

LAND FOR SALE

# OSCEOLA COUNTY ACREAGE

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HICKORY TREE ROAD

Saint Cloud, FL 34772

PRESENTED BY:

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**SALE PRICE**

**\$920,500**

### OFFERING SUMMARY

<b>ACREAGE:</b>	18.4 Acres
<b>PRICE / ACRE:</b>	\$50,027
<b>CITY:</b>	Saint Cloud
<b>COUNTY:</b>	Osceola
<b>PROPERTY TYPE:</b>	Ranch

### PROPERTY OVERVIEW

Just South of Alligator Lake and just North of Lake Gentry lies 18 acres of beautiful agricultural land that can be utilized as the perfect recreational retreat or as a future development site. Adjacent properties are going through the development process and the subject property lies within the county's conceptual master plan. This property can serve as a great investment to carry forward into the county's future development plans, with the ability to enjoy its recreational benefits in the meantime.

Deer, turkey, and hogs have been seen in the area, with surrounding woods creating a perfect secluded ranchette-style retreat. Gorgeous pasture coupled with the two small crystal clear ponds on the property make you feel like you are out in the country, yet you are only 30 minutes from Walt Disney World and only 5 miles from the city limits of Saint Cloud. Also, the property is a short 25-minute drive from Lake Nona Medical City and Highway 417. This property is ideally located and is just a short drive to many urban centers such as Saint Cloud, Kissimmee, and Orlando. Call today for your perfect Ranch on the outskirts of the city!



## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Ranch
<b>UPLANDS / WETLANDS:</b>	17.2 Upland Acres / 1.2 Wetland Acres
<b>SOIL TYPES:</b>	Predominantly Myakka Fine Sand and some Placid Fine Sand
<b>TAXES &amp; TAX YEAR:</b>	2020 Taxes: Parcel 05-27-31-4950-0001-0660: \$1,126.99 Parcel 05-27-31-4950-0001-0630: \$4,979.32 Total Combined Taxes: \$6,106.31
<b>ZONING / FLU:</b>	Zoning: AC [Agriculture] / FLU: Mixed Use
<b>LAKE FRONTAGE / WATER FEATURES:</b>	Total of one acre of ponds on the property
<b>NEAREST POINT OF INTEREST:</b>	Saint Cloud
<b>FENCING:</b>	Wood and net wire fence surround approximately 13 acres of land and barb wire fence surround the remaining acreage.
<b>CURRENT USE:</b>	Agriculture/Cattle
<b>GRASS TYPES:</b>	Native Grasses



## LOCATION & DRIVING DIRECTIONS

**PARCEL:**

05-27-31-4950-0001-0660 and 05-27-31-4950-0001-0630

**GPS:**

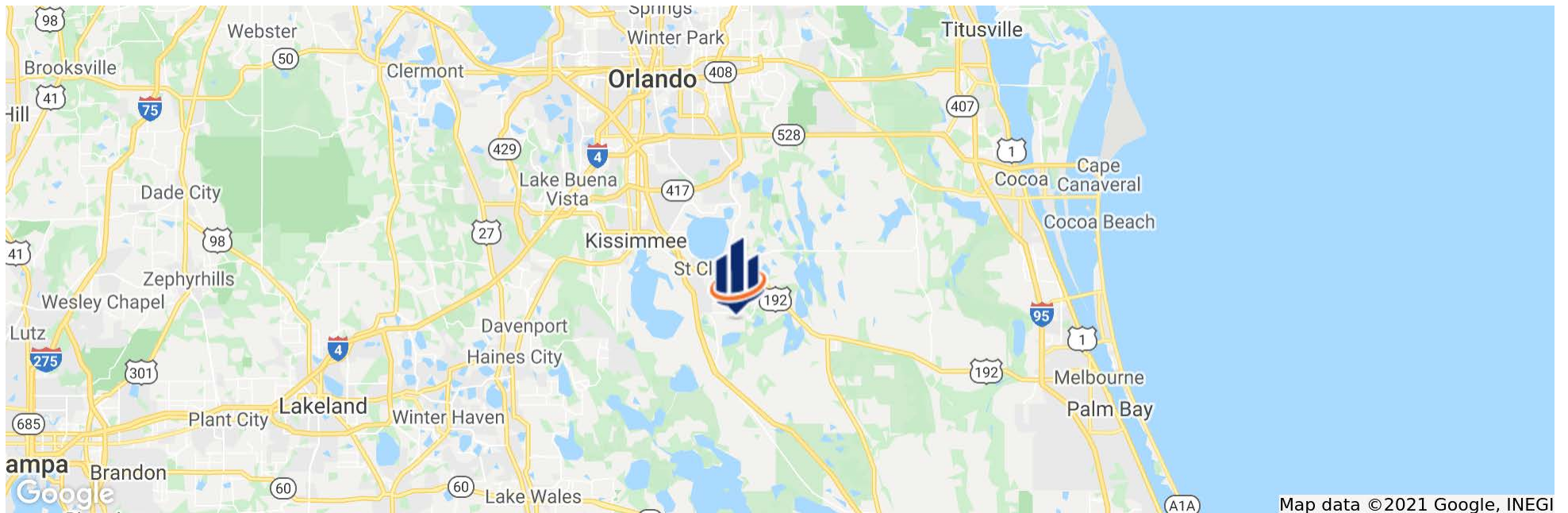
28.1673237, -81.2288576

**DRIVING DIRECTIONS:**

From E Irlo Bronson Memorial Hwy, turn right onto Hickory tree Rd and drive for 6 miles, then turn right onto a dirt road and travel for 0.4 of a mile and you will arrive at the property.

**SHOWING INSTRUCTIONS:**

Please Contact Listing agent Dusty Calderon









## OSCEOLA COUNTY

### FLORIDA

<b>FOUNDED</b>	1887	<b>DENSITY</b>	284.2 [2019]
<b>COUNTY SEAT</b>	Kissimmee	<b>POPULATION</b>	375,751 [2019]
<b>AREA</b>	1,322 sq mi	<b>WEBSITE</b>	<a href="http://www.osceola.org">www.osceola.org</a>

Created in 1887, Osceola County is included in the Orlando–Kissimmee–Sanford Metropolitan Statistical Area. The county serves as the south/central boundary of the Central Florida greater metropolitan area. Kissimmee, the county seat, is 18 miles south of Orlando and the other large city, St. Cloud, is about 45 miles west of Melbourne on the Atlantic coast.

Historically, the county is home to the cracking sound of cowboys' whips. The “Crackers” drove herds of lean cattle through the scrub brush of Osceola's open ranges. Heartier Brahma cattle introduced in the 1930s improved the beef industry.

One of the fastest-growing counties in Florida, and a hot market for residential development and 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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