

# BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

**PRICE  
REDUCED**

LAND FOR SALE



## LOCATION/DESCRIPTION

Located on Howard Avenue in the historic Black Hammock agricultural area in Oviedo, Seminole County, Florida. This property would double perfectly as a hobby farm. Grow trees, vegetables, fruits and other items on site. In addition, one could raise sheep, goats, horse or cattle on these sites. The soil consists of some of the richest growing soil in the region. If buyer gets under contract, a lot search request at Seminole County will be required by Seller at Buyer's cost.

### PARCEL A Parcel ID# 25-20-31-5BA-0000-165A

4.36± acres **REDUCED to \$89,000** (WAS \$99,000)

Price includes all plant material except the *Livistona nitida*

### PARCEL B Parcel ID# 25-20-31-5BA-0000-1650

3.68± acres **PRICES REDUCED!**

Option 1: \$119,000 = Sales price with inventory (see below)

Option 2: **\$89,999** = Sales price without inventory. Lease of the property back to Black Hammock Tree Farms for a period of 12 months or until 12/31/2018 = (WAS \$97,000)

Option 3: **\$79,000** = Sales price without inventory. Lease of the property back to Black Hammock Tree Farms for a period of 30 months (WAS \$89,000)



Offering subject to errors, omission, prior sale or withdrawal without notice.

PARCEL B INVENTORY - PLANT MATERIAL		QTY
Syagrus romanzoffiana - Queen Palms		650±
Phoenix roebelenii - Pygmy Date Palms		620±
Livistona chinensis - Chinese Fan Palms		365±
Butia capitata - Pindo Palms		65±
TOTAL TREES		1,700±

## ZONING

A-5 Rural (1 du/5 acres)

## UTILITIES

Electricity available to site. No septic on property.

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

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



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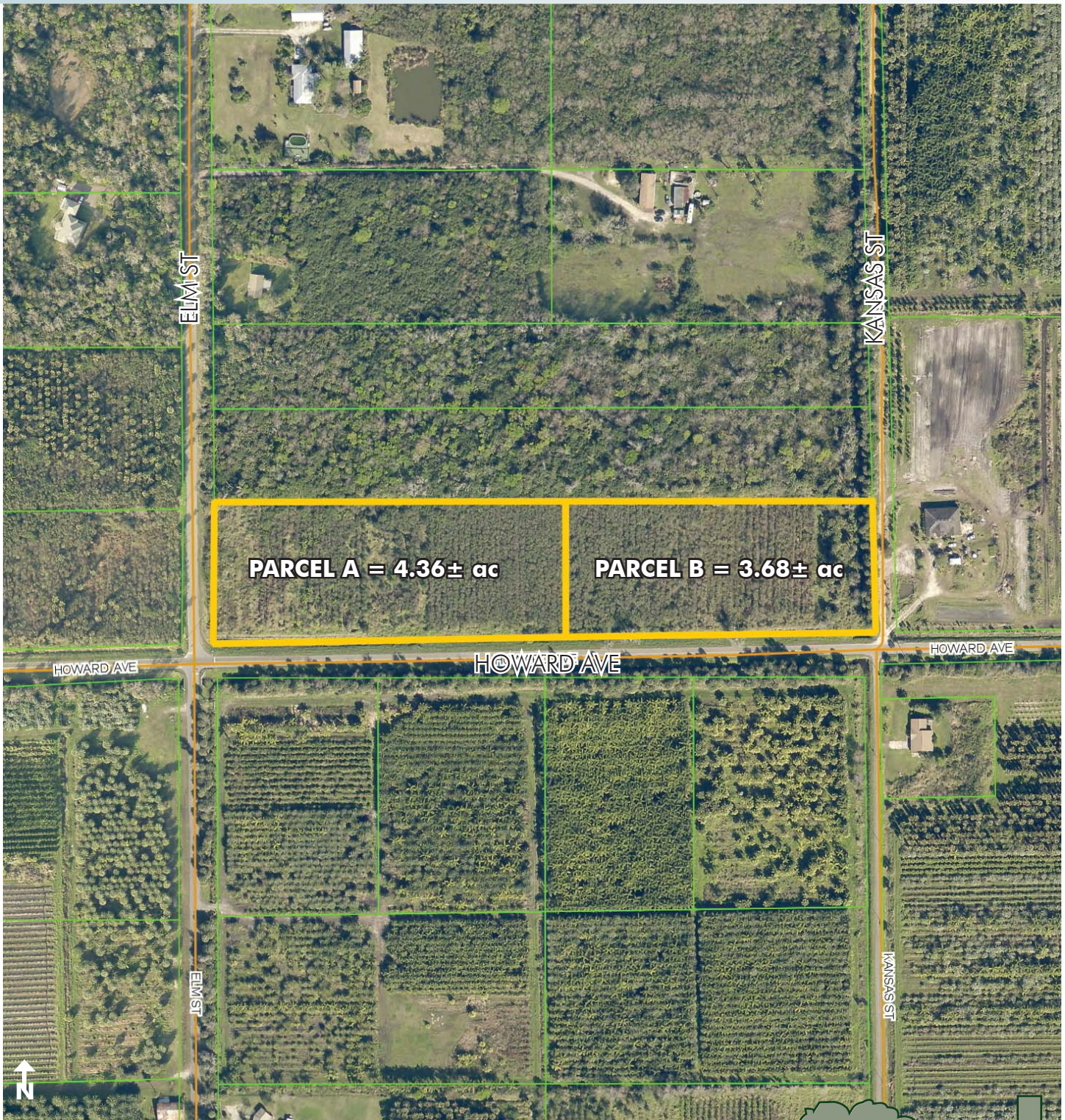


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PROPERTY MAP

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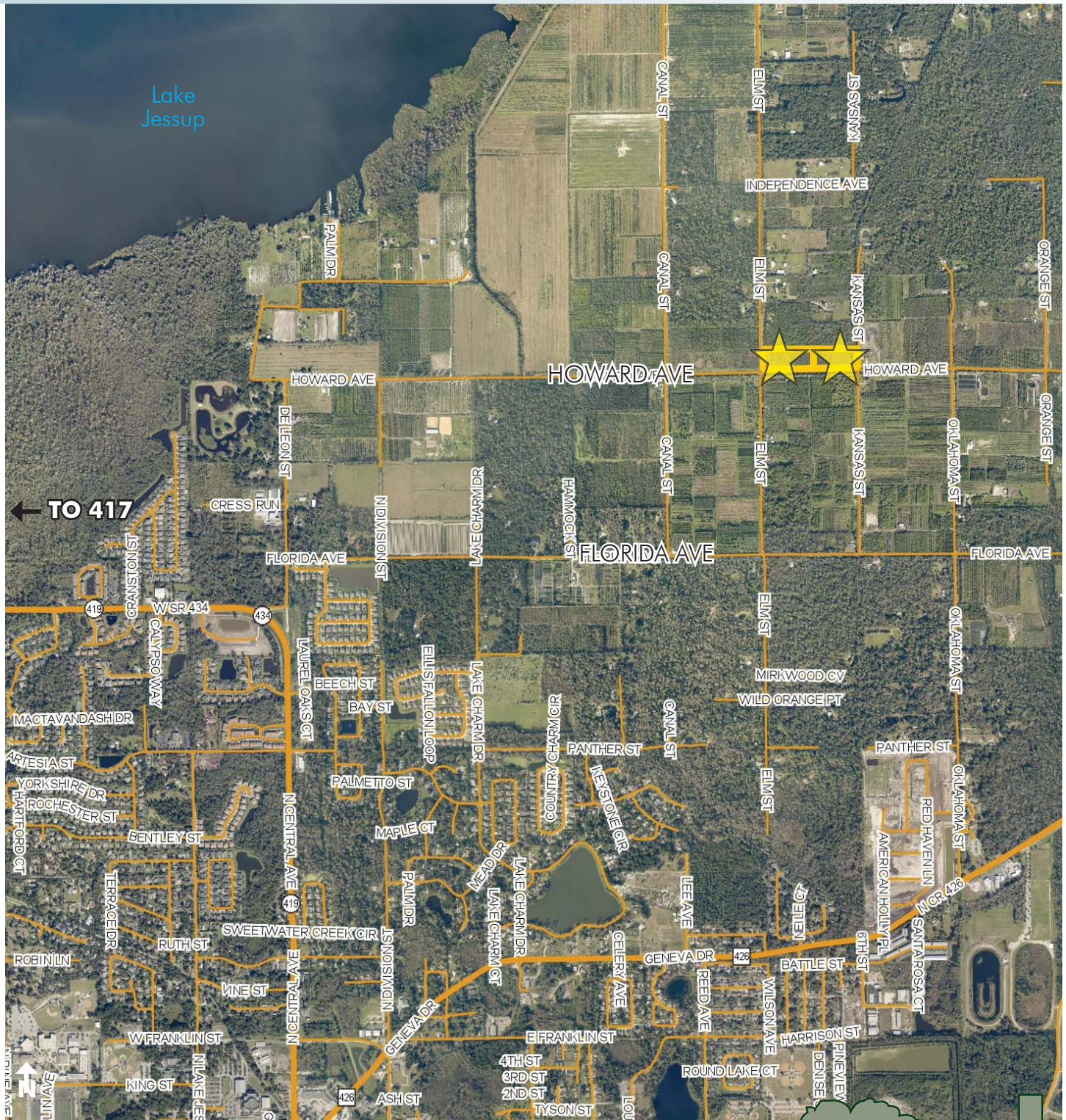


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## REGIONAL MAP

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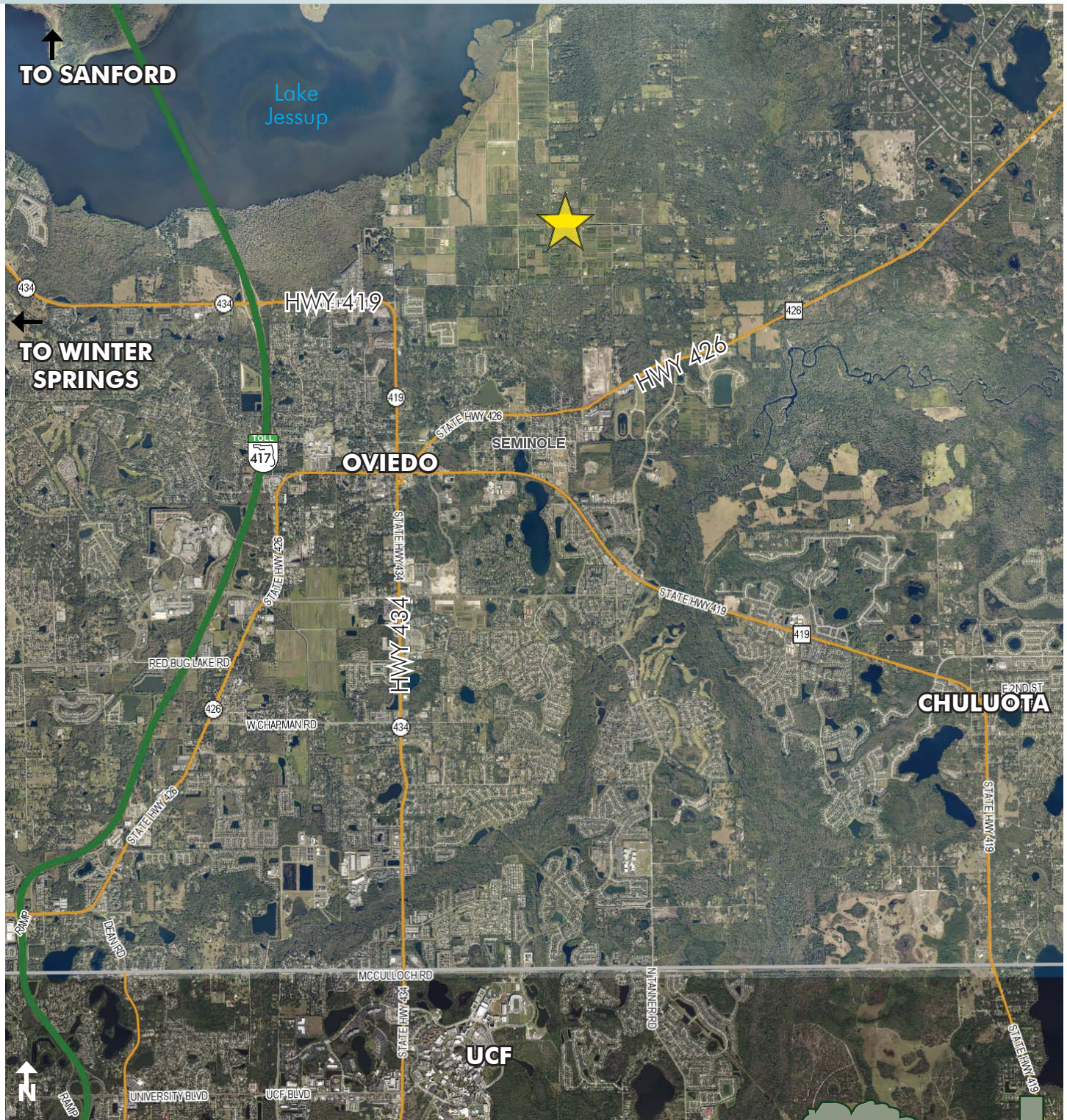


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