

**FOR
SALE**

PIERSON RECREATIONAL RETREAT

780 Panther Path Lane, Pierson, FL 32180

**PRICE
REDUCED**

ABOUT THE PROPERTY

SIZE 227± acres

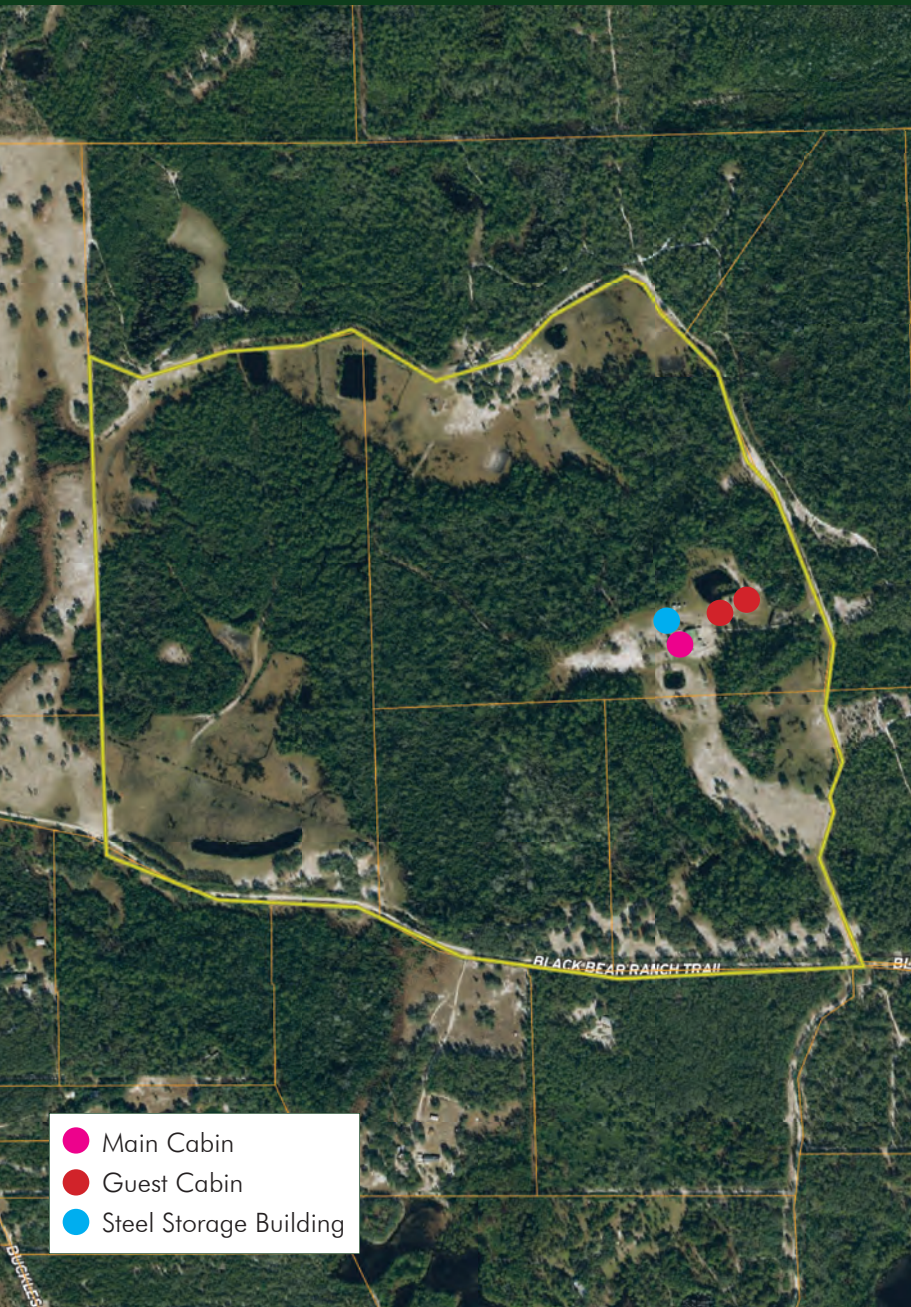
PRICE **REDUCED!** NOW: \$1,500,000
(was \$1,800,000)

ZONING RC (Resource Corridor)

ROAD FRONTAGE 4,000'± on Black Bear Ranch Trail

DESCRIPTION

Take a step back in time and experience Old Florida at its finest on this 227-acre property located in the Black Bear Ranch private community. **An outdoor enthusiast's dream** with recreational opportunities galore, including wild turkey, deer, and hog hunting right on site. Fishing can take place in five of the ponds located on property. Currently used as a ranching and hunting operation, this property is ready for the outdoor enthusiast with eight well-maintained food plots with feeders and hunting stands. **Equestrian enthusiasts, take notice! Possibility for stables, riding trails, and more.** This a low-pressure hunting area adjacent to The Heart Island Conservation Area. Bring the entire family! With three cabins on site, this property can comfortably sleep more than ten people. Additionally, there is a brand new 40' x 72' steel storage building. **The property is entirely fenced and cross fenced and has access trails through out.** This property is just 25 minutes from Ormond Beach, Daytona Beach or DeLand; under 1 hour to downtown Orlando. **Call today to see this truly unique Rural Recreational Retreat!**



DRIVE TIMES

Pierson: 15 minutes	Palatka: 1 hour
DeLand: 25 minutes	Sanford: 1 hour
Ormond Beach: 25 minutes	Downtown Orlando: 1 hour
Daytona Beach: 25 minutes	St. Augustine: 1.25 hours

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

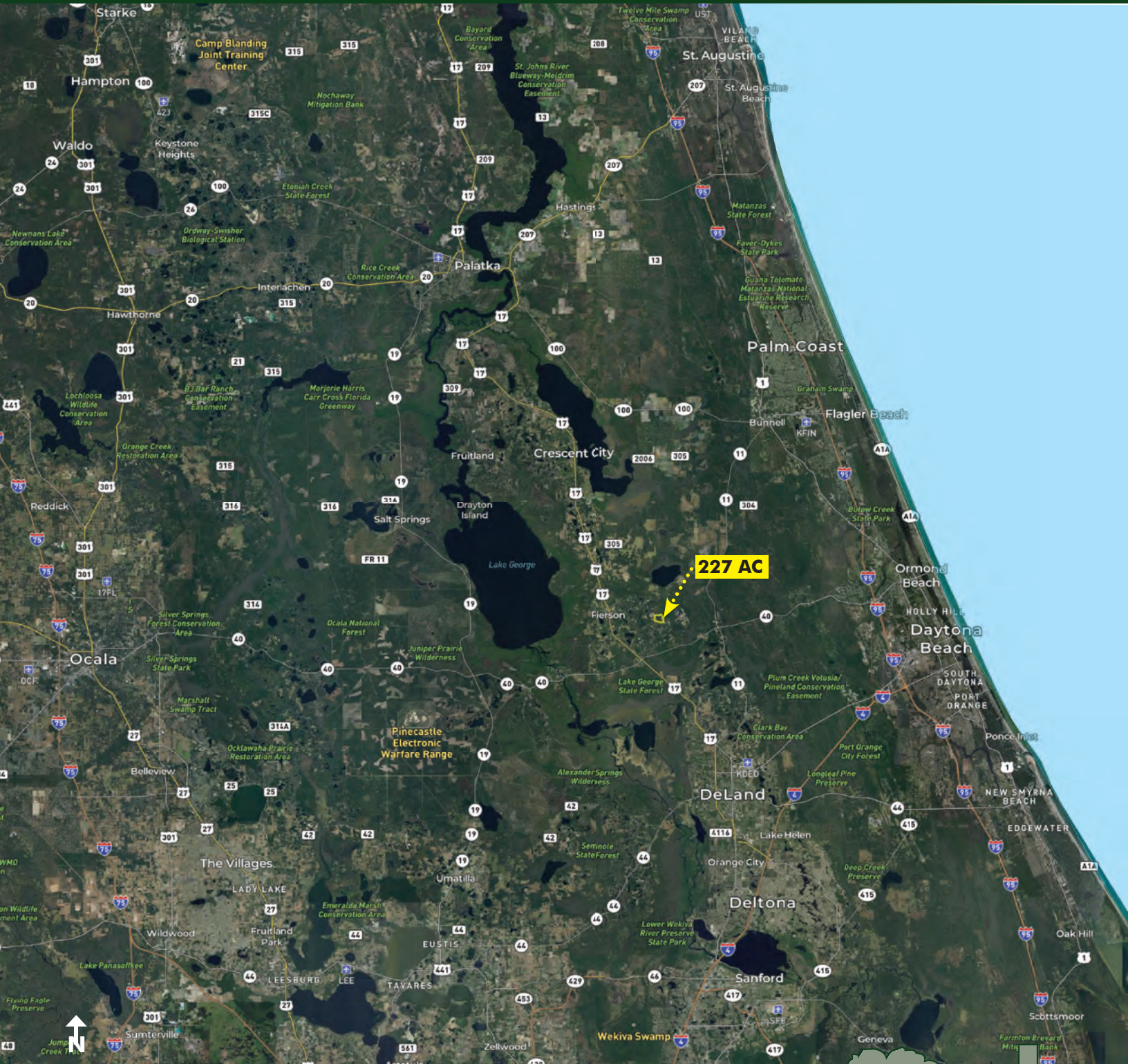
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LOCATION MAP

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IMAGERY FROM SITE

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MAIN CABIN

MAURY L. CARTER & ASSOCIATES, INC.

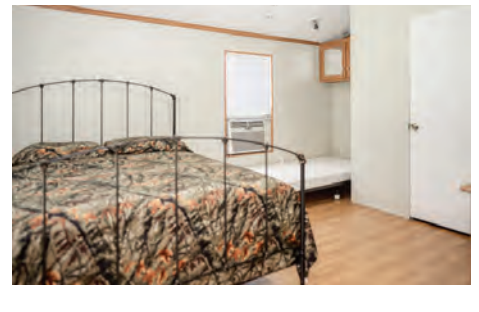
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STEEL STORAGE BUILDING & GUEST CABINS

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