



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



**60± AC RESIDENTIAL PROPERTY WITH
OPERATING NURSERY, PIERSON
Shaw Lake Rd. Pierson, FL 32180**

PROPERTY DETAILS

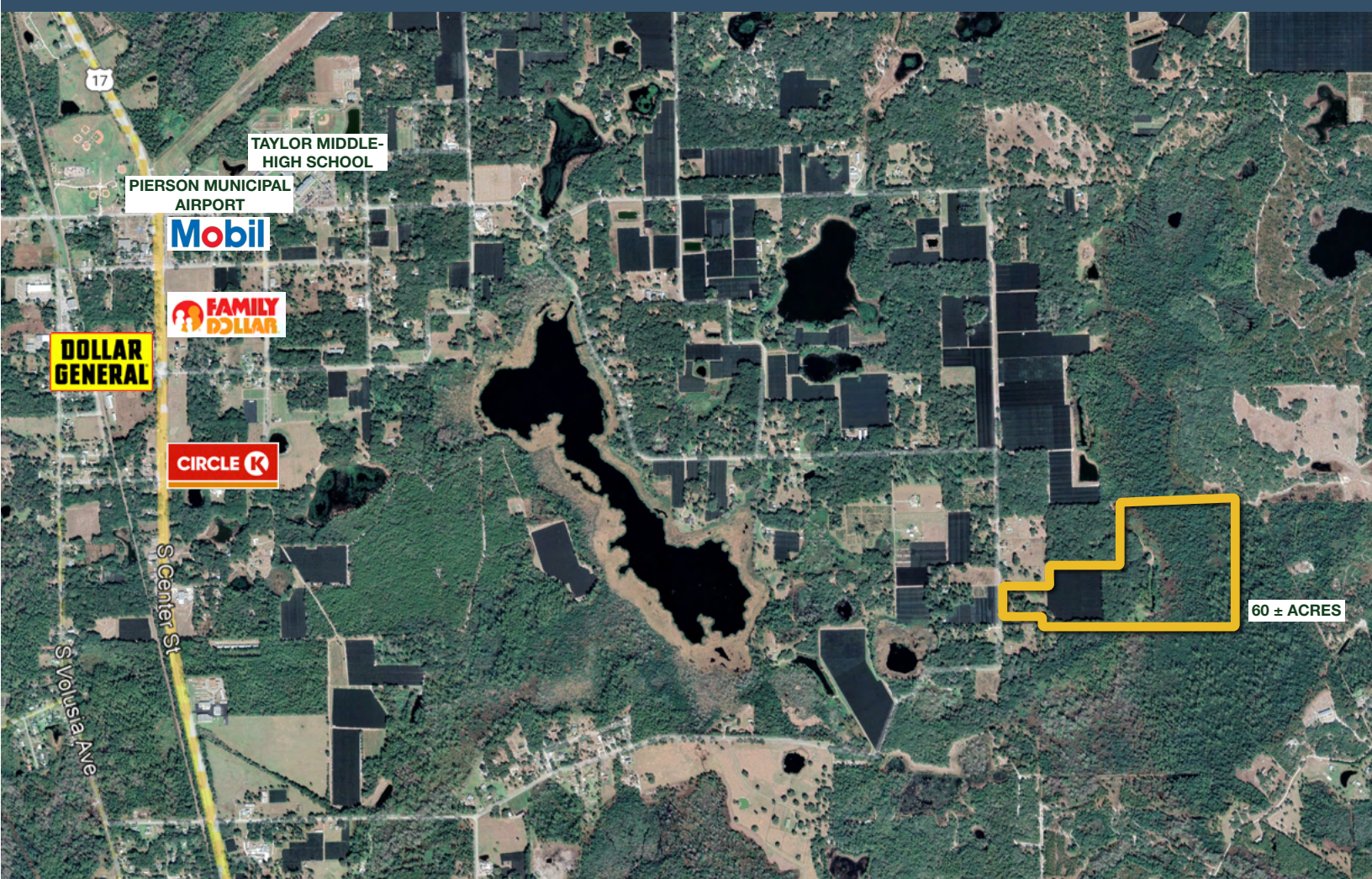
- Price: \$1,000,000
- Size: 60 acres
- Parcel ID: 483600000016
- Zoning: A-2 & Resource Corridor
- FLU: Rural & Environmental Systems Corridor
- Utilities: Electric (Duke Energy)

60± Acres of Prime Volusia County Land – Residential & Agricultural Opportunity

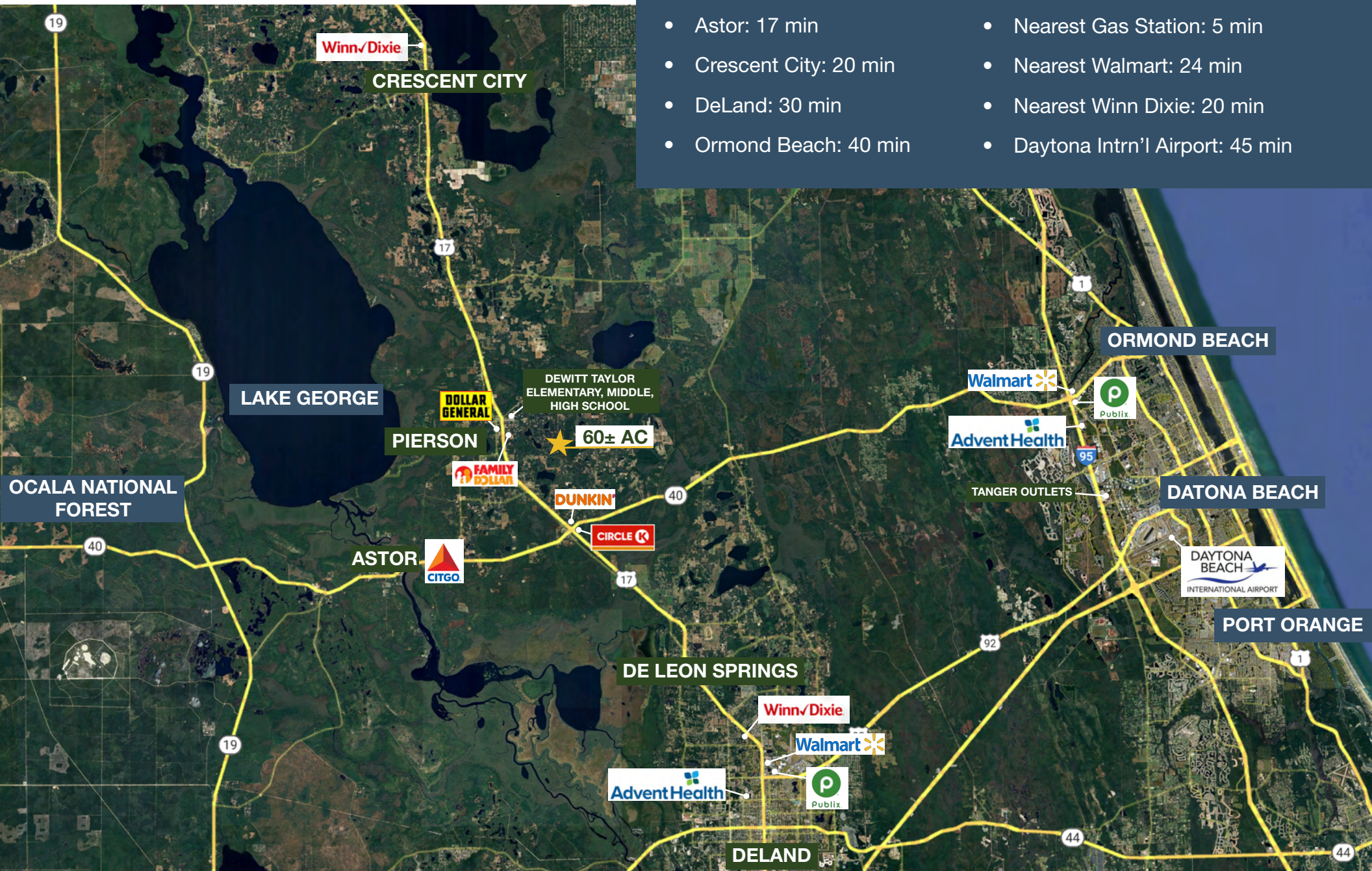
Discover a rare blend of natural beauty and agricultural productivity on this 60± acre property in the heart of Volusia County. Perfect for a private homestead, recreational retreat, or fully operating agricultural venture, this land features a thriving nursery, expansive Live Oak hammocks, and abundant Florida wildlife including Whitetail deer and Osceola turkeys.

Two 8" Detroit Diesel wells provide reliable water for irrigation, supporting the established agricultural operation and future expansion. A stocked pond adds both charm and a habitat for wildlife, while towering oaks offer shaded areas ideal for outdoor enjoyment. With 3-phase power already on-site, the property is well-equipped for farming, business, or residential development.

Whether you're seeking productive agricultural land, a residential property with privacy, or a serene retreat surrounded by Old Florida landscapes, this Volusia County gem offers endless possibilities. Don't miss the chance to own this highly sought-after property!



REGIONAL MAP



Drive Times

- Astor: 17 min
- Crescent City: 20 min
- DeLand: 30 min
- Ormond Beach: 40 min
- Nearest Gas Station: 5 min
- Nearest Walmart: 24 min
- Nearest Winn Dixie: 20 min
- Daytona Intrn'l Airport: 45 min



