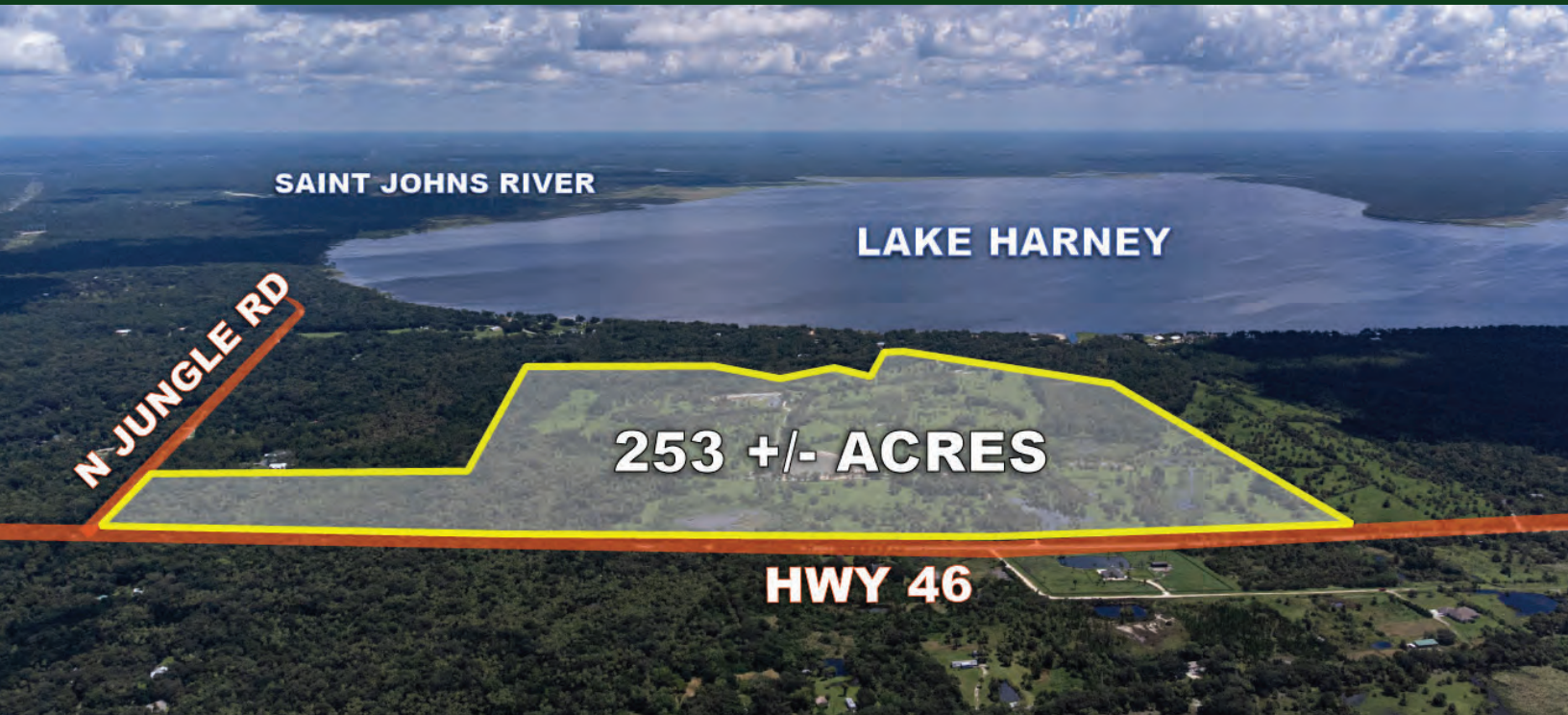


**FOR
SALE**

LAKE HARNEY RANCH

Hwy 46 & Jungle Road, Geneva, FL 32732

**MAJOR PRICE
REDUCTION**



ABOUT THE PROPERTY

SIZE

253± acres
Additional neighboring
98± acres also available
(see map for details)

LOCATION

East Seminole County, FL,
south of Lake Harney, on
the northern side of HWY
46 (see location map)

PARCEL ID

25203230000100000

ZONING

1 unit/5 acres

PRICE REDUCED!

Now: \$7,900/acre or
\$1,998,700

(Was: \$2,530,000 or \$10,000/acre)

Seller Financing Available!

Terms to be negotiated

This property offers it all, from an agriculture to recreation and more!

Located less than 1 hour from Downtown Orlando, this is the type of property that is nearly impossible to come by. Lake Harney Ranch offers 253± acres of gorgeous oak hammocks and pasture land, nestled on the southern side of Lake Harney with over 4,000' of frontage on HWY 46. This is considered a large tract of land, in private ownership, for Seminole County, and there are just a handful of properties of this character available in the area.

This property is a 10 out of 10 from a recreational standpoint. Deer, turkeys and hogs call this Old Florida Ranch their home. For hunters, it doesn't get much better than this, within 1 hour of Orlando. Water recreational activities are plentiful. Fishing, boating, skiing and other activities are all available on the St. Johns River and Lake Harney.

An addition, the neighboring 98± acres could also be purchased (*owned by separate ownership*). **With a purchase of this nature, one would obtain direct access and frontage on Lake Harney.** This additional acreage includes a fully remodeled single family lake home on site, allowing for lodging opportunities and additional acreage to assemble a larger tract totaling 351± acres.

***This property is ONE-OF-A-KIND, in a location coveted by many.
Call for a showing today!***

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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PARCEL MAP

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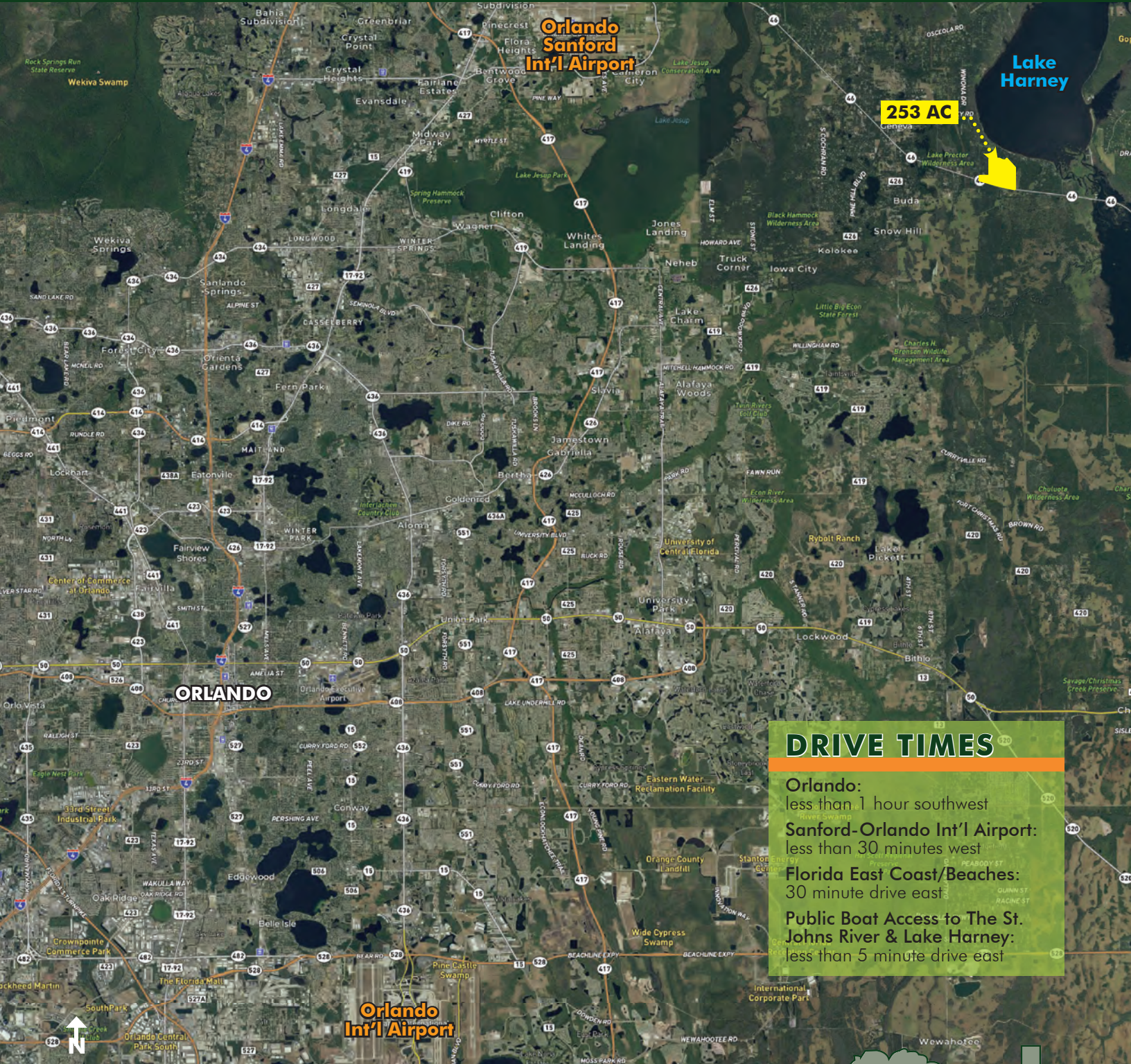


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DRIVE TIMES

- Orlando: less than 1 hour southwest
- Sanford-Orlando Int'l Airport: less than 30 minutes west
- Florida East Coast/Beaches: 30 minute drive east
- Public Boat Access to The St. Johns River & Lake Harney: less than 5 minute drive east

LOCATION MAP

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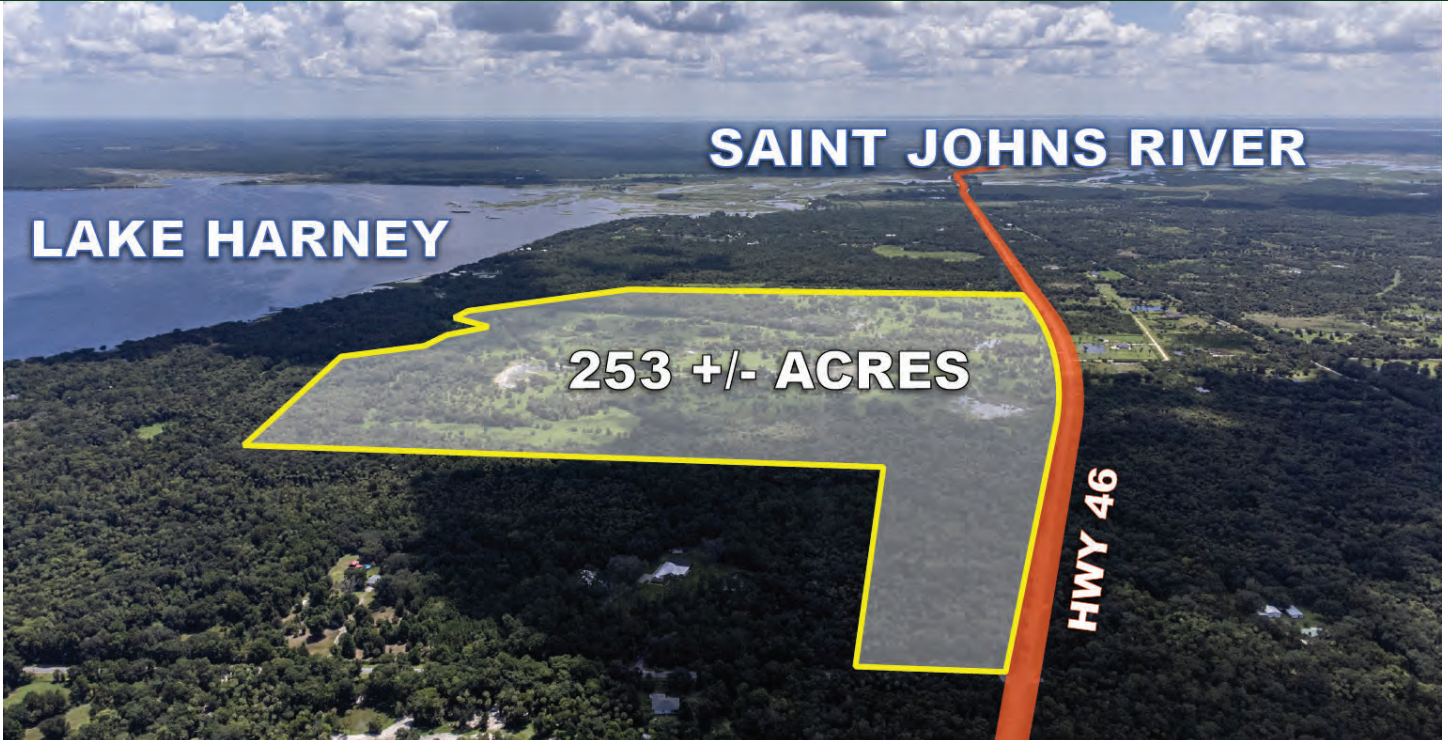
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