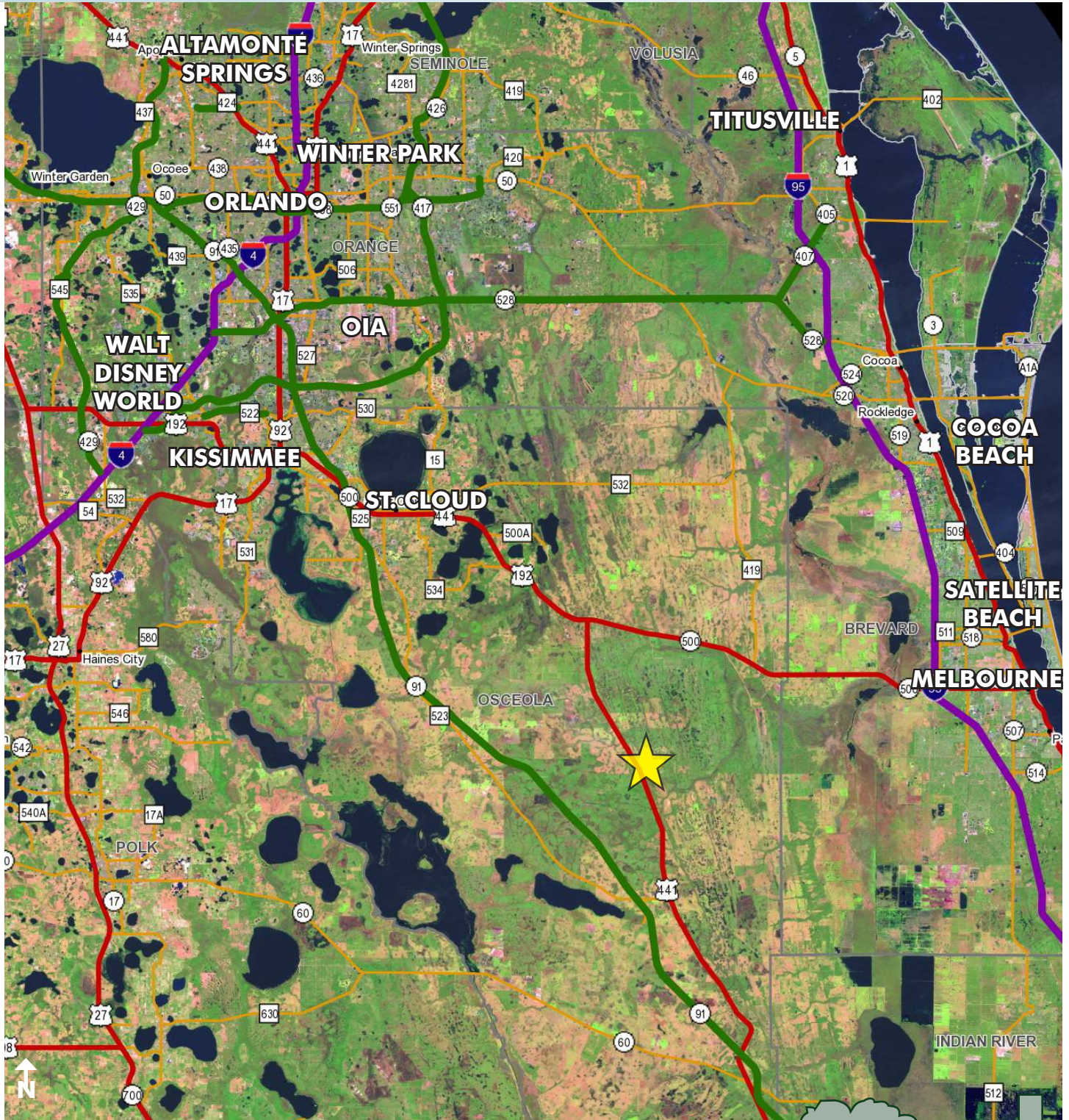




# BULL CREEK RANCH

1,129± acres  
Osceola County, FL

**PRICE  
REDUCED**



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)

