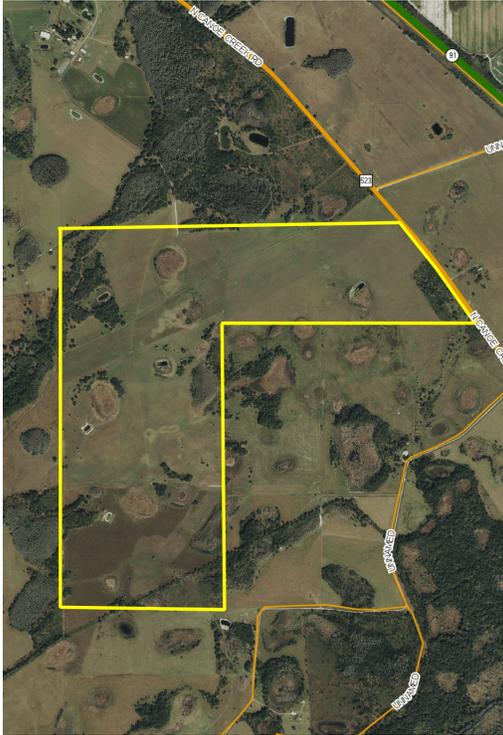


BEAR HAMMOCK RANCH

500± acres

Osceola County, FL



LOCATION

Located 15 miles south of Highway 192 in St. Cloud, Osceola County, Florida

DESCRIPTION

This pristine ranch property is well situated on the outskirts of growth in the heart of Central Florida just south of St. Cloud. This turn-key ranch fronts Canoe Creek Road and consists of improved pastures planted in Hermathia grass and hardwoods. Wetlands are minimal with water holes for cattle and livestock. This property is in the heart of the Osceola County ranching industry and provides a taste of "Old Florida."

SIZE

500± acres

PRICE

\$5,000,000 (or \$10,000/acre)

ZONING/FUTURE LAND USE

Current Zoning: AC – Agricultural Conservation (outside the Urban Growth Area) – permitted 1 dwelling unit/5 acres. FLU: Rural Agriculture

ROAD FRONTAGE

1,800'± on Canoe Creek Road for adequate access

DRIVE TIMES

- Under 10 min to US 192
- 45 min to Orlando Int'l Airport and Walt Disney World Resort
- 1 hour to the beach

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

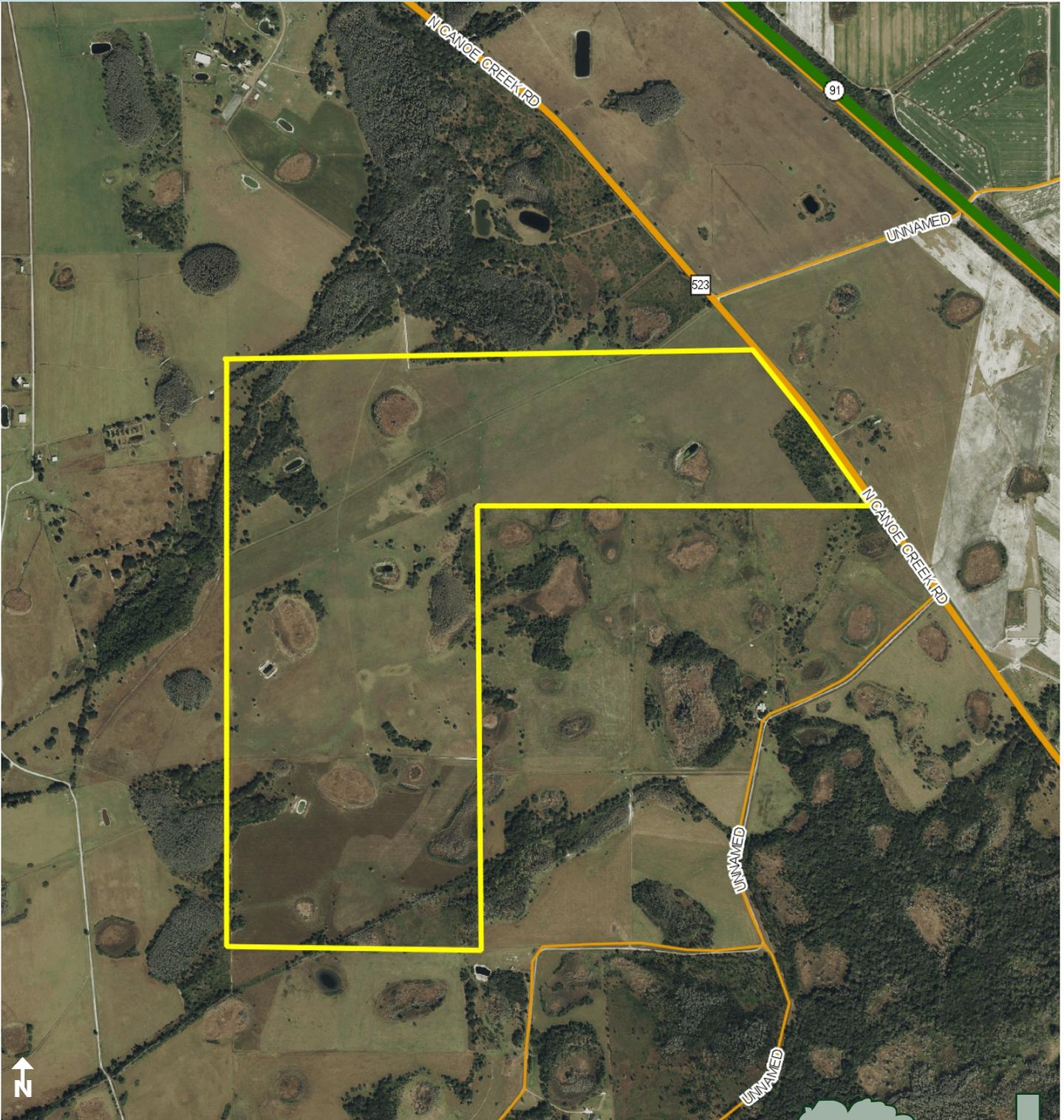


Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

BEAR HAMMOCK RANCH

500± acres

Osceola County, FL



PROPERTY MAP

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

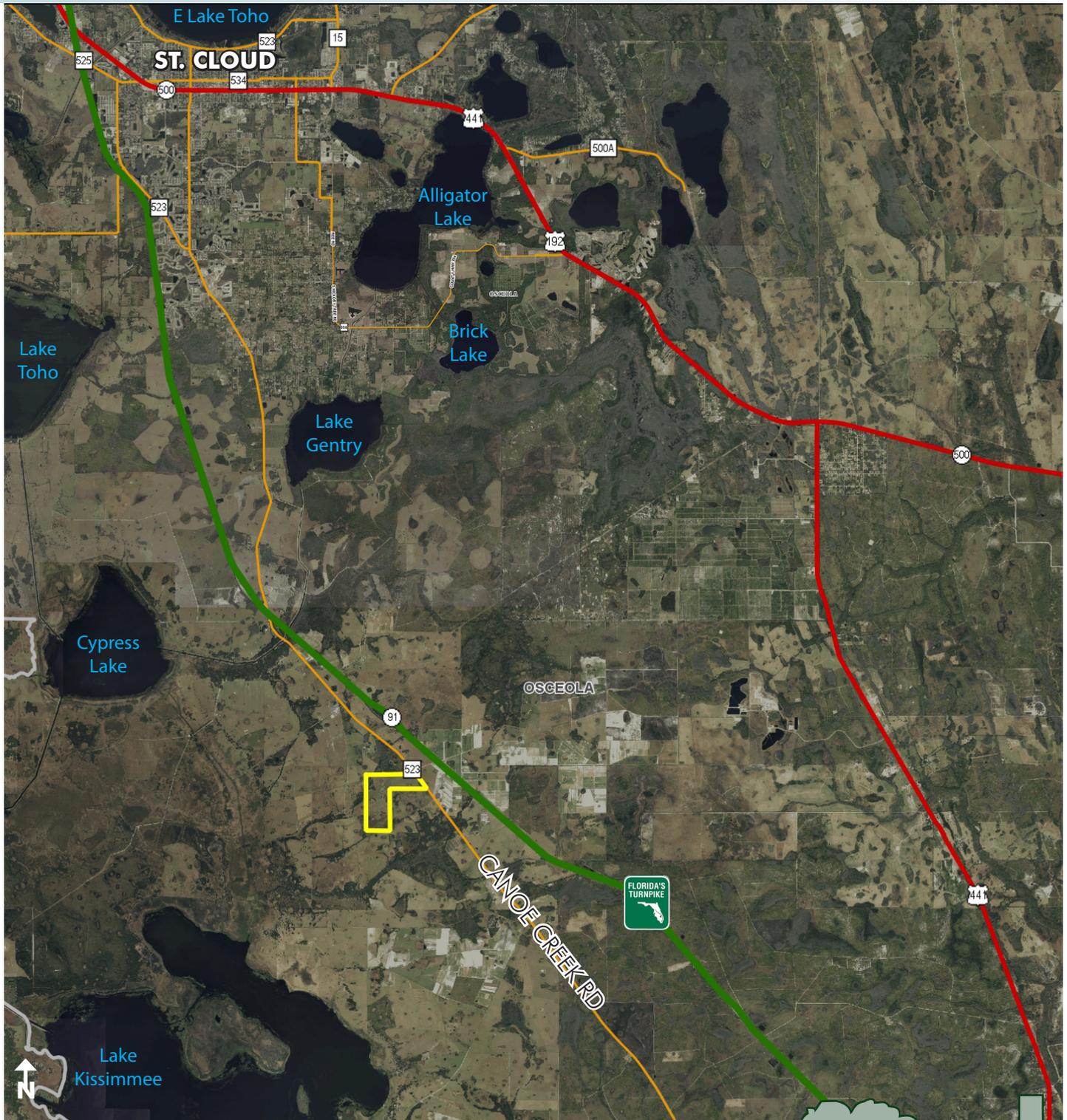
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



BEAR HAMMOCK RANCH

500± acres

Osceola County, FL



REGIONAL MAP

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

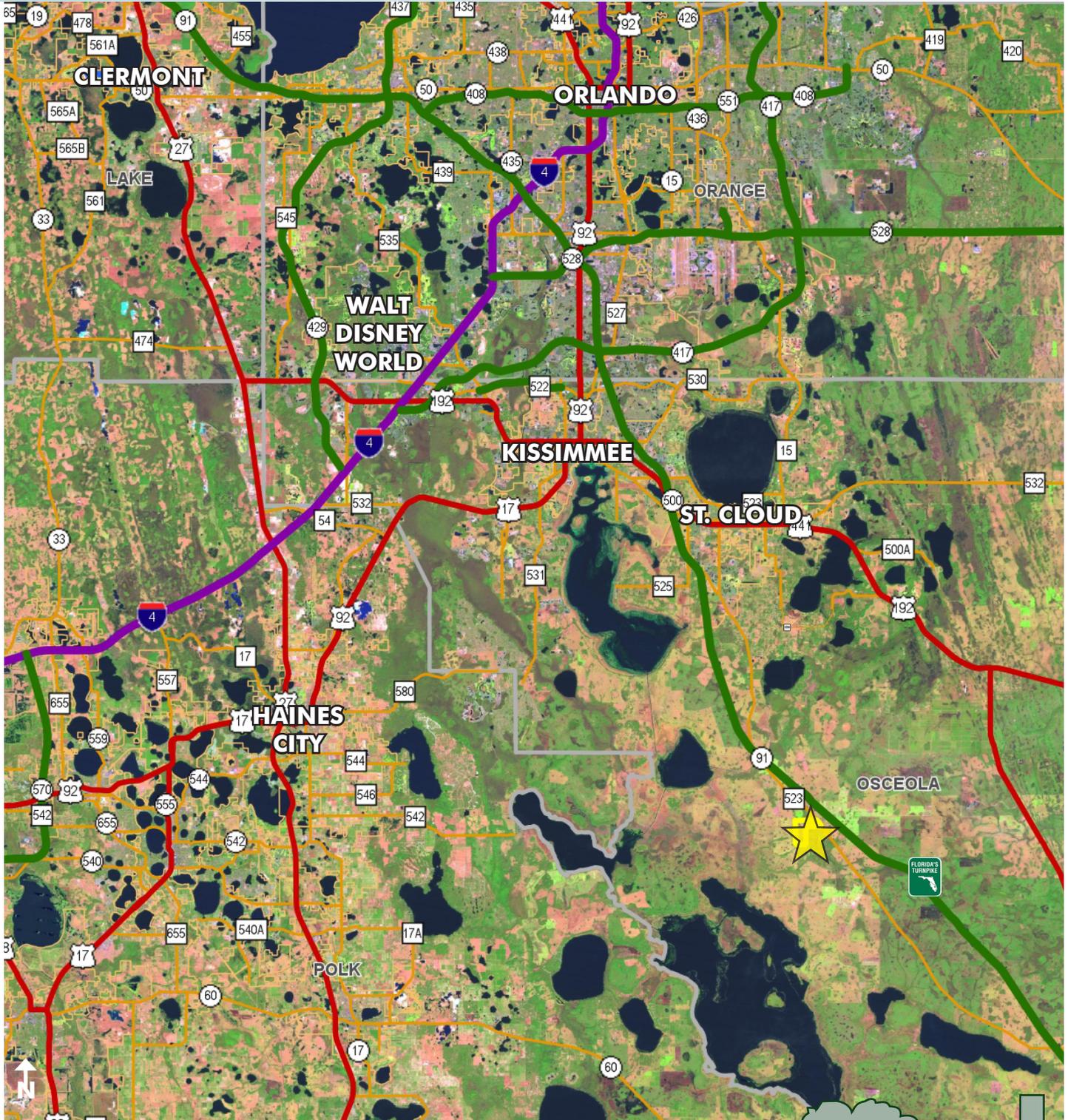
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



BEAR HAMMOCK RANCH

500± acres

Osceola County, FL



LOCATION MAP

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

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

