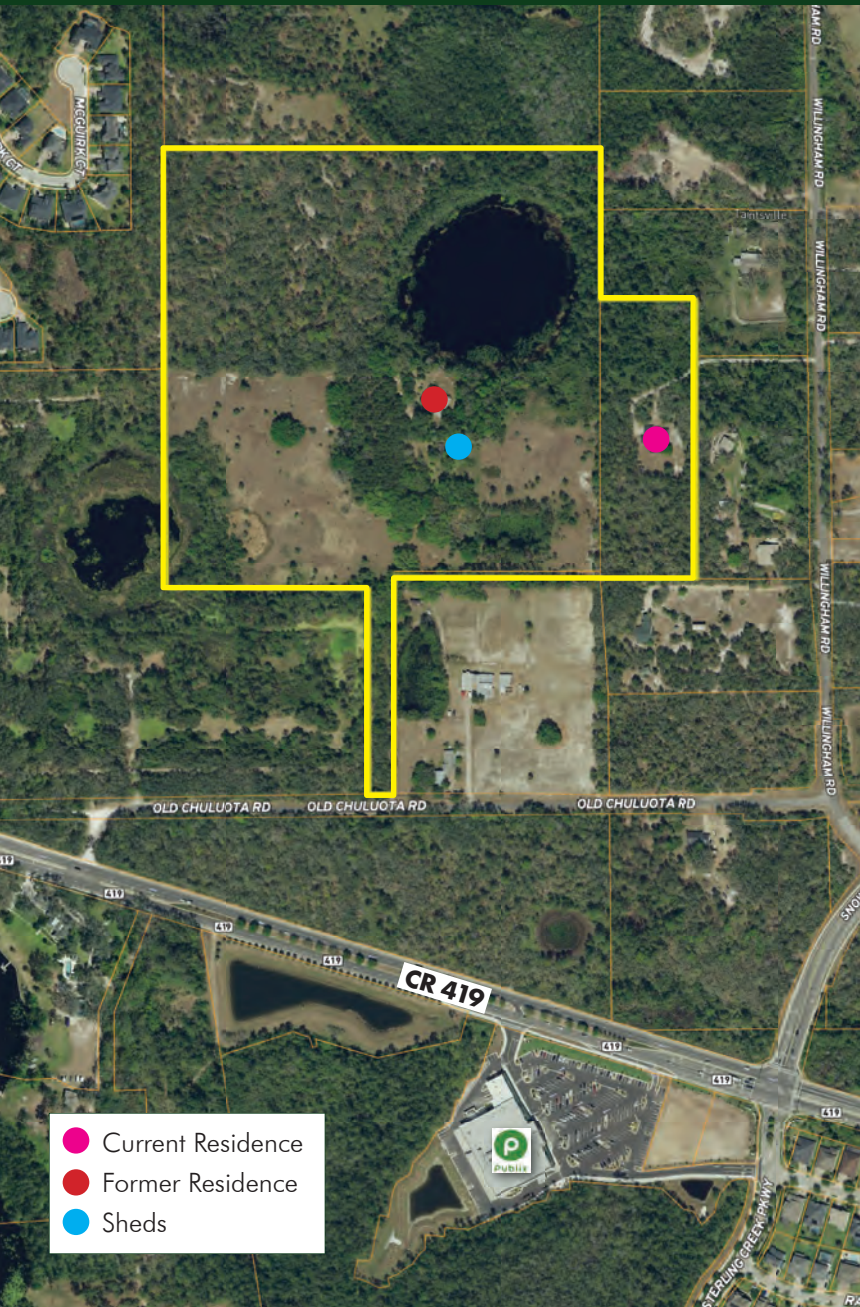


**FOR
SALE**

RARE OVIEDO AREA URBAN RANCH

Old Chuluota Road, Seminole County, FL 32766



- Current Residence
- Former Residence
- Sheds

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

ABOUT THE PROPERTY

- SIZE** 47.05± gross acres
(includes natural, clear pond)
- PRICE** \$2,700,000 (includes investment value
from future development potential)
- OPTION** Will Divide/Sell 40 acres
(including former residence)=\$2,150,000
- 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!

Property Video: <https://youtu.be/qq02xwGS3v8>

MAURY L. CARTER & ASSOCIATES, INC.

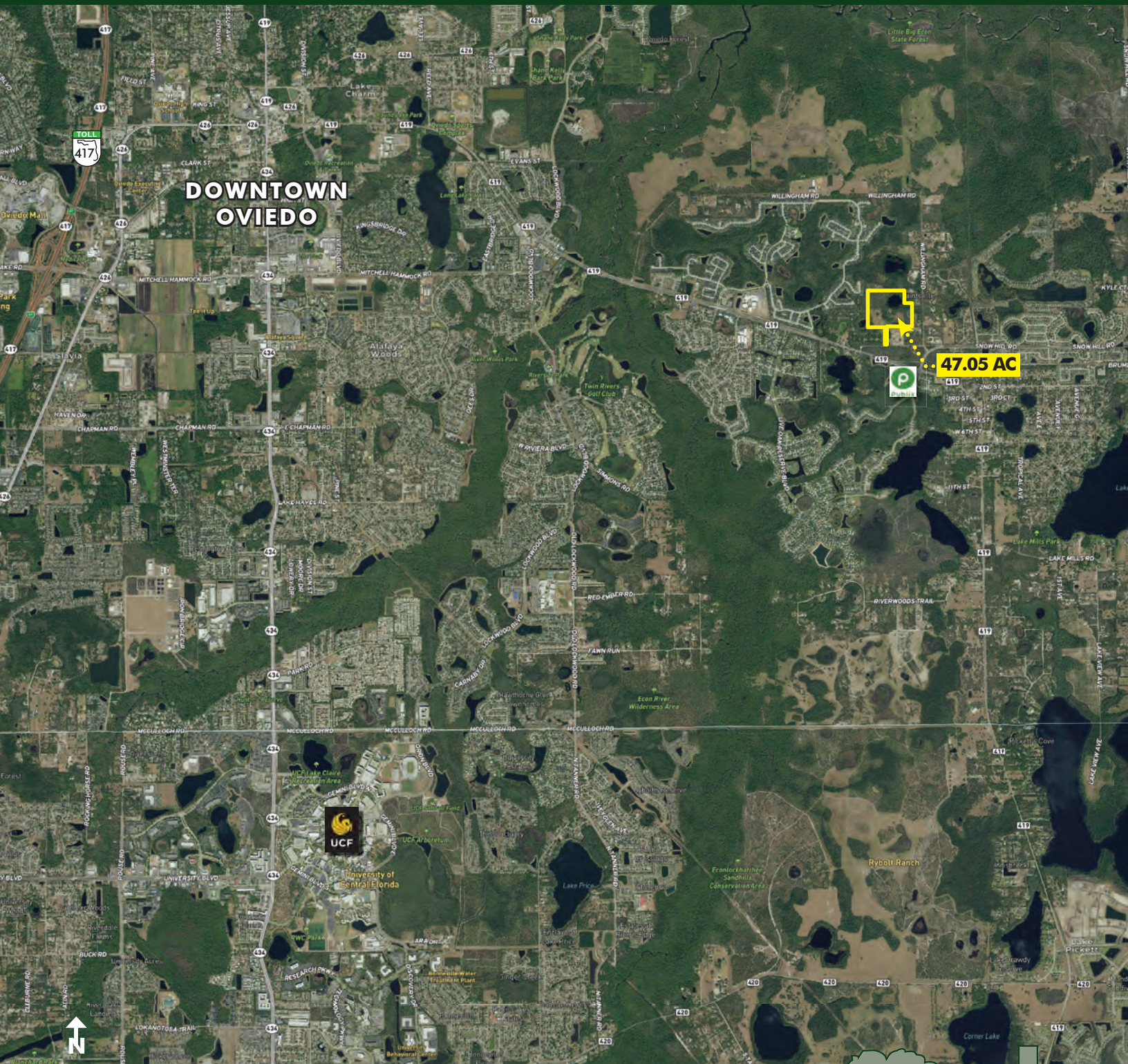
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REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

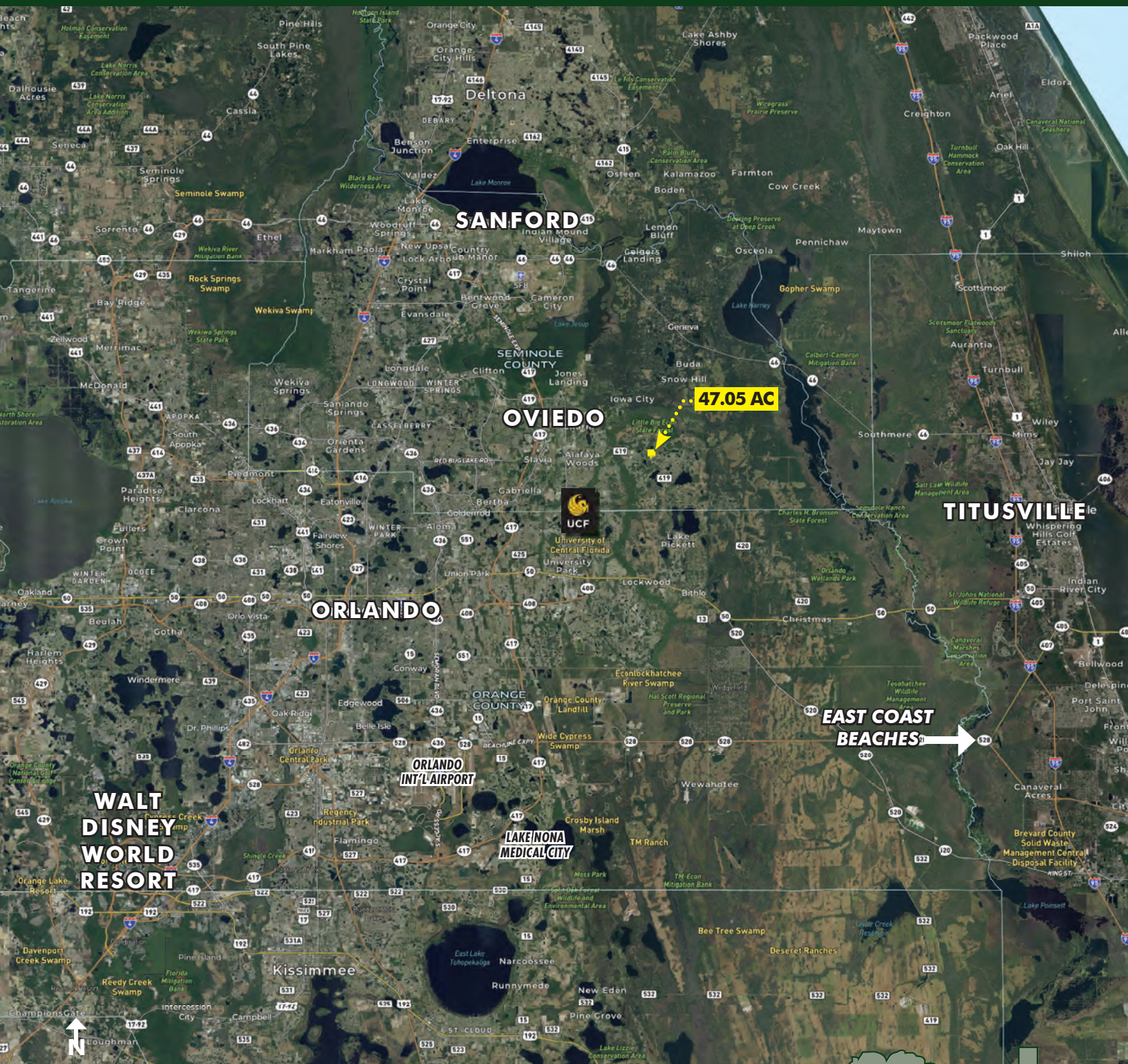
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LOCATION MAP

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3D PROPERTY VIEWS

MAURY L. CARTER & ASSOCIATES, INC.

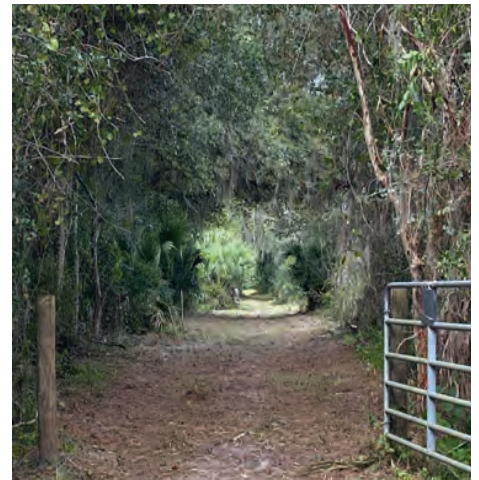
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PROPERTY IMAGERY

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