

# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange County, FL

**PRICE  
REDUCED**

LAND FOR SALE



## DESCRIPTION

This is your chance to own 26 acres in east Orange County in Christmas, FL.

This property consists of 26 acres of citrus/farming land, barns, and a 2900 SF – 3 bedroom, 3 bathroom home with pool. If you are looking for a place to enjoy the wide open spaces of rural Florida, but still enjoy the amenities of the city life, look no further. Orlando, Oviedo, Chuluota, Titusville, The St. Johns River and other towns and amenities are all within a short drive.

The current owner has owned, operated and lived on the property as a citrus grove for many years. He has kept the property, grove and home in nearly mint condition. While a new buyer could continue to farm the property for citrus, this property would make a perfect hobby farm or ranch for various purposes if the new buyer did not want to keep the citrus operation going. The surrounding area consists of homes with acreage, small farms and ranches, horse properties, and other properties used for various outdoor and agricultural ventures and uses.

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

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

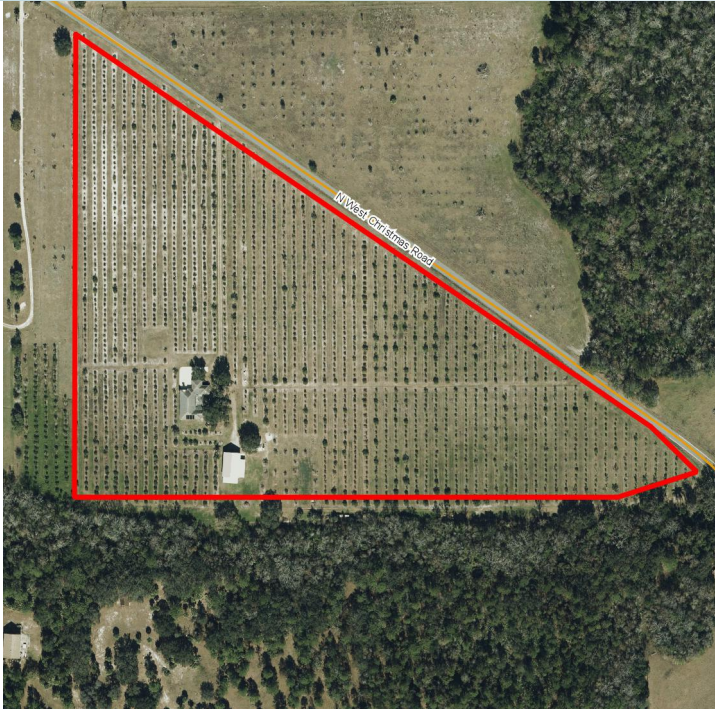


# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange County, FL

**PRICE  
REDUCED**



LAND FOR SALE

## PRICE

Price Reduced!

NOW: \$795,000

WAS: \$890,000

**SHOWINGS BY APPOINTMENT ONLY!**

## PROPERTY DETAILS

- 26 acres
- New Roof in 2017
- New Screening on pool 2017
- 3 bed 3 bath 2,900 SF
- 2 Car garage
- Pool
- Two Parcel ID #s: 33-22-20-0000-00-017 and 33-22-20-0000-00-014
- 2 – 6" wells for the farming operation
- 20 net acres of citrus
- Equipment could be available separately (outside of real estate)
- Large outdoor barn = 38X60 under roof
- SHOWINGS BY APPOINTMENT ONLY

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](http://www.maurycarter.com)



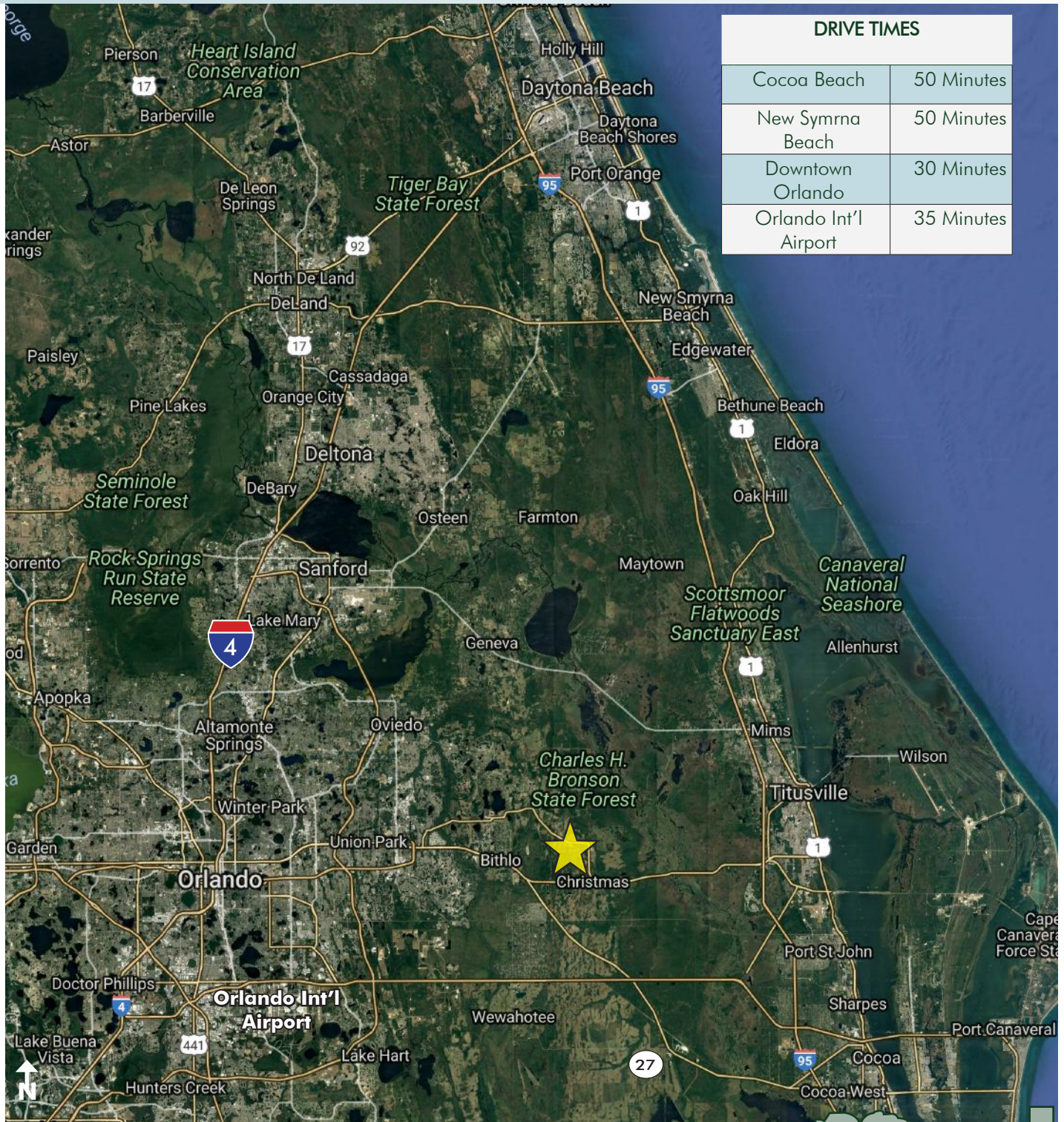
Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange 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

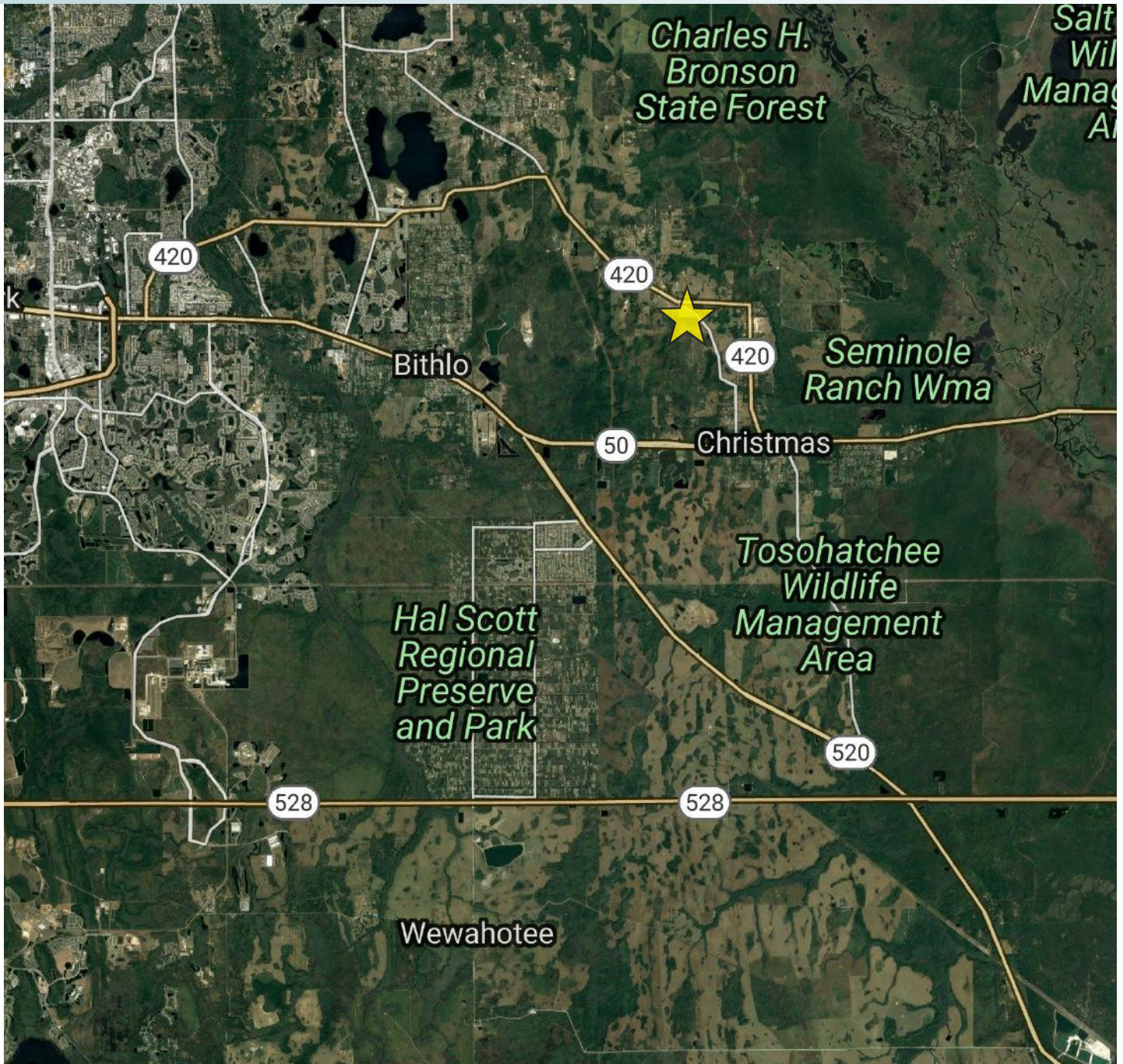


# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange 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)

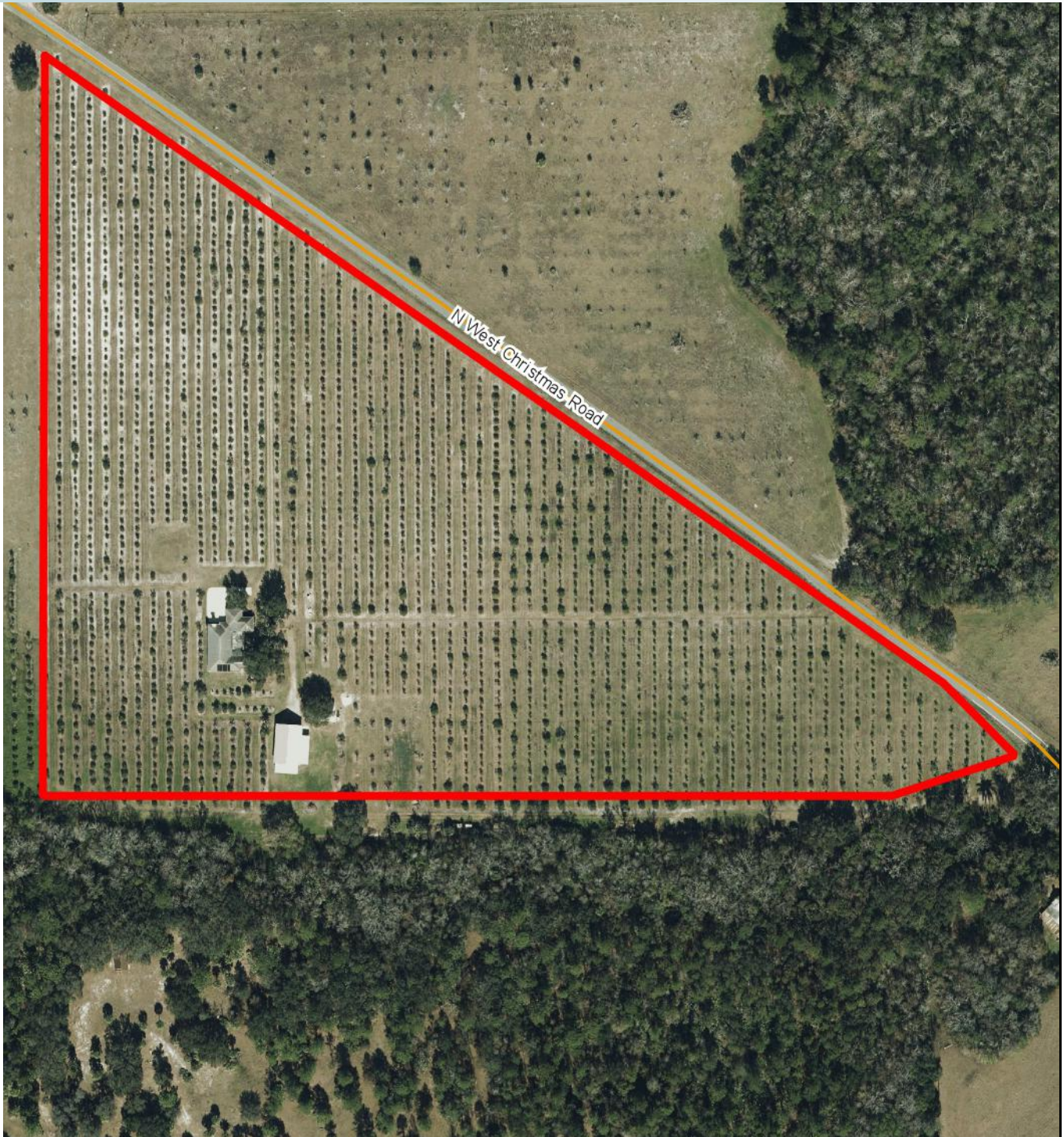


# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange 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)



# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange County, FL

**PRICE  
REDUCED**

LAND FOR SALE



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

Maury L. Carter & Associates, Inc.

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)



# EAST ORANGE COUNTY LAND & HOMESITE

1750 NW Christmas Road, Christmas, FL 32709

26± acres • Orange County, FL

**PRICE  
REDUCED**

LAND FOR SALE



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

Maury L. Carter & Associates, Inc.

407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

