

Osceola County Hunting & Recreational Tract

Canoe Creek Rd , Kenansville , Florida 34739

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PROPERTY OVERVIEW



Sale Price

\$4,300,000

Offering Summary

Acreage:	1,203 Acres
Price / Acre:	\$3,574
State:	Florida
City:	Kenansville
County:	Osceola
Property Type:	Hunting and Recreational Land

Property Overview

This property consists of approximately 1,203 ± acres of hunting and recreational land located in Kenansville, FL. The northernmost 1,197 ± acres are protected by a conservation easement. This tract is currently being used as a mitigation bank and is actively selling herbaceous and forested wetland credits. The property has been and will continue to be intensely managed to meet the requirements of the existing mitigation bank ERP. Prescribed fire, invasive plant species removal, and designated internal road improvements are just a few practices that a new land owner would benefit from. This property could serve as a tremendous hunting and recreational opportunity for the outdoorsman and wildlife enthusiast. The subject property borders Three Lakes WMA to the West and other large land holdings back to the East. The property has received little to no hunting pressure over the last 20 ± years with the current ownership.

It is worth noting that southernmost 5 ± acres on Canoe Creek Road are fee simple in nature. This will allow a buyer a place to build a barn, home, etc. alongside the recreational acreage. See attached maps for configuration boundaries.

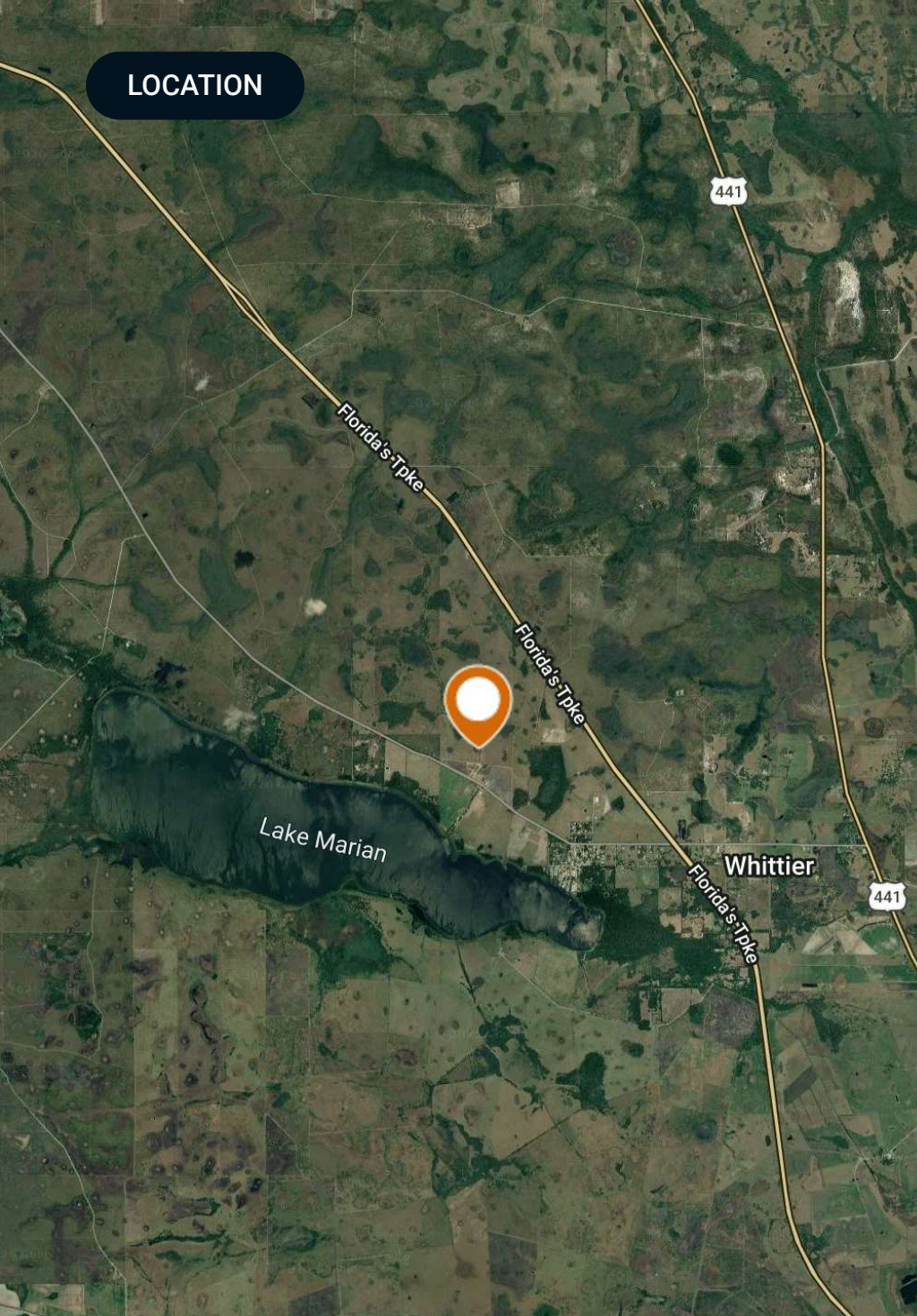
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	78% uplands / 22% wetlands
Soil Types:	See attached soil map.
Taxes & Tax Year:	2025 - \$1,009
Zoning / FLU:	Zoning- AC FLU- Agricultural

LOCATION



Location & Driving Directions

Parcel: 06-30-33-0000-0010-0000 31-29-33-0000-0010-0000 30-29-33-0000-0020-0000 and a portion of 07-30-33-0000-0016-0000

GPS: 27.8991724, -81.060625

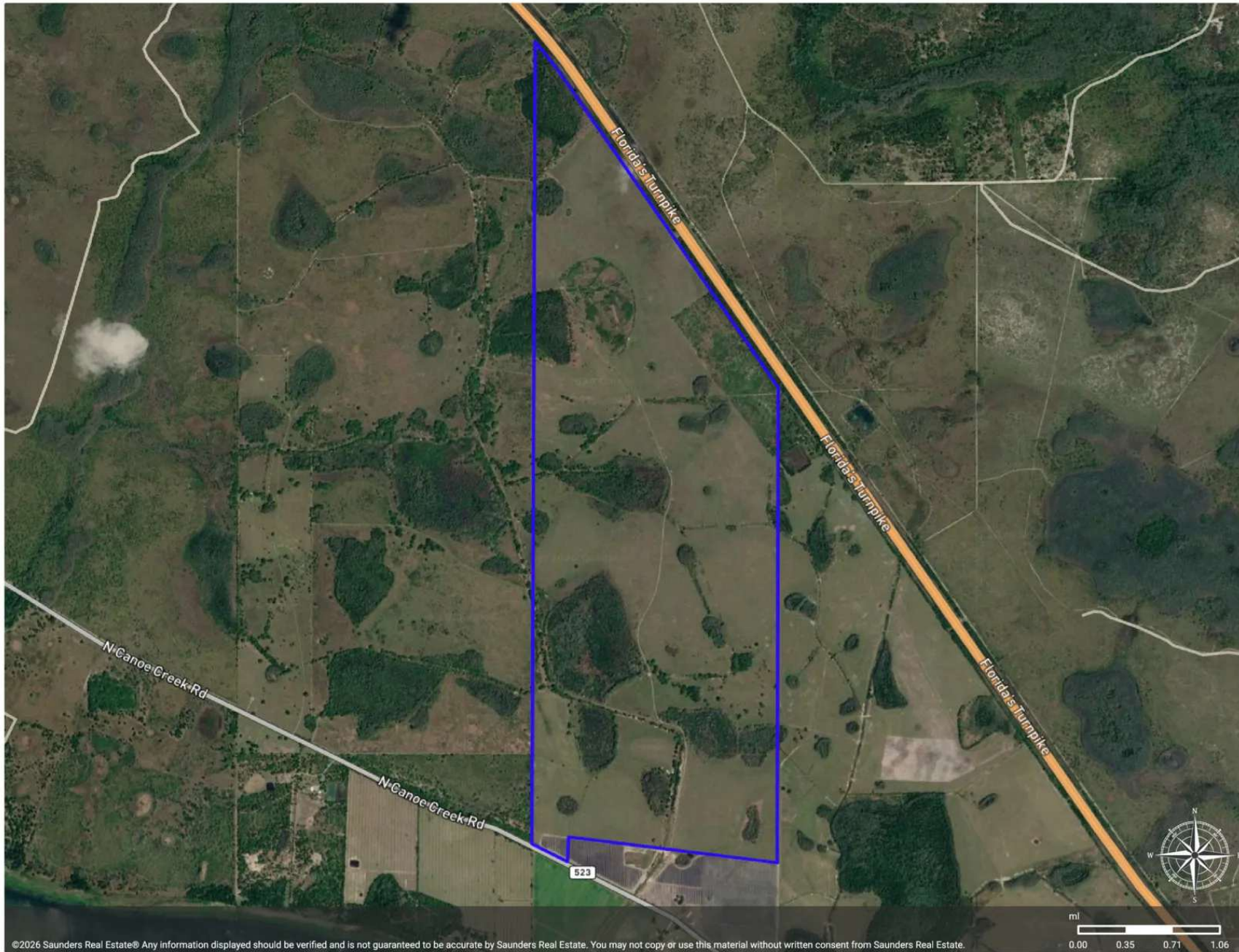
**Driving
Directions:**

- From Highway 441 in Kenansville go West on Canoe Creek Road for roughly 4.5 miles
- The subject property will be on the north side of the road

**Showing
Instructions:**

Contact listing agents. Shown by appointment only.

PROPERTY OUTLINE



Overview

Polygon



WETLANDS MAP



Kennansville 1317

- Polygon
- Wetlands NWI: Lacustrine
- Wetlands NWI: Palustrine
- Wetlands NWI: Riverine



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ADDITIONAL PHOTOS













Osceola County FLORIDA

Founded	1887	Density	284.2 (2019)
County Seat	Kissimmee	Population	436,336 (2023)
Area	1,322 sq mi	Website	www.osceola.org

Created in 1887, Osceola County serves as the south/central boundary of the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The city of Kissimmee, which serves as the county seat, is only 18 miles south of Orlando. St. Cloud, another major city within the county, is about 45 miles west of Melbourne on the Atlantic coast.

Throughout its economic history, the Florida "Crackers" once guided herds of lean cattle across the open ranges and scrub brush of Osceola County. In the 1930s, the introduction of heartier Brahma cattle further improved the beef industry in the county.

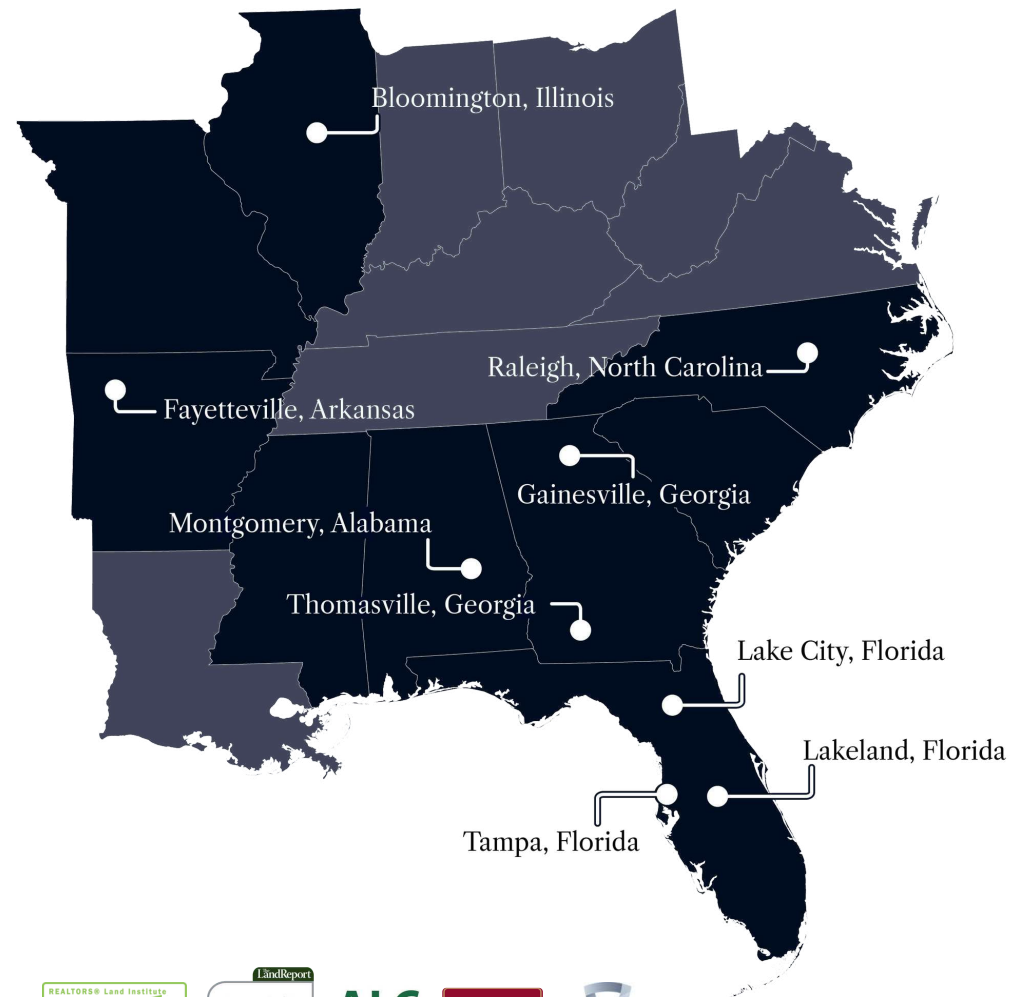
As one of the fastest-growing counties in Florida, Osceola is a hot market for residential development and is also one of the main tourist corridors in Central Florida. Osceola County is also home to Celebration, a planned community near Disney World.



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