

THREE LAKES RANCH

758± acres

Volusia County, FL

**UNDER
CONTRACT**

Over 1.7± MILES
of WATER FRONTAGE
on 3 lakes!

Development
POTENTIAL!



Invest · Play · Hunt · Live Outdoors

WATER FRONTAGE, HUNTING & RECREATION Have you been searching for that perfect property for relaxation and recreation in pristine nature, abundant lakefront, with medium- to long-term development potential? **You've just found it!** Three Lakes Ranch, located in Volusia County, Florida, boasts some of the highest quality land in our state.

TIMELESS TREASURE The property has been owned by the same family for generations, and is being offered for sale for the first time in over 100 years. This property consists of ≈91% uplands and is covered with majestic oak hammocks, long leaf pine (including one of the finest stands in the state), and pasture. Three Lakes Ranch is covered in Florida wildlife and has been managed for the benefit of species such as Red-headed Woodpeckers, Wild Turkey, White-tailed Deer, and Northern Bobwhite quail. A long history of valuing pristine nature has produced a diverse population of butterflies, dragonflies, birds, frogs (13 species!) and much more. This land is a work of art for any outdoor enthusiast.

DEVELOPMENT POTENTIAL Three Lakes Ranch has been divided into and approved for **62 buildable – 10+ acre lots**. This protects vested interests and provides for an eventual exit plan by making the individual parcels ready for sale or development. Subdivision design provides for forestry corridor, miles of trails, and access to lakes Dias, Winona, and Clifton. There is an enormous demand for lots of this size in the area. Most agricultural properties we sell don't have an exit plan, but this one has a great one already in place.

— Commercial Real Estate Investments | Management | Brokerage | Development | Land

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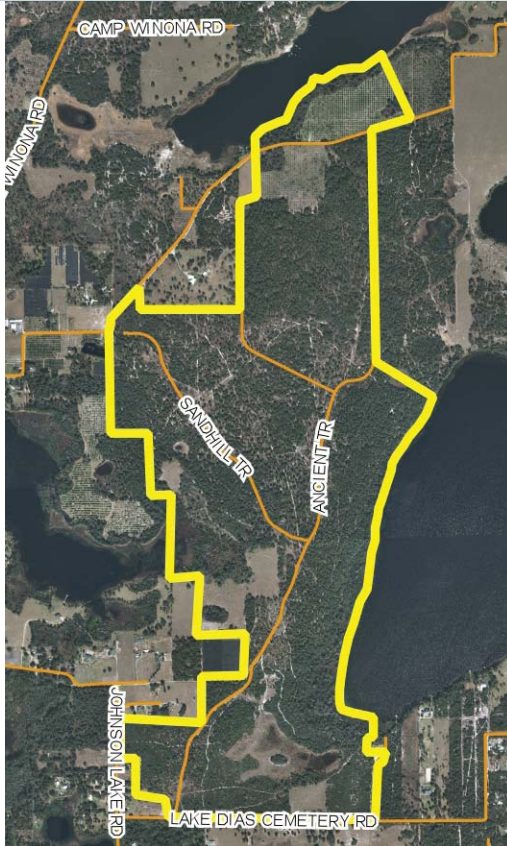
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LAND FOR SALE



LOCATION/DRIVE TIMES

Located in northern Volusia County, Florida.

- 1 hour to Orlando
- 45 min to Daytona/New Smyrna Beach
- 1.5 hours to Jacksonville
- 35 min to I-95

SIZE

758± acres

PRICE

\$5,500,000 or \$7,253/acre - BRING OFFERS!

ZONING

Each parcel has 10+ acres of A-1 (1 unit per 10 acres)

ROAD FRONTAGE

3,300' ± on Clifton Road
4,000' ± on Lake Dias Cemetery Road
590' ± on Johnson Lake Road

LAKE FRONTAGE

FRONTAGE ON THREE LAKES – Lake Dias, Lake Winona and Lake Clifton. These upland, sandbottom lakes have **PRISTINE** lake frontage, each with its own individual character.

- Lake Dias (≈715 acres in size): 1.1 ± miles of frontage, large, forested
- Lake Winona (≈100 acres in size): 2,705' of frontage, long, blue, high-banked
- Lake Clifton (≈130 acres in size): 500' of frontage, serene, beautiful

UTILITIES

- Electric is to the site
- Agricultural well for irrigation available
- Well and septic to be installed for future development of homes and barns

Offering subject to errors, omission, prior sale or withdrawal without notice.



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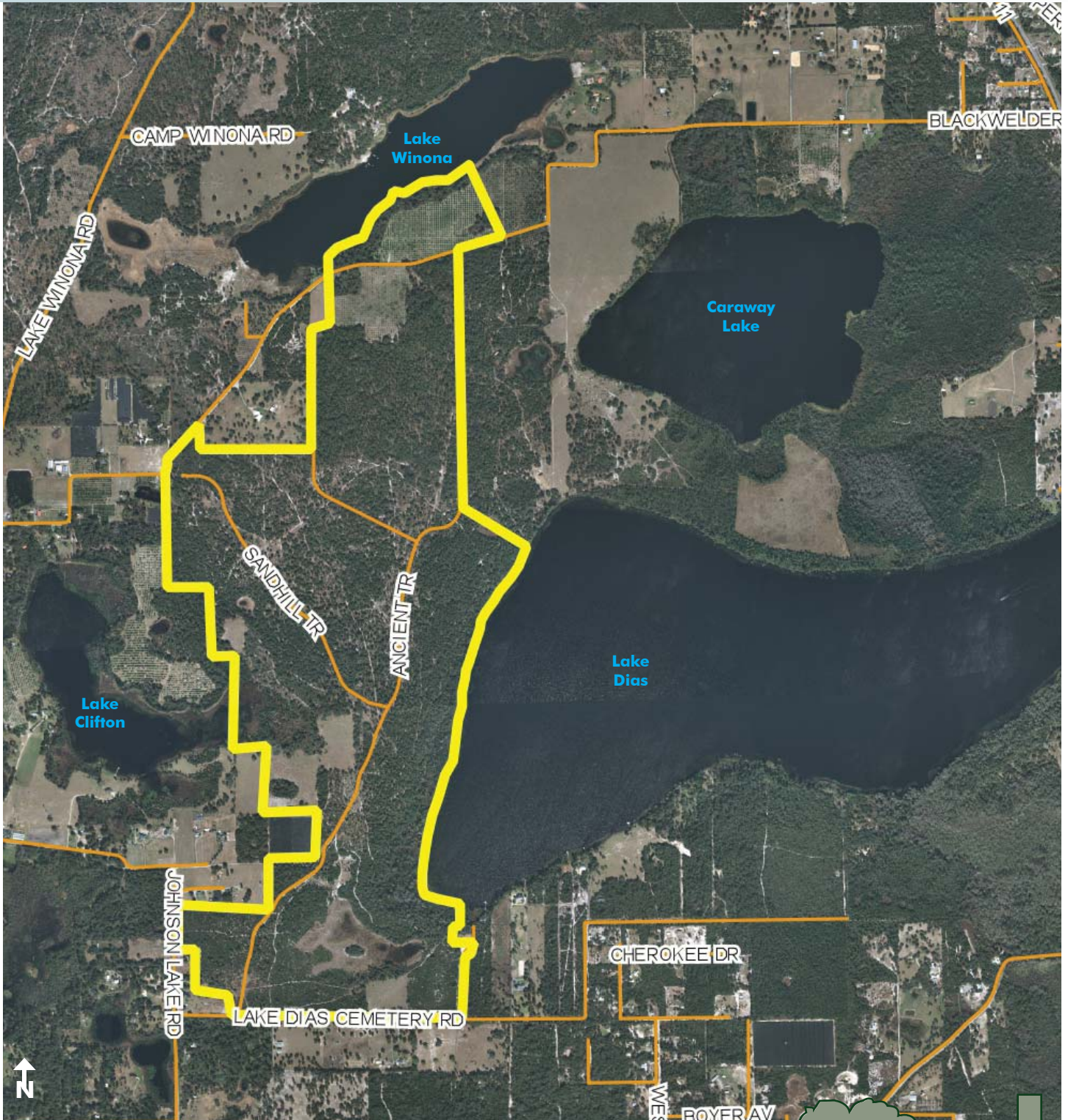


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PROPERTY MAP

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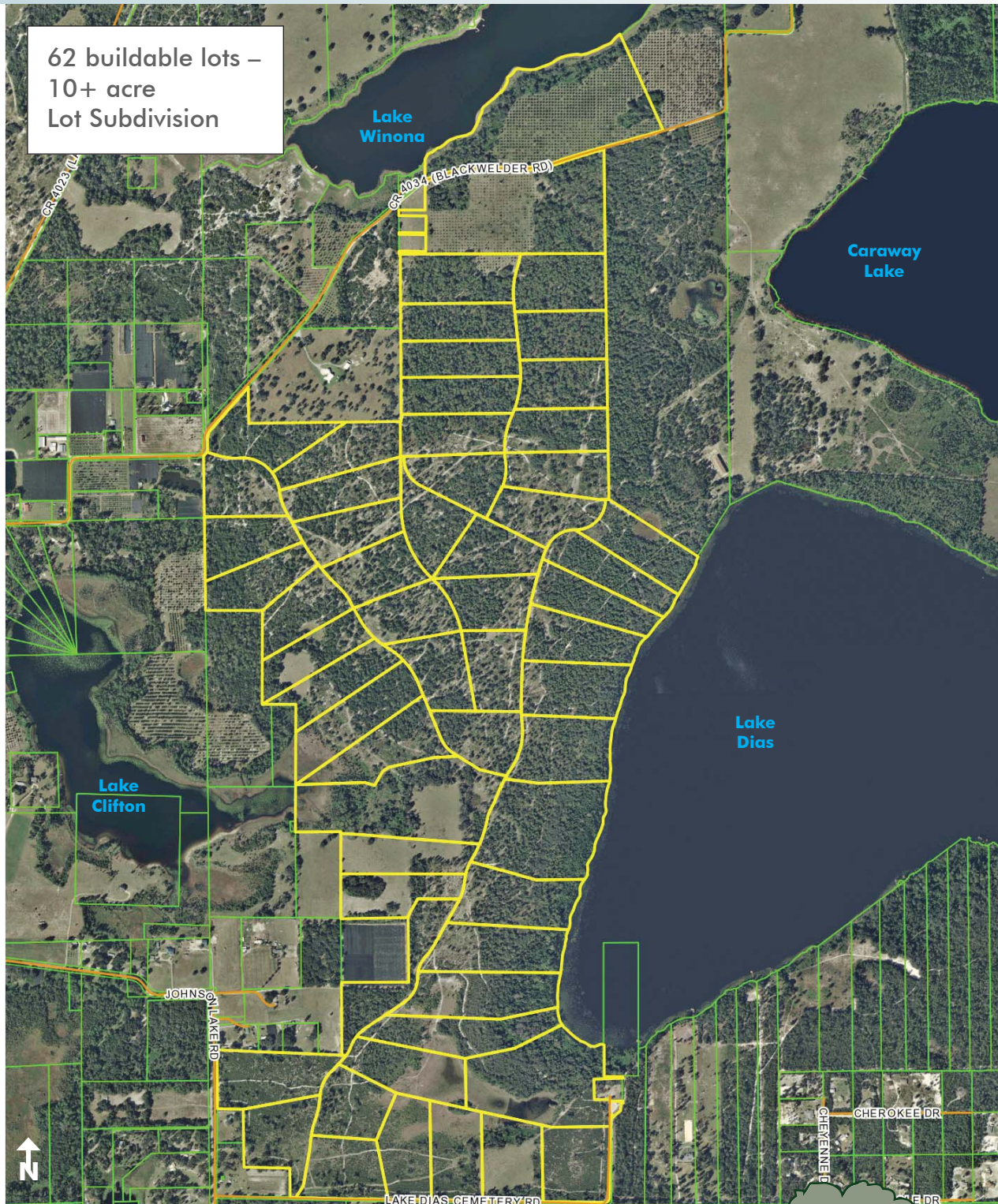


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SUBDIVISION MAP

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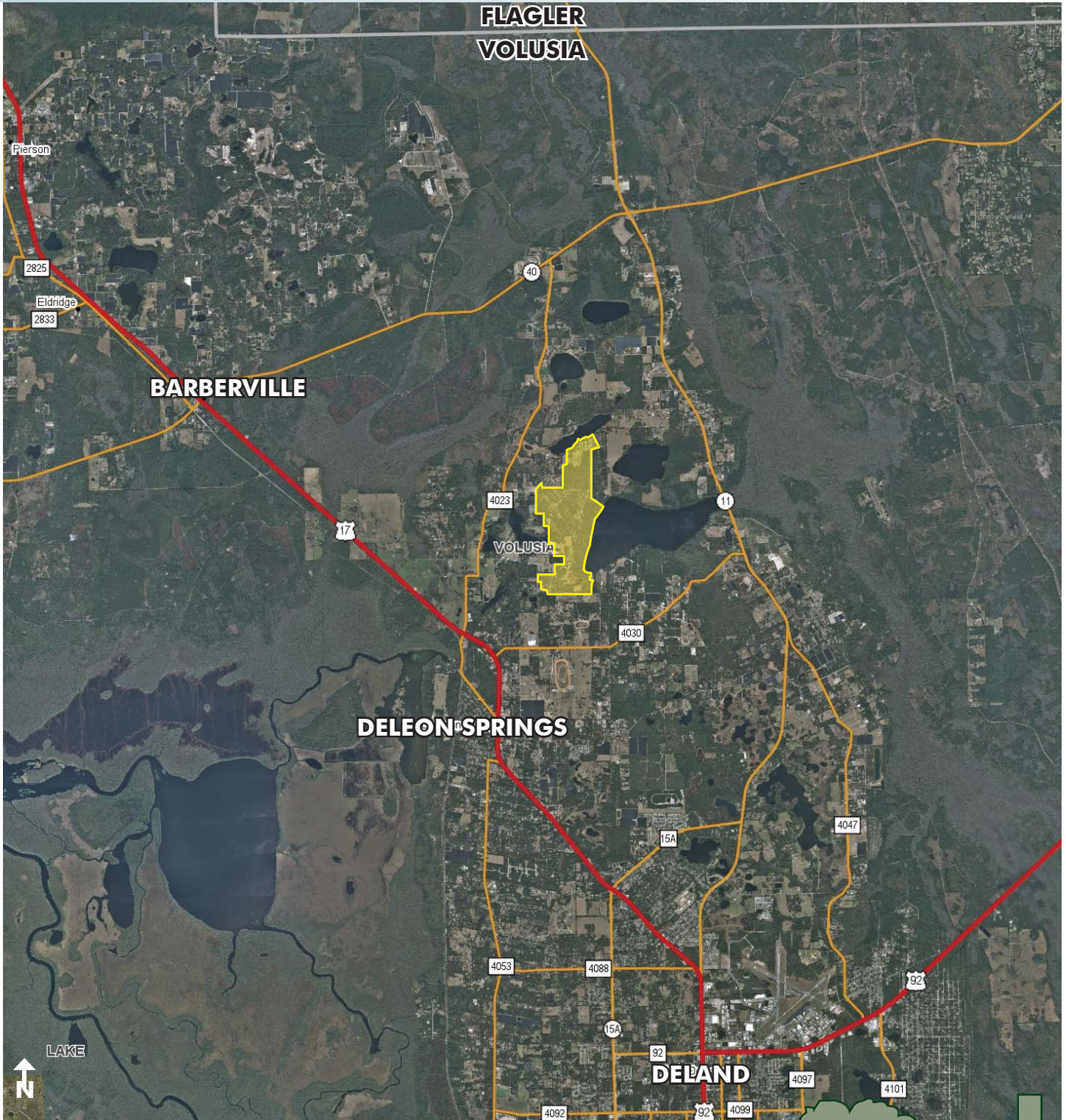


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REGIONAL MAP

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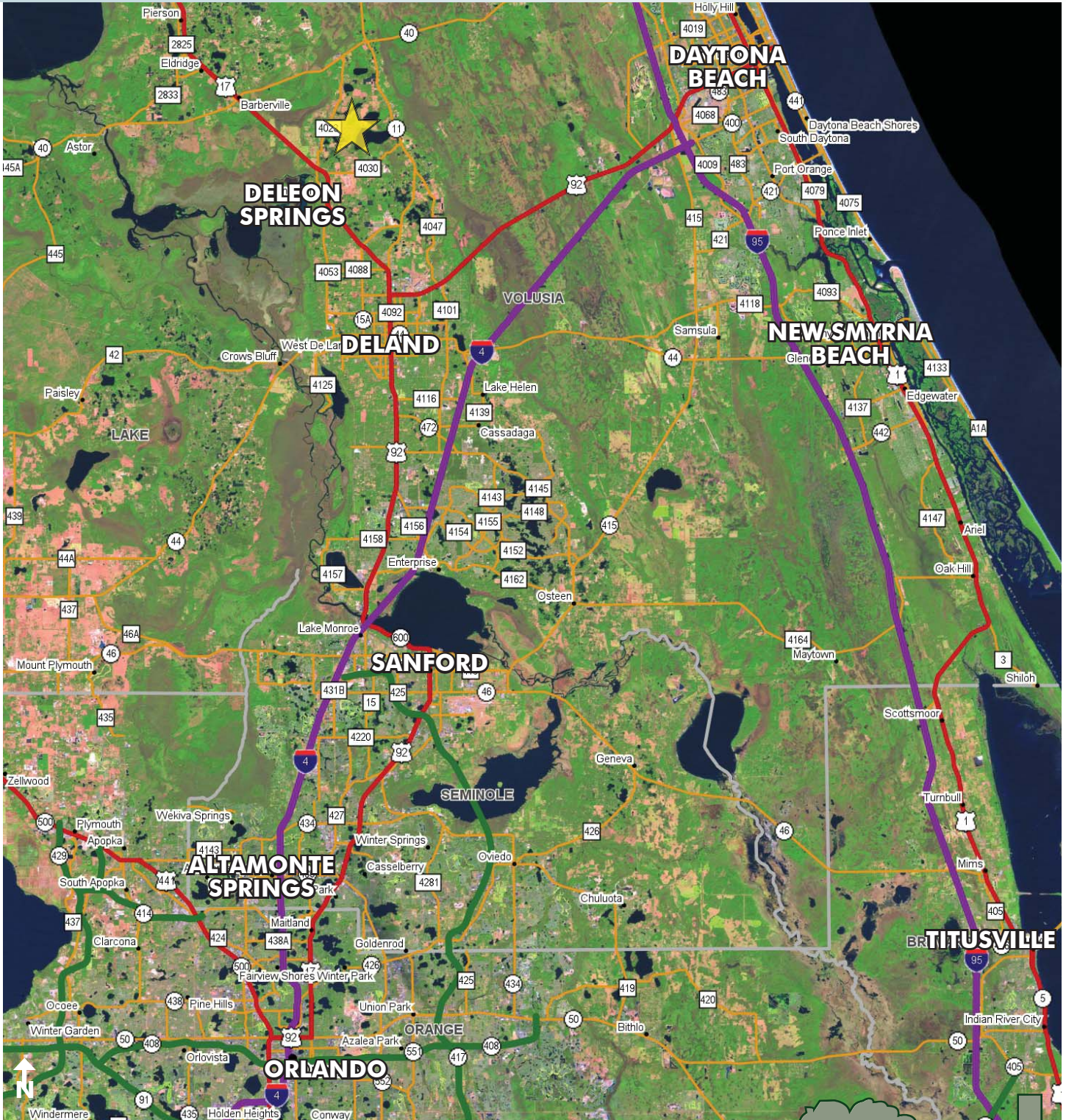


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LOCATION MAP

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