

**FOR  
SALE**

# RARE OVIEDO AREA URBAN RANCH

Old Chuluota Road, Seminole County, FL 32766

## ABOUT THE PROPERTY

- SIZE** 47.05 ± gross acres  
(includes natural, clear pond)
- PRICE** \$2,700,000 (includes investment value  
from future development potential)
- ZONING** A-5, Agricultural
- FUTURE  
LAND USE** Rural-5 (1 unit / 5 net  
buildable acres)
- ROAD  
FRONTAGE** 70' ± on N side of Old  
Chuluota Rd. Primary access  
from W side of Willingham Rd
- UTILITIES** Well with new water treatment  
system, septic system for sewer

## DESCRIPTION

Take a step back in time and experience Old Florida at its finest with this 47 acre property in the rural Taintsville community, adjacent to the city limits of Oviedo. An outdoor enthusiast's dream with wild turkey, deer, owls, and fishing in the on-site pristine natural pond! Just 6 miles east of SR 417, this property is 30 minutes from Downtown Orlando and 35 minutes from Titusville. Includes a 3,306 SF 4BR/3BA home built in 2002, with pool (2,418 SF under air conditioning). Adjacent uses include large rural tracts and equestrian facilities.

**Call today to see this truly RARE urban ranch adjacent to all the activities of urban living! Shopping, dining, events and A-rated schools!**

## DRIVE TIMES

Publix Shopping Center:  
Adjacent to property  
Downtown Oviedo: 5 min  
UCF: 10 minutes

Downtown Orlando: 30 min  
Downtown Sanford: 30 min  
Titusville: 35 minutes  
East Coast Beaches: 1 hour

**MAURY L. CARTER & ASSOCIATES, INC.**

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

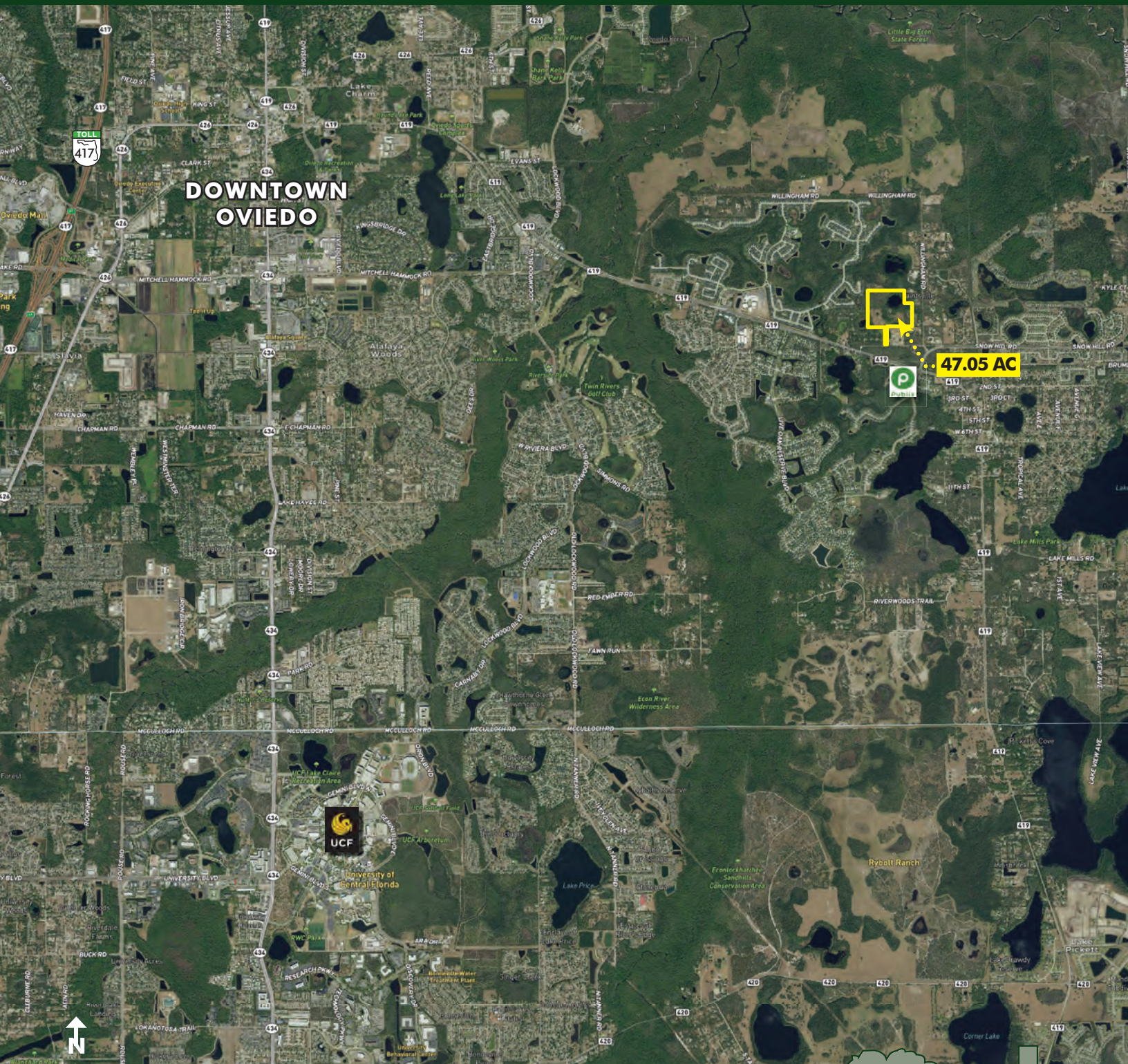




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**REGIONAL MAP**

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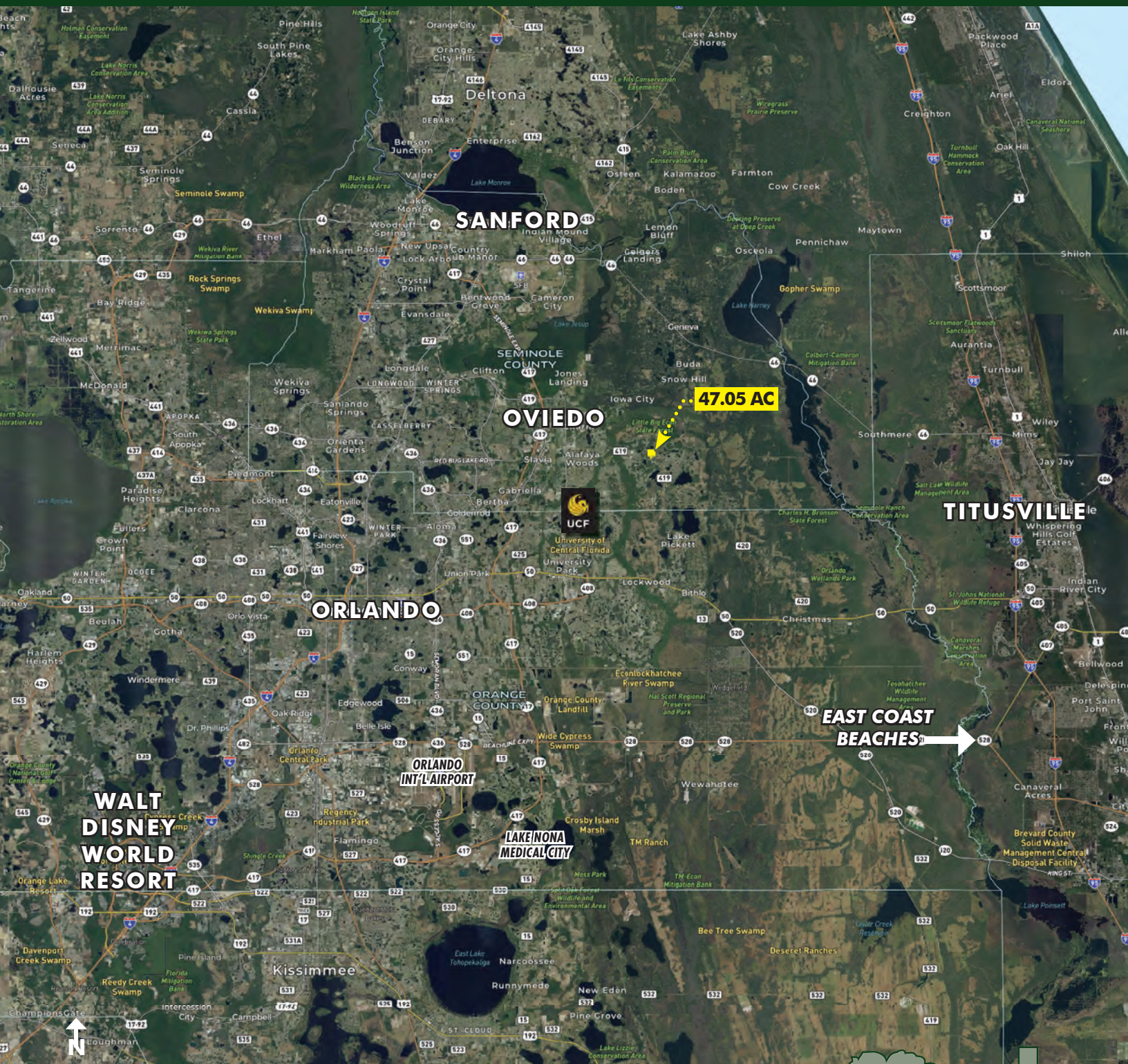




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**LOCATION MAP**

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### **3D PROPERTY VIEWS**

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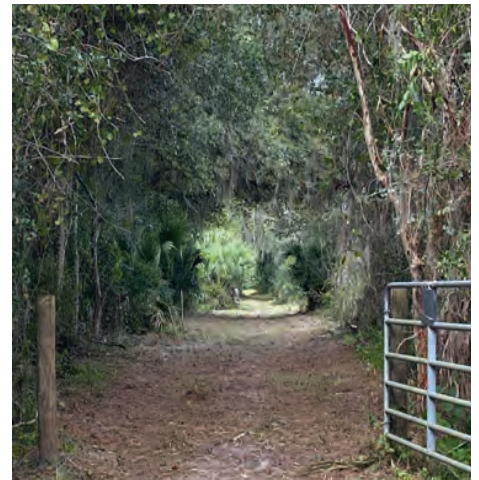




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### **PROPERTY IMAGERY**

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