



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

RECORD-BREAKING TRANSACTION | VOLUSIA COUNTY

McMillon Creek Ranch Conservation Easement Sets **New County Record**

Lake Ashby, Volusia County, Florida • Closed March 30, 2026

\$2.66 M

TOTAL SALE PRICE

\$12,505

PRICE PER ACRE

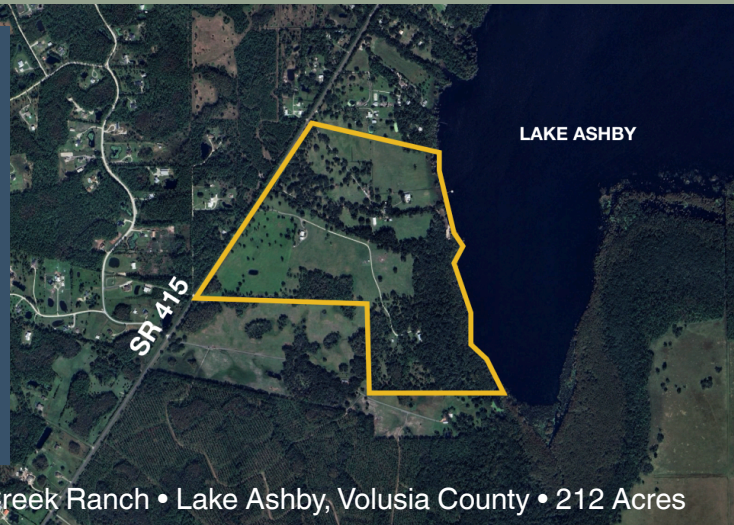
212+

ACRES PROTECTED

PURCHASED BY



Maury L. Carter & Associates, Inc. is proud to announce the record-breaking conservation easement sale of **McMillon Creek Ranch**, a historic purebred Beefmaster ranching operation on the shores of **Lake Ashby** in **Volusia County**. The easement was sold to **Volusia Forever & the St. Johns River Water Management District**, setting a county record for conservation easement transactions at **\$12,505 per acre**.



McMillon Creek Ranch • Lake Ashby, Volusia County • 212 Acres

Highway Frontage

3,300+ ft on State Road 415

Lake Ashby Frontage

Nearly 4,000 ft of shoreline

Location

<20 min to New Smyrna Beach
45 min to Orlando

Owner Retains

8 residential homesites in
perpetuity

"We're grateful to have played a role in a project that balances stewardship and strategy. The McMillon Creek Ranch is truly old Florida in its finest state, and the owner's legacy and stewardship will now live on in perpetuity."

— Robby Doyle, Maury L. Carter & Associates, Inc.

Robby Doyle of Maury L. Carter & Associates, Inc. represented the Seller, working closely with Volusia County to maximize the easement value while preserving a rare and special part of Florida's natural heritage.

Maury L. Carter & Associates, Inc. Governmental/Conservation Track Record

\$187M+

TOTAL SALES

46,134

TOTAL ACRES

35+ Years

COLLABORATING WITH
STATE & LOCAL AGENCIES