

BEAR HAMMOCK RANCH

1,506± acres
Osceola County, FL

UNIQUE
opportunity
WON'T LAST LONG!

SEE IT
to believe it!



FULLY OPERATIONAL CATTLE RANCH located in the heart of Central Florida just south of St. Cloud. This ranch offers homesteads, barns, equipment sheds, cow pens and is fenced and cross-fenced. Own a piece of the deep ranching heritage that has made the area one of the largest producers of beef cattle. Tremendous opportunities for this *one of a kind* ranch.

LOOKING FOR THE PERFECT HUNTING

PROPERTY? Look no further. This ranch is an outdoorsman's paradise with a diverse mix of game and wildlife: deer, turkey, quail and other small game. The property is surrounded by other open ranch land that is unimpeded with growth.



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

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



BEAR HAMMOCK RANCH

1,506± acres

Osceola County, FL



LOCATION/DRIVE TIMES

Main entrance located 10 miles south of St. Cloud and 15 miles from the Florida Turnpike interchange at Kissimmee Park Road; 35 miles to Orlando International Airport; an hour drive to the beach; and an hour to the theme parks.

SIZE

1,506± acres - WILL DIVIDE

PRICING OPTIONS

Option 1: 1,506± acres = \$12,750,000

Option 2: 353± acres on E side of Canoe Creek Rd
\$3,500,000

ROAD FRONTAGE

2.3± miles on Canoe Creek Rd

DESCRIPTION

This fully functional ranch is well situated just south of St. Cloud, Florida and offers beautiful view of oak hammocks and improved pastures. The ranch has been well maintained and managed throughout its history. Fenced and cross-fenced, improved roads, barns, working cow pens, implement sheds and a walk-in cooler. The diversity of the landscape is truly awe-inspiring. Ancient oak hammocks are scattered across the property and blend nicely with the open improved pastures. This is a generational ranch with a rich history in the Florida cattle industry and will carry up to 400 head of cattle. Opportunities to expand into sod operation, berry production, commercial hay operations, etc. This property offers many possible diverse uses.

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

1,506± acres
Osceola County, FL



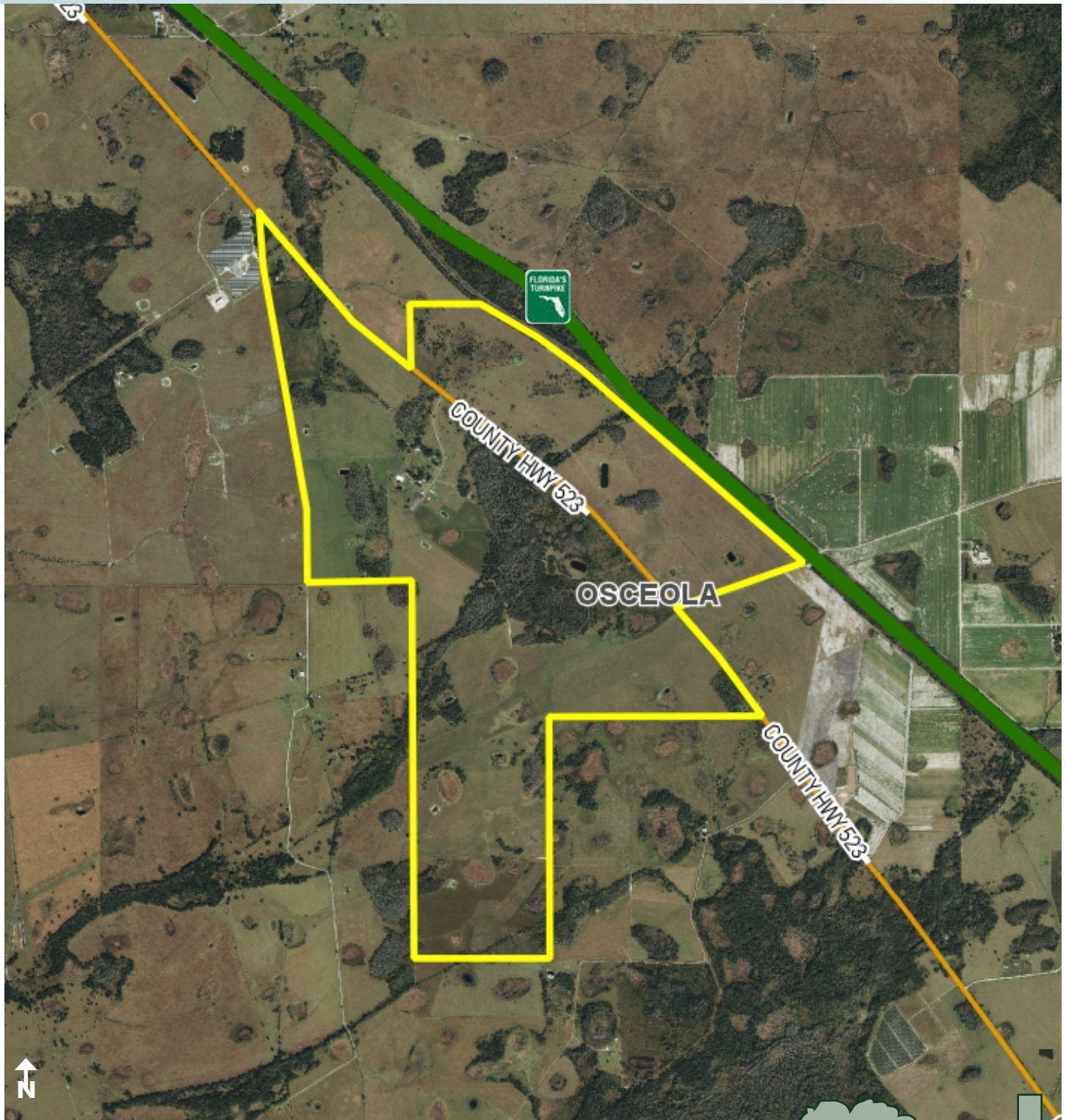
— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

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



BEAR HAMMOCK RANCH

1,506± acres
Osceola County, FL



PROPERTY MAP

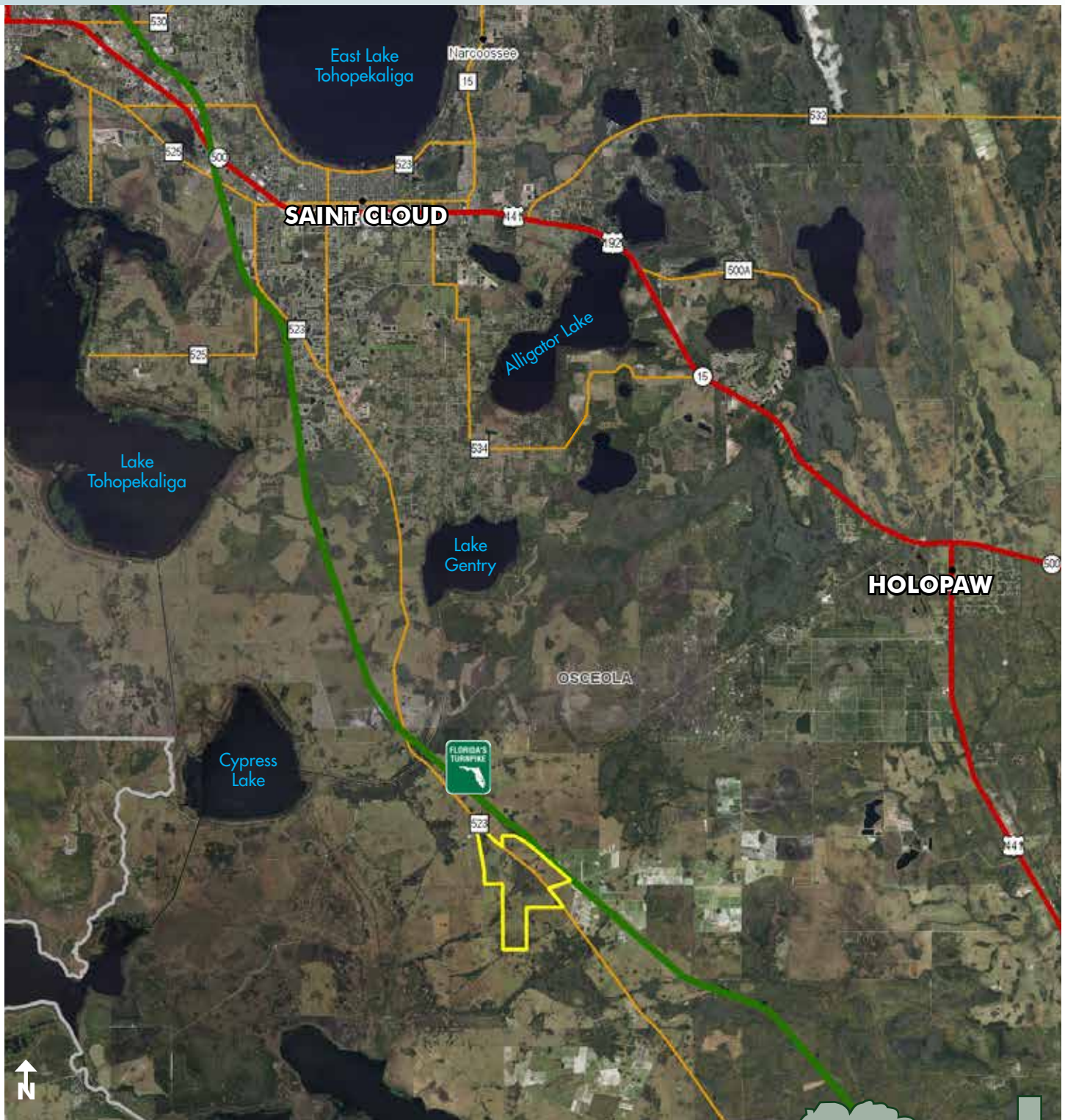
— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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



BEAR HAMMOCK RANCH

1,506± acres
Osceola County, FL



REGIONAL MAP

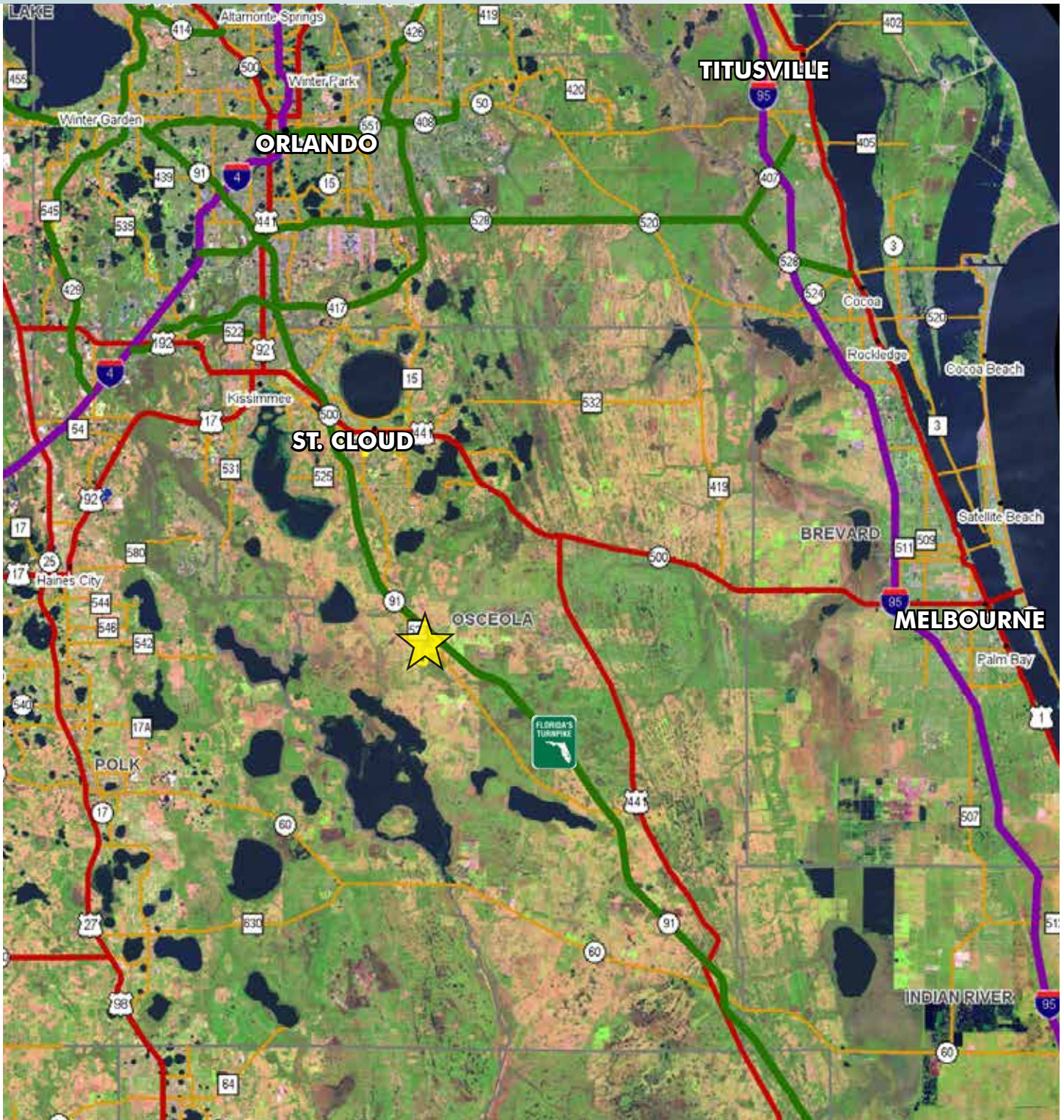
— Commercial Real Estate Investments | Management | Brokerage | Development | Land —

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



BEAR HAMMOCK RANCH

1,506± 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

