

LAND FOR SALE

# EAST ORANGE COUNTY HAMMOCK LAND

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Wheeler Road  
Christmas , FL 32709

**PRESENTED BY:**

**ZEB GRIFFIN**

O: 863.648.1528 | C: 352.630.7547  
zeb.griffin@svn.com





**SALE PRICE**

**\$944,000**

### OFFERING SUMMARY

ACREAGE:	160 Acres
PRICE / ACRE:	\$5,900
CITY:	Christmas
COUNTY:	Orange

### PROPERTY HIGHLIGHTS

- Completely Surrounded by Conservation Land
- Historical Hunting Camp
- Live Oaks, Cabbage Palms, & Pine Trees

## PROPERTY OVERVIEW

This tract of land is the definition of old Florida. Located just outside of Orlando, this 160-acre parcel is tucked away in an extremely unique location. Properties like this are few and far between in Orange County, let alone placed on the market. The 11,000 acre Bronson State Forest adjoins the property on the Eastern, Western, and Northern boundaries. To the South lies the 1,600 acre Orlando Wetlands Park. Beyond these neighboring properties, there are thousands of additional contiguous acres owned by the state and water management district. The feeders on this property can provide the only corn piles that wildlife will encounter for miles. Making the tract a game magnet. As the crow flies the subject property is less than a mile away from the St. Johns River. One could easily walk to its banks via trails provided on adjoining conservation land. This property lies 35 minutes to Orlando, 23 minutes to I-95, and a couple of minutes to Highway 50.

This tract of land has been in the same family since 1954. The historical hunting camp dates back to even before that time. There has never been any timber harvested off of this property. Maintaining the natural beauty of this property has been the current owner's primary objective. In 1962 much of the Southwest corner was planted in slash pine, none of which has been harvested to this date. These pines are scattered throughout and are mixed into the live oaks and cabbage palms. As you travel back to the East much of the landscape is comprised of gorgeous oak hammocks with open forest floor. A small field on the South end of the property would make for an excellent area for a food plot. Massive cedar trees are also found on various parts of the property. There are multiple well-built stands and feeders, all included in the sale of the property.

As mentioned previously, the hunting camp on this property goes back to the 1950s. Currently on-site, there are two campers, an enclosed storage shed, and an outdoor shower/bathroom. There is also a small well, skinning rack, and a generator hook up as well. One very well-built stand as well as the camp conveys in the sale of the property, except for a few personal items.



## SPECIFICATIONS & FEATURES

<b>LAND TYPES:</b>	Timberland
<b>SOIL TYPES:</b>	Malabar Fine Sand Symrna Fine Sand Samsula-Hontoon- Basinger Association Depressional
<b>TAXES &amp; TAX YEAR:</b>	2020- \$620
<b>ZONING / FLU:</b>	Zoning-A-2 FLU- Rural
<b>FENCING:</b>	Gated entrance and perimeter fence on south side of propoerty.
<b>CURRENT USE:</b>	Hunting and recreational retreat
<b>LAND COVER:</b>	Large Oaks Hammocks with scattered cabbage palms and pines through out.
<b>STRUCTURES &amp; YEAR BUILT:</b>	Old Florida camp established in the 1950's
<b>GAME POPULATION INFORMATION:</b>	Deer, turkey, and hogs.
<b>AGE OF STAGES OF TIMBER:</b>	No timber has been cut off this property for the last 100 years. In 1962 the southwest corner was planted in scattered slash pines. Massive cedar trees are also found throughout the property. Maintaining the natural landscape and beauty has been the owners primary concern. This tract has been in the same family since 1954.



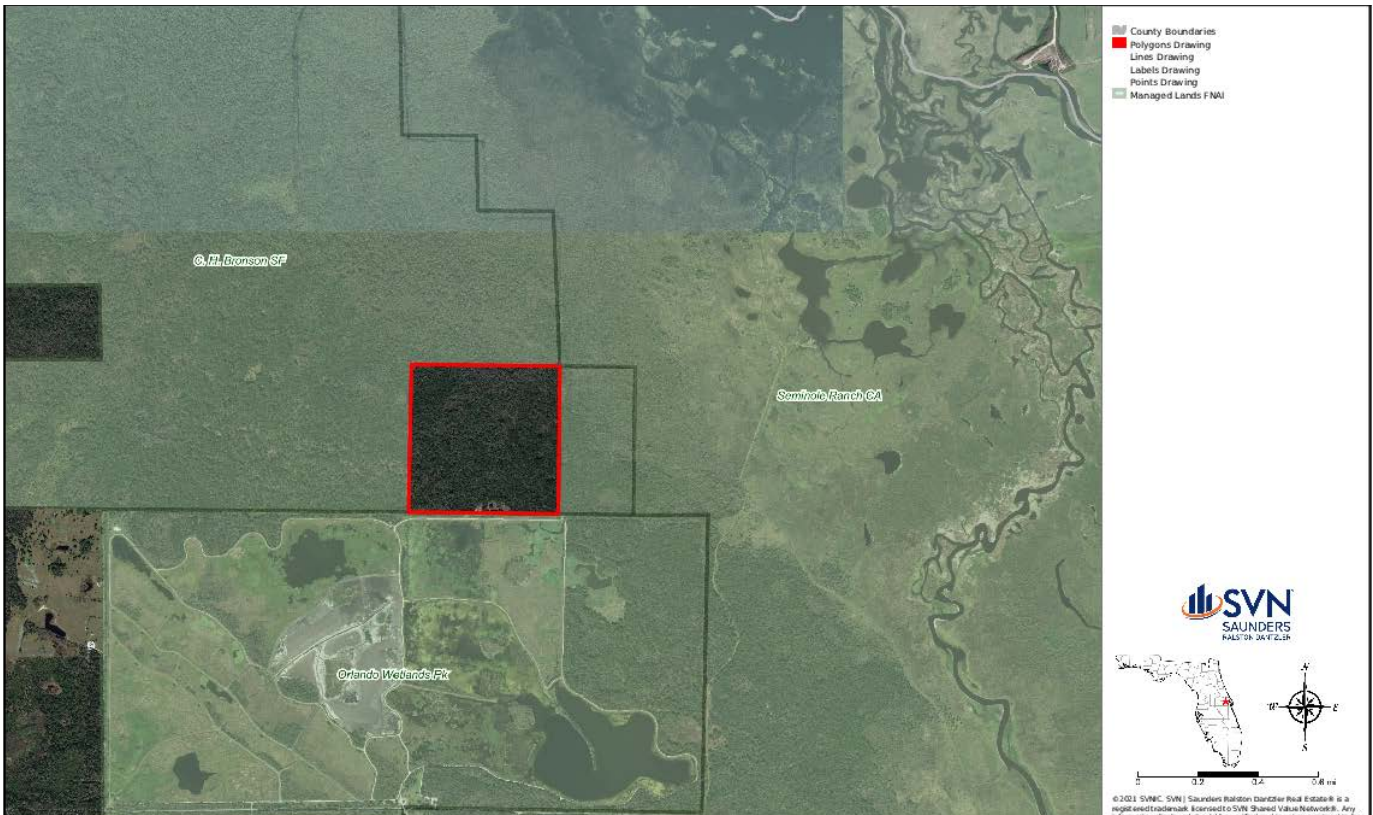
## LOCATION & DRIVING DIRECTIONS

<b>PARCEL:</b>	11-22-33-0000-00-002
<b>GPS:</b>	28.5838853, -80.9931757
<b>DRIVING DIRECTIONS:</b>	<ul style="list-style-type: none"><li>• From Highway 50 take N Fort Christmas Road for 2.3 miles before turning on Wheeler Road</li><li>• Then take Wheeler Road for about 0.5 of mile and the entrance to the access easement will be on the north side of the road</li></ul>
<b>SHOWING INSTRUCTIONS:</b>	Please contact Zeb Griffin [352] 630 7547





Aerial



State and WMA Land Proximity Map











