



**MAURY L. CARTER
& ASSOCIATES, INC.**
LICENSED REAL ESTATE BROKER

**UNDER
CONTRACT**

River Bend Ranch Reserve

1,170± Acres | Volusia County, Florida

*One of Central Florida's
Most Elite Land Opportunities*



**River & Creek Frontage | Old Florida Landscapes
Centrally Located | Picture Perfect Homesites**

Exclusive Opportunity Offered by Maury L. Carter & Associates, Inc.
Showings to Qualified Prospects by Appointment Only

River Bend Ranch Reserve Property Details



← 1.3 ± Miles
Deep Creek
Frontage

2 ± Miles →
St. Johns River
Frontage

Size: 1,170± acres

Location:

1411 Osteen-Maytown Road
Osteen, FL 32764 (Volusia County)

Price: \$15,000,000.00 or \$12,820/acre
Proof of Funding Letter required prior
to scheduling showings.

*No exceptions. Showings by appointment
only (accompanied by Maury L. Carter &
Associates, Inc.'s sales associate/broker).*

→
Connection to
Lake Harney

Deering Preserve
at Deep Creek
(Volusia County
Conservation Land)

Lake Harney

Drive Times

Downtown Orlando: 50 min

New Smyrna Beach: 30 min

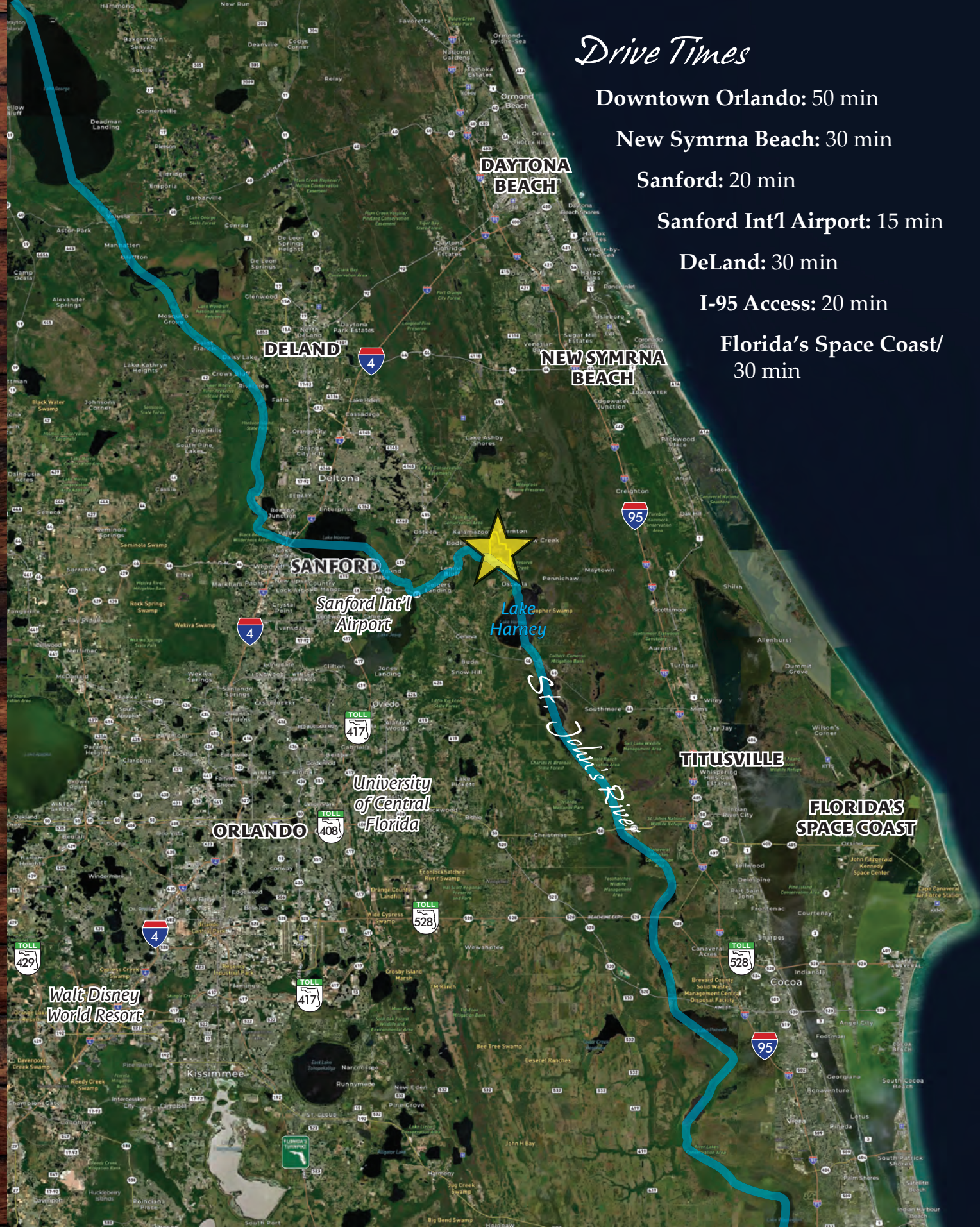
Sanford: 20 min

Sanford Int'l Airport: 15 min

DeLand: 30 min

I-95 Access: 20 min

Florida's Space Coast/
30 min



30 minutes to *beaches and sunshine*

River Bend Ranch Reserve

Located in the heart of Volusia County, Central Florida

River Bend Ranch Reserve is an *Elite Central Florida Trophy Ranch*. This property is one of the last remaining (large acreage tracts) with significant river frontage on the St. Johns River. This property offers spectacular hunting, fishing, recreational and agricultural opportunities. Deer are plentiful and have been managed for size and health over the last several years. In addition, this property is teeming with Osceola Turkey - a turkey hunter's dream! Boar hogs, Florida Black Bears and other diverse wildlife call this property home.

Breathtaking Old Florida landscapes call this ranch home. Ancient Oak Hammocks, flatwood pine scrub and prairie land provide a treasure of Florida ecological beauty. Many parts of the ranch remain as natural as the day God created this land.

LOCATION

This property is centrally located, so accessing the ranch from anywhere in Central Florida is effortless. I-95 and other major roadways are all located in close proximity to River Bend Ranch Reserve.

River Bend Ranch Reserve is located just 30 minutes from New Smyrna, Titusville and

Daytona. Enjoy beaches, sunshine, dining, water sports, space craft launches, employment hubs, fishing and more.

SUBDIVISION - LONG TERM UPSIDE!

Central Florida is growing fast. In fact, it is one of the fastest growing regions in the United States. Volusia County is no exception. Volusia County offers world class beaches, boating, hunting, fishing and other recreational activities, as well as being centrally located to major population and employment hubs (Orlando, Daytona, Jacksonville, etc.).

In anticipation of this growth, the current owner has submitted a plan for Volusia County's approval to obtain a 192-lot Conservation Subdivision. While final approval has not yet been granted, this work is in progress and it is anticipated to have approval in hand soon. Please call to request additional information on this Conservation Subdivision.

With the future ability to develop and sell a property with entitlements in hand, this property offers an outstanding long-term exit strategy. Demand for housing will continue to grow as Florida's economy and population continue to increase.



Lake Harney

St. John's River

Duck Pond Prairie



Deep Creek



Room to roam with
close proximity to
major cities makes
*River Bend Ranch
Reserve* an excellent
property to call home

River Bend Ranch Reserve River and Creek Frontage

Double Frontage! River Bend Ranch Reserve boasts 2+ miles of river frontage on the historic St. Johns River. Endless fishing, boating and water recreational opportunities exist on River Bend Ranch Reserve. Lake Harney is two miles directly to the south, fully accessible by boat via the St Johns River.

In today's day and age, this much river frontage is nearly unheard of on a major river, particularly on the St. Johns River. In the late 80s and early 90s, various governmental agencies (SJRWMD, Counties, State of Florida, and others) committed to purchasing nearly all of the land abutting and fronting the St. Johns River. This was all in the name of conservation and future stewardship of Florida's land and water resources. In this region, these entities have mostly succeeded in their plan to buy all large acreage ranches and timberlands with direct frontage on the St. Johns River. Only a few large pieces remain in this region with large river frontage and access. River Bend Ranch Reserve has maintained its status as one of the last private, large acreage tracts with significant river frontage, making this an exquisite and rare opportunity.

What's better than one major waterway located on an elite property? Having two! Deep Creek directly borders and flows south to the river on the northeastern portion of this property (see map). Deep Creek connects to the St. Johns River. Small boats can be used to enjoy Deep Creek and all it has to offer. Deep Creek is a beautiful additional waterway that gives River Bend Ranch Reserve another 1.3 miles of waterway frontage (see photos).



St. John's River



St. John's River



Double Water Frontage



Lake Harney

St. John's River

**1,170 +/-
ACRES**

Deep Creek

River Bend Ranch Reserve Property Amenities

- **Shop / Barn / Bunk House / Restrooms:** While there is not a home on this property, there is a shop, a barn, a bunk house and restrooms. If it would be the desire of a buyer to build a home on site, there are plenty of picture perfect areas for a home.
- **Wells:** One - 3" residential well
- **Fencing:** Most of the fencing has been completed in the last four years
- **Three Phase Power:** available and runs deep within the property





Recreation and Working Spaces



Bathrooms & Showers



St. John's River



Hunting Stands



Pasture



Shooting Range



Ancient Oak Hammocks



256± acres of Pasture



Deep Creek



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407-422-3144 | maurycarter.com
3333 S. Orange Avenue, Suite 200 | Orlando, FL 32806