

SECTION 33 AT HAW CREEK

654.93± acres
Flagler County, FL

**PRICE
REDUCED**



FARMERS, RANCHERS, HUNTERS, FISHERMEN, OUTDOORSMEN AND OTHER LAND ENTHUSIASTS TAKE NOTICE!

Section 33 at Haw Creek is an absolutely gorgeous expanse of land comprised of the perfect mix of improved pasture and Old Florida Natural Habitat. With frontage on Haw Creek, these 654 acres are considered to be the beating heart of the wildlife corridor for this area. Deer, turkey, bear, birds of prey, migratory birds and other wildlife species make up this diverse and abundant ecosystem. 100 year old oak hammocks are perfectly mixed with pine and cypress stands. It is rare to discover a property with such unique quality and diversity.



There is potential to operate many different agricultural ventures on this ranch. The property is currently being used as a cattle ranch. Section 33 at Haw Creek could also be used for timber, sod, hay, agri-tourism and other agricultural operations.

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

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

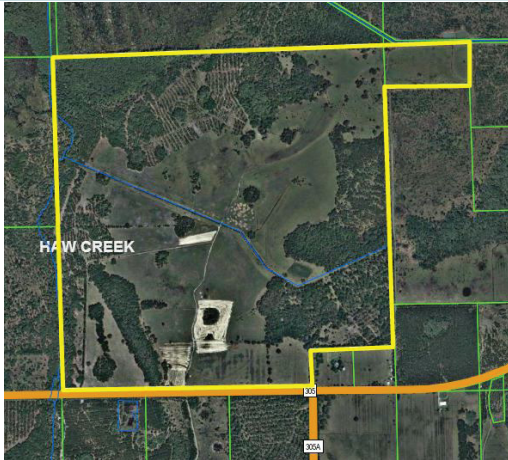


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LAND FOR SALE



LOCATION

This ranch is located in Flagler County, FL on the north side of County Road 305 (north of Lake Disston)

SIZE

654.93± acres

PRICE

REDUCED! NOW \$4,250 or \$2,783,750
(WAS \$4,950/acre or \$3,242,250)

ROAD FRONTAGE

4,000± feet on CR 305

WETLANDS

This land has a below average amount of wetlands. Approximately less than 20% of this land is considered to be wetlands (per NWI).

DESCRIPTION

There is potential to operate many different agricultural ventures on this ranch. The property is currently being used as a cattle ranch. Section 33 at Haw Creek could also be used for timber, sod, hay, agri-tourism and other agricultural operations. Just over an hour drive to Orlando and Ocala, 30 minutes to DeLand and Daytona, an hour and a half to Jacksonville and Gainesville, 6.5 miles east of Seville and 15 minutes to Crescent City.

PARCEL IDs

33-13-29-0000-01010-0000
34-13-29-1650-00000-0620

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



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Licensed Real Estate Broker

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WATER/CREEK FRONTAGE

This ranch has considerable frontage on Haw Creek; approximately 4,269 feet. Haw Creek runs along the western border of the property and connects to Lake Disston (to the south), and Mud Lake, Crescent Lake and Dead Lake (to the north). Crescent Lake eventually connects to the St. Johns River. Haw Creek is known for its pristine natural and well preserved habitat.

Section 33 at Haw Creek Ranch has a highly efficient canal and drainage system in place. This system moves water from pastures and other areas by directing water flow towards Haw Creek via a channelized water system. This canal also doubles as a source of drinking water for livestock and wildlife. There are multiple small watering ponds available throughout the property.



WATER ACCESS

Lake Disston is only 1.5 miles south of the property. Public access to the lake is available off of Lake Disston Road. Lake Disston is approximately 1,900+/- acres in size and has been designated as an "Outstanding Florida Waters" by the Florida Department of Environmental Protection Agency. The Lake has been superbly conserved and is a standard of Florida water quality. Very few homes have frontage on Lake Disston, leaving the overwhelming majority of Lake Disston uninhabited, undeveloped and in its natural state.



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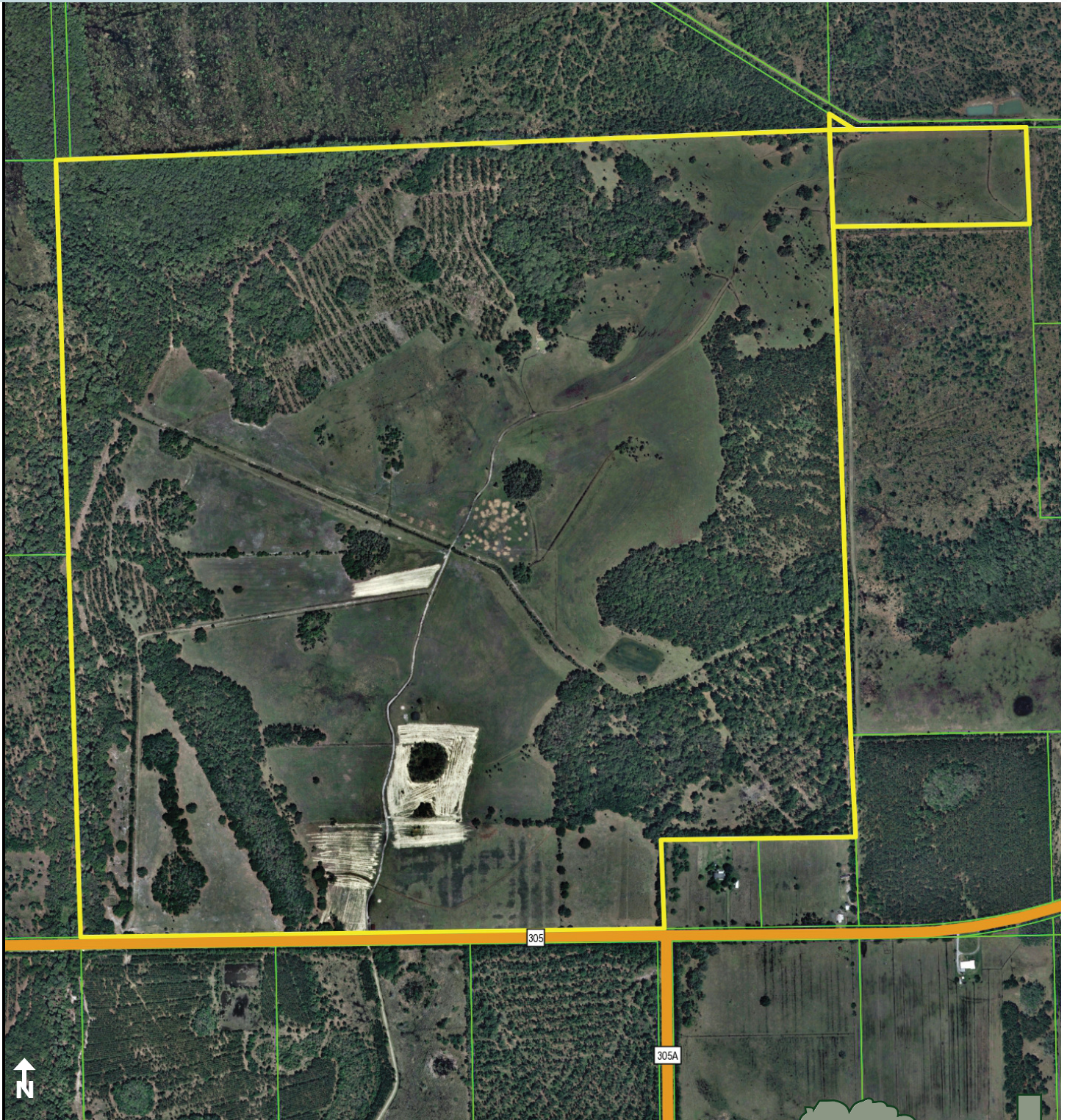
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PROPERTY MAP

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