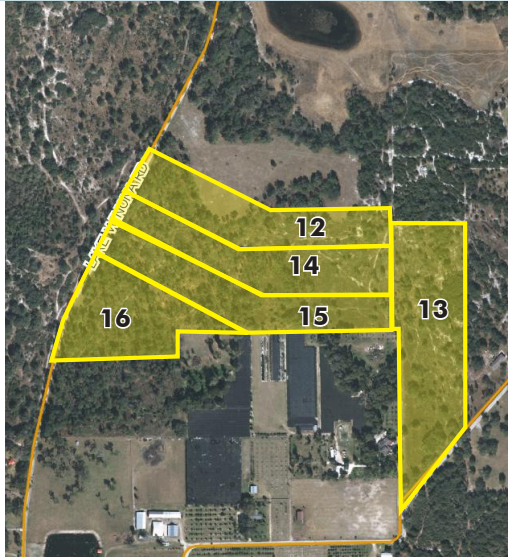


WINONA RANCH

55.79± acres

Volusia County, FL



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
Lot 12	10.21± ac	\$69,360
Lot 13	15.30± ac	\$104,040
Lot 14	10.10± ac	\$68,680
Lot 15	10.09± ac	\$68,204
UNDER CONTRACT Lot 16	10.09± ac	\$70,720
TOTAL for all lots	55.79± ac	\$381,004

ZONING

A-1 (1 unit/10 acres)

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.

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



WINONA RANCH

55.79± acres

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 55± acres have been approved and divided into 10-15± 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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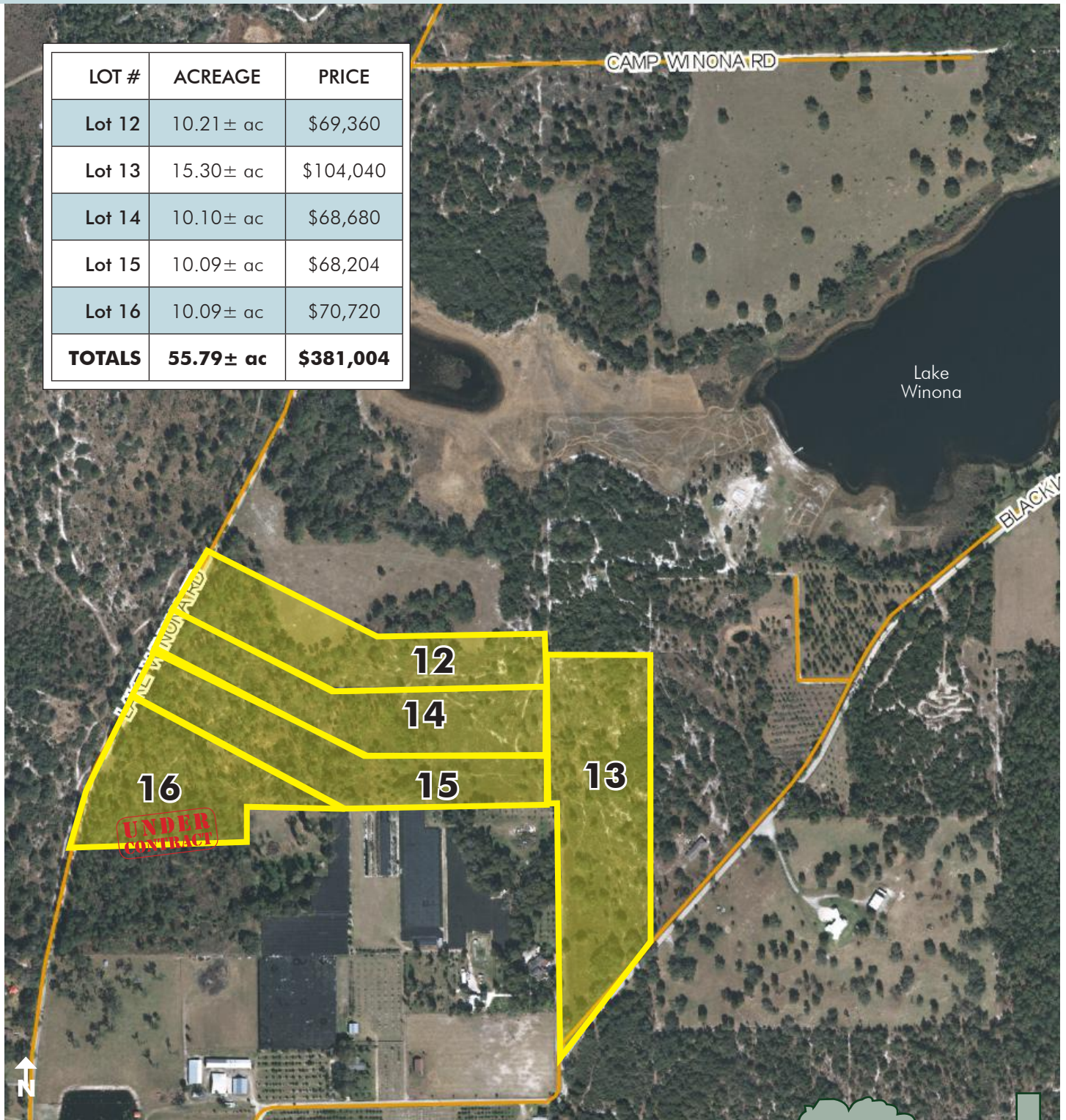


WINONA RANCH

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TOTALS	55.79± ac	\$381,004



PARCEL MAP

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

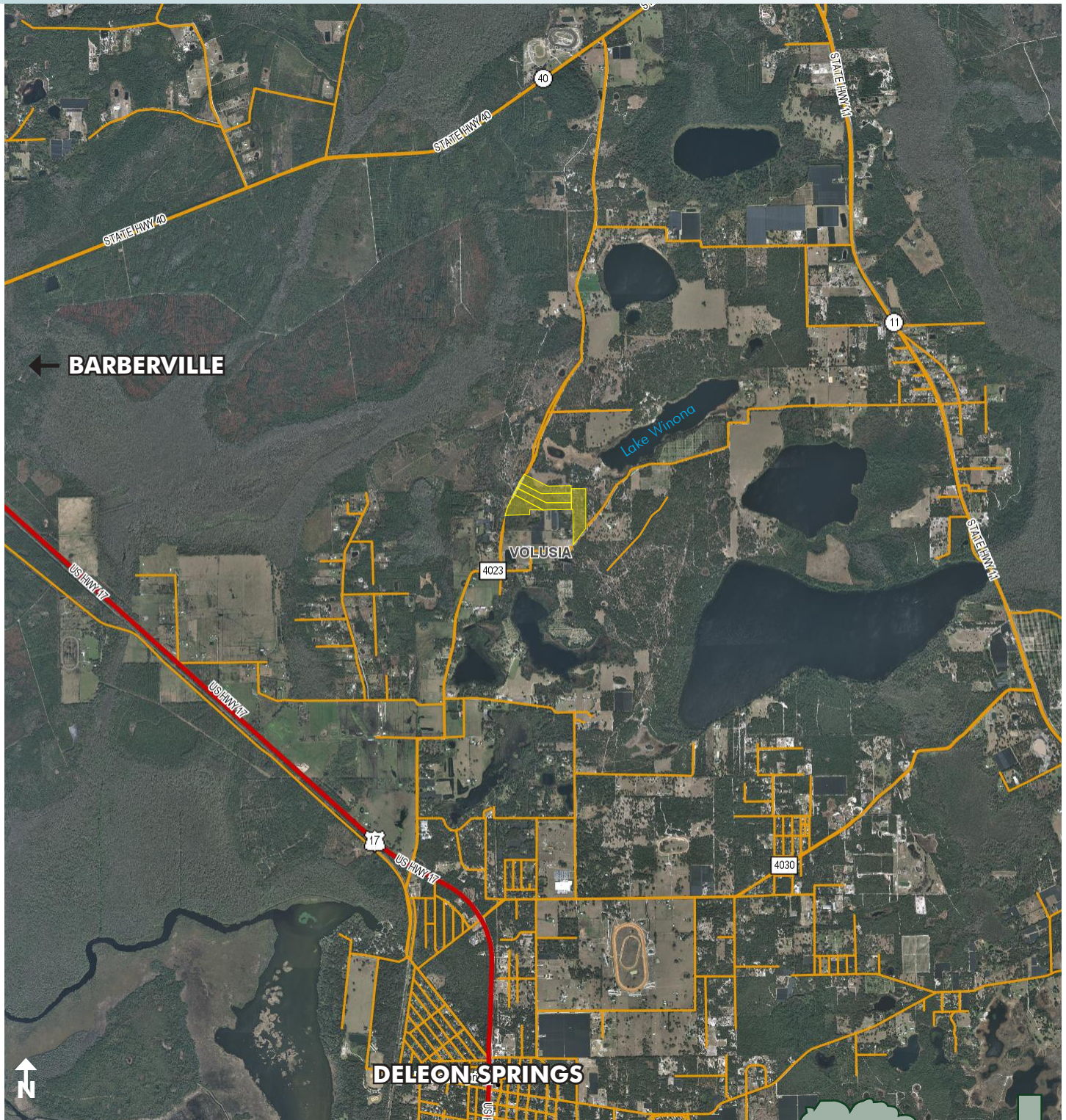
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WINONA RANCH

55.79± acres

Volusia County, FL



REGIONAL MAP

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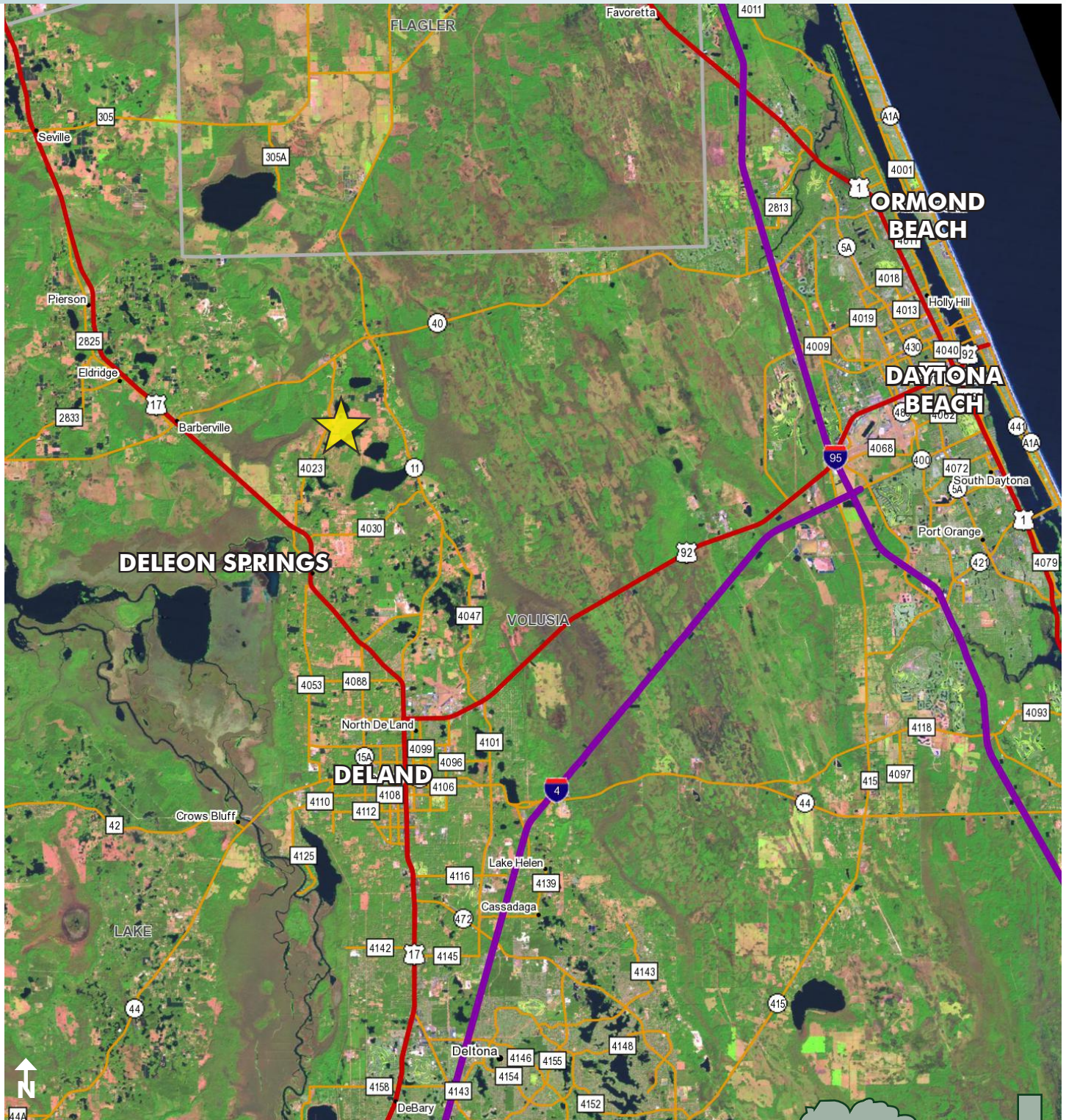
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WINONA RANCH

55.79± acres

Volusia County, FL



LOCATION MAP

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