

MIDDLE HAW CREEK RANCH & TIMBERLAND

1,200± acres
Flagler County, FL

BRING
offers!

IMMEDIATE
income
FROM TIMBER!



OLD FLORIDA CHARM WITH ALL THE PERKS

Located in Flagler County, Florida, Middle Haw Creek Ranch and Timberland offers a variety of uses. Whether you are an avid outdoor enthusiast, a hunter, a cattle rancher, or a timber investor, this property offers it all. The property is located near large metropolitan areas and Florida's east coast, making it easily accessible. The land can be described as "Old Florida" Pine Flatwoods with scattered cypress heads, oak hammocks and palmetto stands.

RECREATION & WILDLIFE

This property is teeming with wildlife. Deer, turkey, hogs, and other Florida wildlife species call this property home. Middle Haw Creek traverses through a portion of the property and serves as a wildlife corridor for the area; in turn, there are large populations of wild animals. Hunting, fishing, camping, and other outdoor activities are readily available and ideal for this site.

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

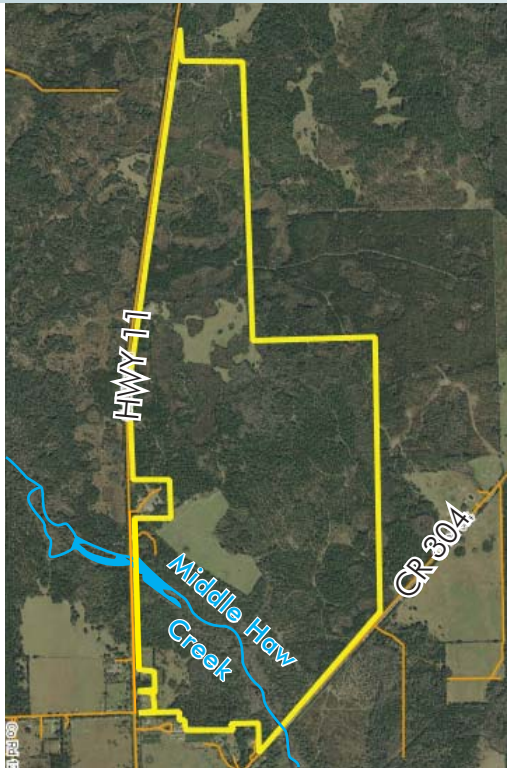
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LAND FOR SALE



LOCATION

Flagler County, Florida

SIZE

1,200± acres (approximate) - **WILL DIVIDE in large sections** - Division to be negotiated and confirmed by Seller

PRICE

\$5,880,000 or \$4,900/acre - **BRING OFFERS!**

CREEK FRONTAGE

5,000'± approx. frontage on Middle Haw Creek

ROAD FRONTAGE

This property has major road frontage on two highways. 2.6± miles on Hwy 11 (paved); 4,000'± on Hwy 304 (paved)

IMPROVED PASTURE

80± acres improved pasture currently exist on site

PASTURE CONVERSION

If you are a buyer that needs more pastureland, this property would be a good candidate to execute a conversion from timber to improved pasture. Use the proceeds from the timber harvested to convert to pasture.

TIMBER

This property has a hundreds of acres of viable timber stands on site, all in various age stages (from pulp wood to saw timber). Much of the property has been planted with pines, but some of the timber cultivation is considered "volunteer" stands. This property has *immediate income* from timber.

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



DRIVE TIMES

- 1 hr, 20 min to Orlando
- 1 hr, 30 min to Jacksonville
- 30 min to Deland
- 40 min to Daytona Beach
- 50 min to New Smyrna Beach

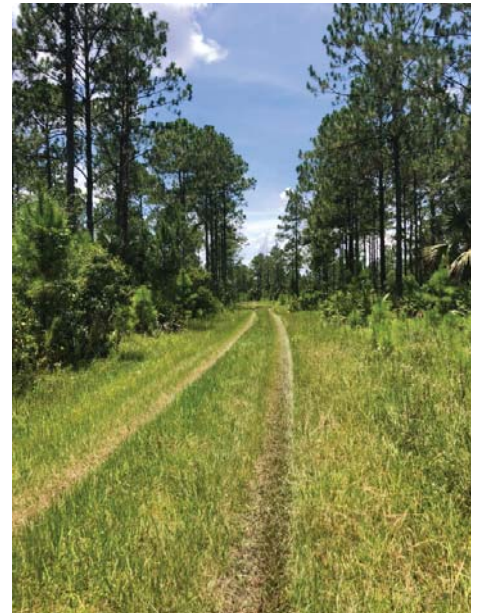
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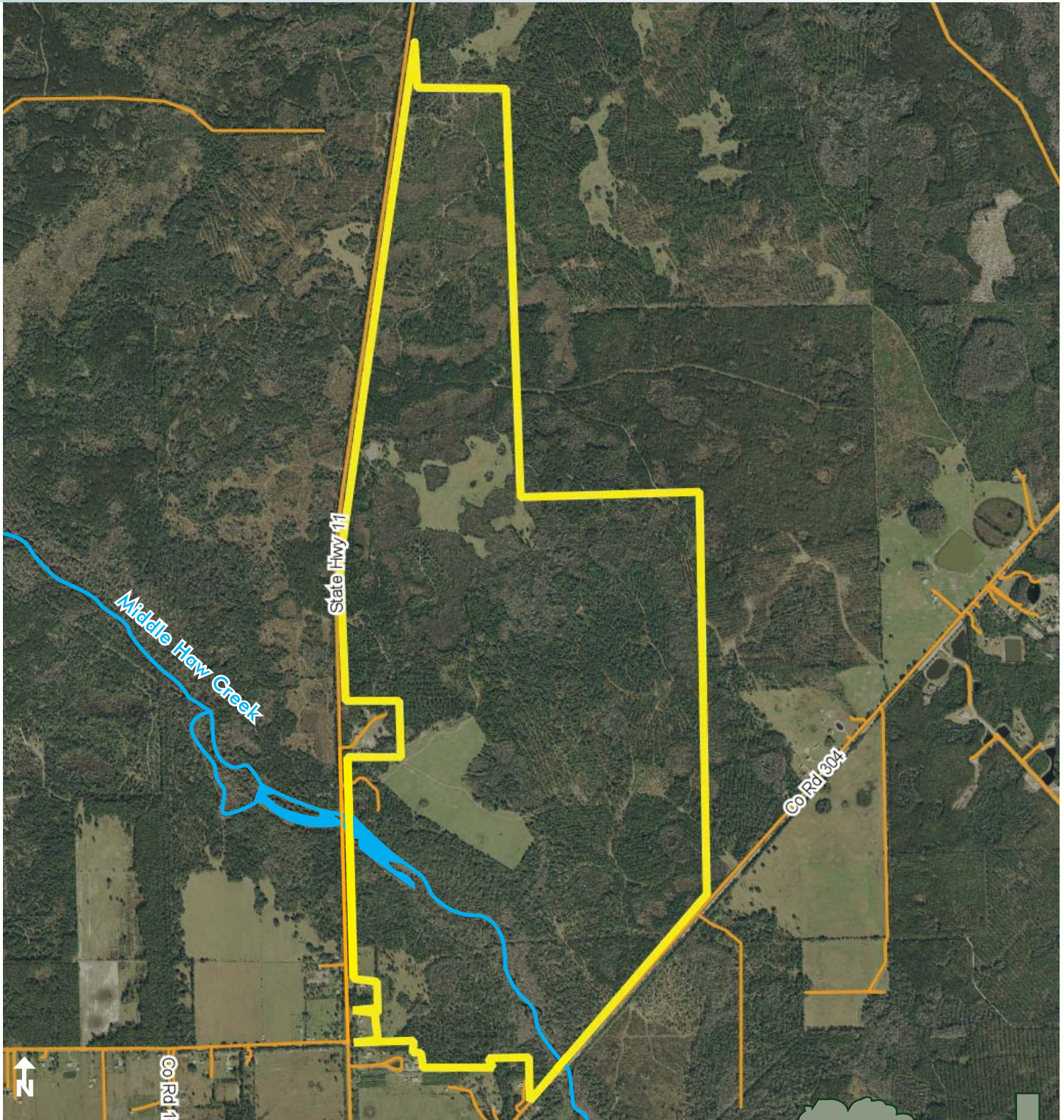
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PROPERTY MAP

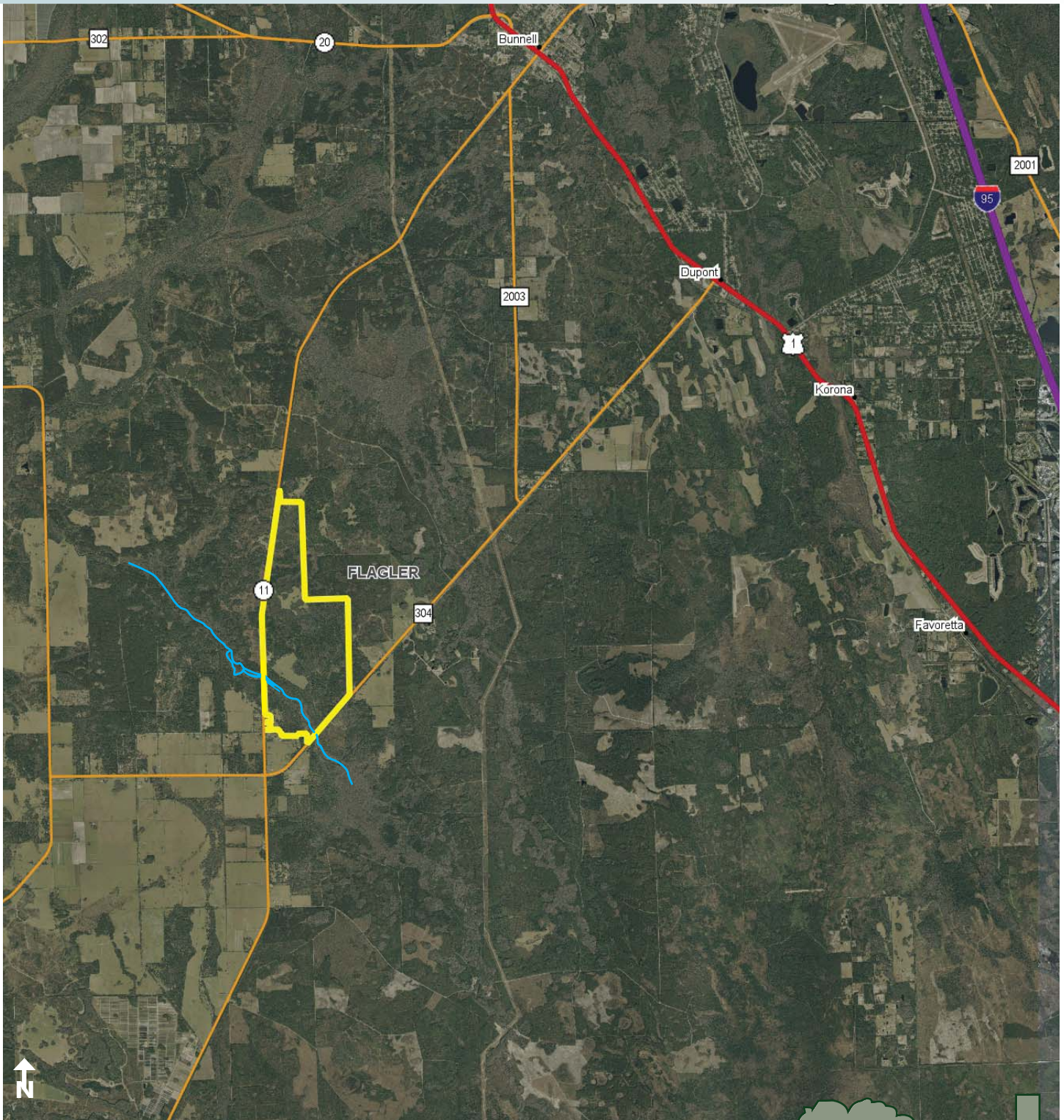
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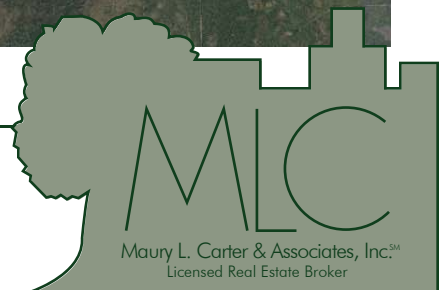
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REGIONAL MAP

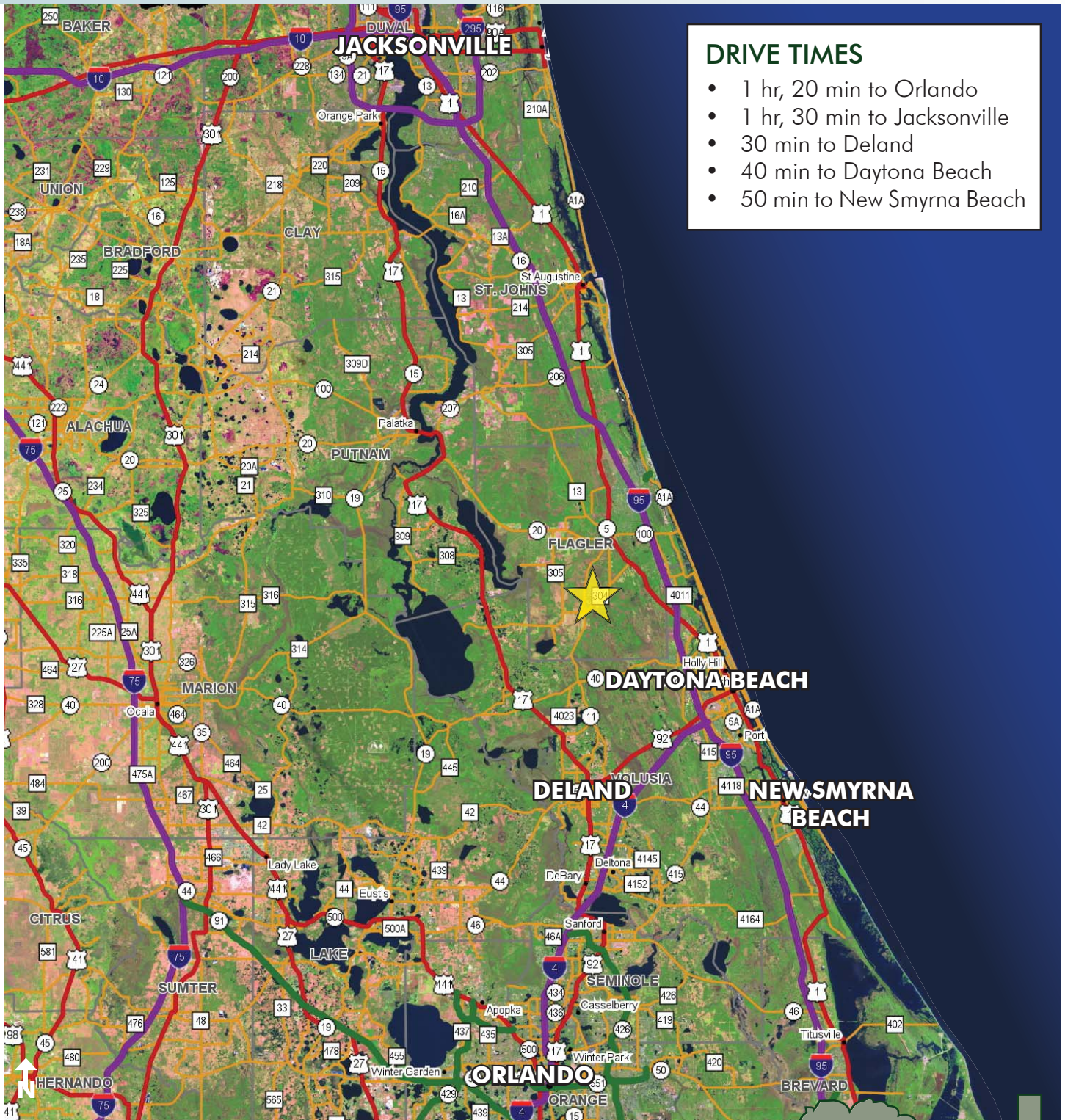
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