

**FOR  
SALE**

# ST. JOHNS RIVER RANCH BETWEEN ORLANDO & EAST COAST BEACHES

859 Morgan Alderman Rd, Mims, FL 32754

**PRICE  
REDUCED**



## ABOUT THE PROPERTY

<b>SIZE</b>	257± acres
<b>PRICE</b>	<b>\$700,000+ PRICE REDUCTION!</b> NOW: \$4,495,000 (was \$5,200,000)
<b>ZONING</b>	RC (Resource Corridor) A-1 (1 dwelling unit/10 acres)
<b>FLU</b>	Environmental Systems Corridor Agricultural Resource
<b>UTILITIES</b>	Well and septic
<b>FRONTAGE</b>	330'± on Morgan Alderman Rd 1.5 miles on St. Johns River & Lake Harney
<b>PARCEL IDs</b>	032800000050, 32900000020, 032900000010, 032000000010, 032000000020

## DESCRIPTION

**Turn-key Riverfront Ranch!** This 257± acre retreat is located in southwest Volusia County along the St. Johns River and Lake Harney. Property features improved pastures that are fenced for a cattle operation. Barndominium-style home on property with 2,100 sqft living quarters and 1,800 sqft enclosed garage. Home includes ample outdoor space for entertainment and cooking.

**Must-have Opportunity!** Purchase a working cattle ranch with established cow pens and fencing already in place. Just under one hour from downtown Orlando and New Smyrna Beach makes this property's location prime for a second home or recreational retreat. Property is nestled in between conservation lands on the eastern boundary as well as Lake Harney and the St. Johns River on the western boundary.

**Do not miss this! Call for more information today!**

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## **RIVER**

This property is one of the last available large tracts with over 4000' of accessible river frontage on the historic and valuable St. Johns River. This area of the property is a true time capsule of "Old Florida" that still exists today for the owners. Arrowheads and pottery remains are common finds for this area once known as "Stone Island" in the 1800s, post Seminole War.



## **LOCATION**

This river retreat is located only 12 miles from Publix, Tractor Supply and other modern conveniences. Just 3 miles to the St. Johns boat ramp and 16 miles from the world famous Mosquito Lagoon boat ramp. Trophy Turkey and Deer are just out of your back door, top tier bass and crappie are just a short ATV ride away. World-renowned redfish, snook, and tarpon only a short drive away.



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## **WILDLIFE & FARMING**

This property is actively being used as a cow/calf and beef stocker operation. It's been the owner's mission to preserve the land's natural and native beauty while also stewarding an outstanding wildlife habitat. Rotational grazing and cross fencing have successfully created a peaceful blend of nature, beef production, wildlife and recreation.



## **HIGHER & BETTER USE**

Unencumbered by any conservation easements, this property is highly desirable for state conservation programs of your choosing. Future home development is also a viable option for a great return of capital.



## **TURN-KEY**

Whether you're looking for a safe haven to raise a family away from today's uncertainty, or a recreational property to be enjoyed for generations to come, or a profitable agriculture and cattle enterprise, this one-of-a-kind property has something for everyone.



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**PROPERTY MAP**

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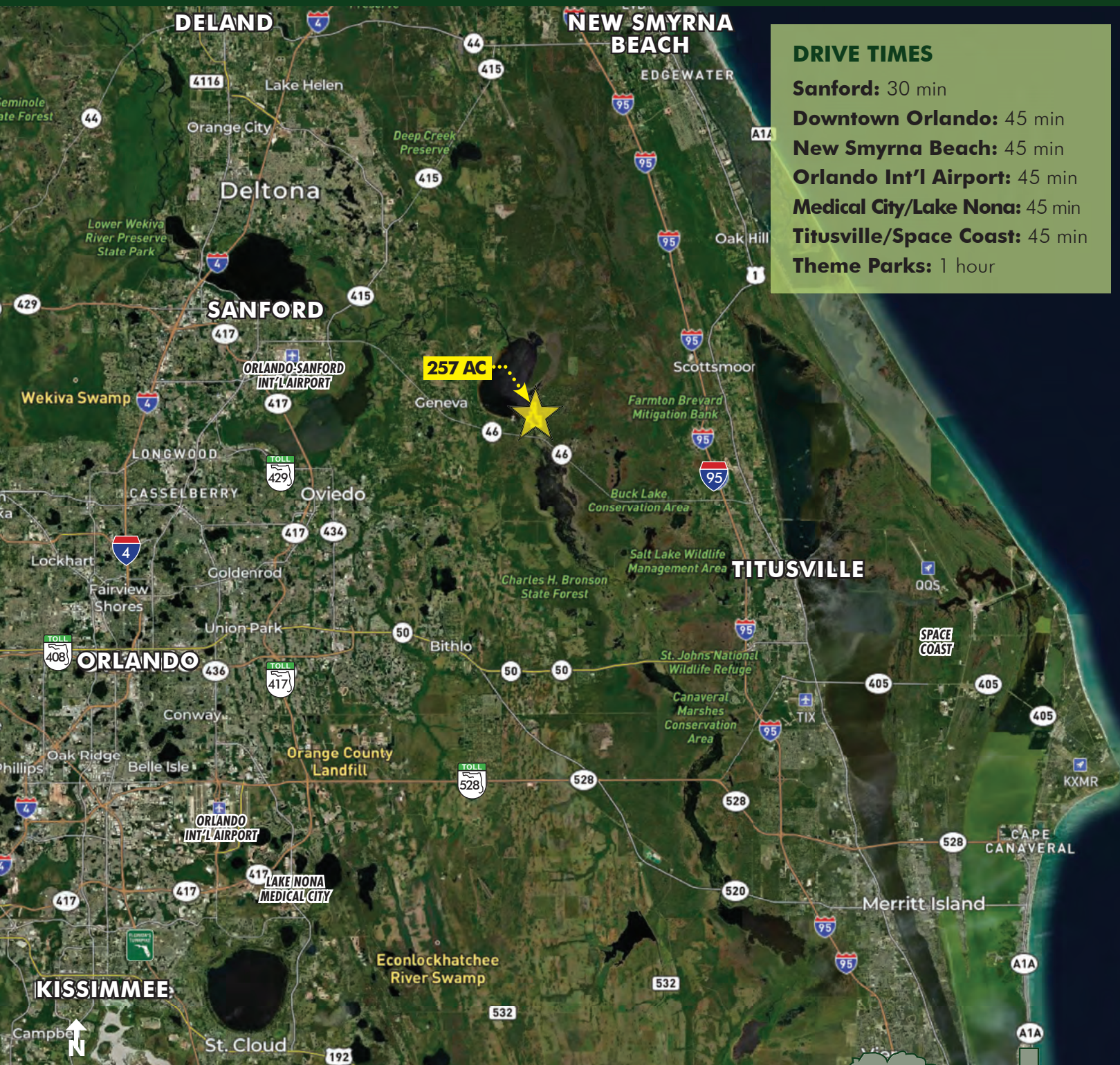




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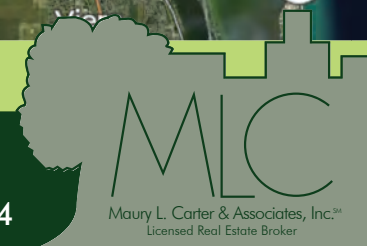


## LOCATION MAP

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**CONSERVATION MAP**

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