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	STATUS
Lot 12	10.21± ac	\$69,360	Under Contract
Lot 13	15.30± ac	\$104,040	SOLD
Lot 14	10.10± ac	\$68,680	
Lot 15	10.09± ac	\$68,204	
Lot 16	10.09± ac	\$70,720	SOLD
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.

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FOR SALE

LAND

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  $55\pm$  acres have been approved and divided into  $10\text{-}15\pm$  acre lots. This will allow future buyer of property flexibility and potential future income from sale of  $10\pm$  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.





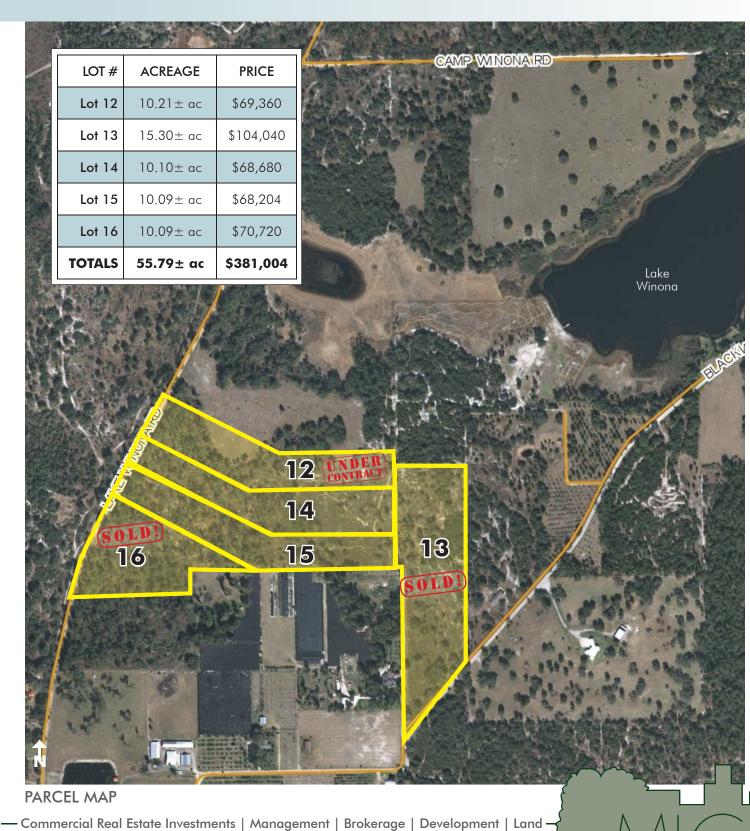




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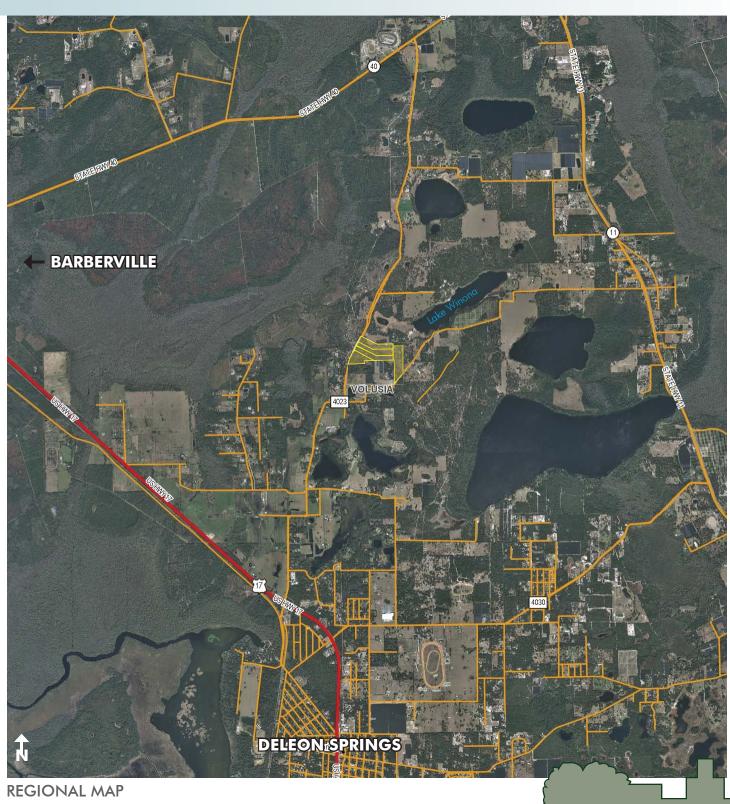
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