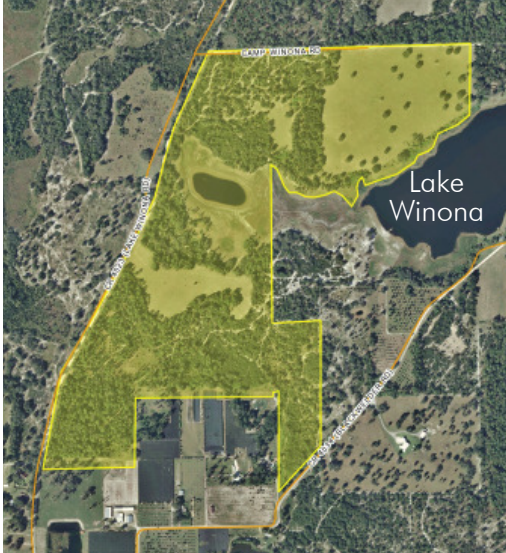


WINONA RANCH

185± acres available • 165± acres and 2 10± acre Lakefront Lots
Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

**PRICE
REDUCED**

LAND FOR SALE



LOCATION

Main entrance located at 6710 Lake Winona Road, DeLeon Springs, FL 32130. Property is located in north Volusia County, just two miles SW of the intersection of Hwy 11 and Hwy 40. 1 hour from Orlando, 2 hours from Tampa, 35 minutes to Daytona, 55 minutes to New Smyrna Beach, 1 hour from Ocala.

SIZE/PURCHASE OPTIONS

- Option 1: purchase entire 185± acres
- Option 2: 161± acres
- Option 3: 2 separate 10± acre lakefront residential lots

PRICE

- Option 1: 185± acres = \$850,000 or \$4,595/acre (was \$1.1M, then \$1M, now reduced to current price)
- Option 2: 161± acres = \$750,000 or \$4,658/acre
- Option 3: Two 10± acre lakefront lots for \$100,000/lakefront lot or \$200,000 for both



ZONING

A-1 (1 unit/10 acres)

LAKE FRONTAGE/ACCESS

2,630'± of lake frontage on Lake Winona. Lake Winona, 100± acres in size, is spring-fed, sand bottom, and is "walk off into the water" high banked frontage.



DESCRIPTION

Winona Ranch is one of the most desirable ranches currently offered in the State of Florida. Hunters, fishermen, outdoor enthusiasts, ranchers, farmers, agricultural users and others, take notice! This property offers opportunities for all!

Enjoy exclusion, peacefulness and quiet surroundings on your 185± acres consisting of ancient oak hammocks, pine stands and improved pasture land. Build your dream home overlooking the waters of Lake Winona. Water ski, wake board, or fish on pristine Lake Winona.



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

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



WINONA RANCH

185± acres available • 165± acres and 2 10± acre Lakefront Lots
Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

**PRICE
REDUCED**

UPLANDS/WETLANDS

93% Uplands. This ranch has high elevations that provide great views of Lake Winona.

LOTS

These 185± acres have been approved and divided into 17, 10± acre lots. This will allow future buyer of property flexibility and potential future income from sale of 10± acre lot sales.

NEIGHBORING PROPERTIES

Neighboring properties consist of YMCA Lake Winona Camp, farms, ranches, groves and hunting land. In addition, Volusia County and St. Johns River Water Management District owns approximately 5,000± acres immediately west of the property.



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

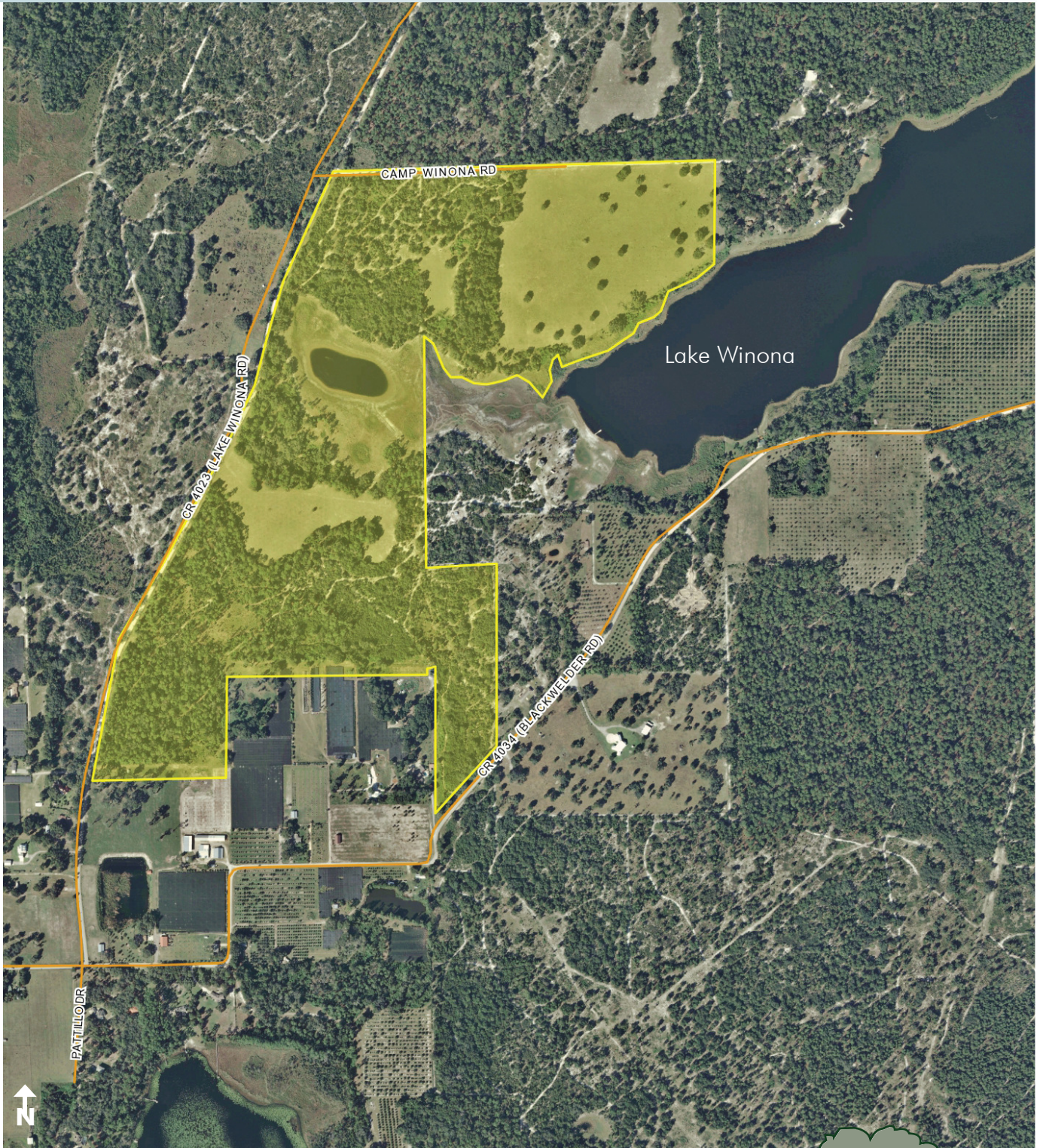
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



WINONA RANCH

185± acres available • 165± acres and 2 10± acre Lakefront Lots
Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

**PRICE
REDUCED**



PROPERTY MAP

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

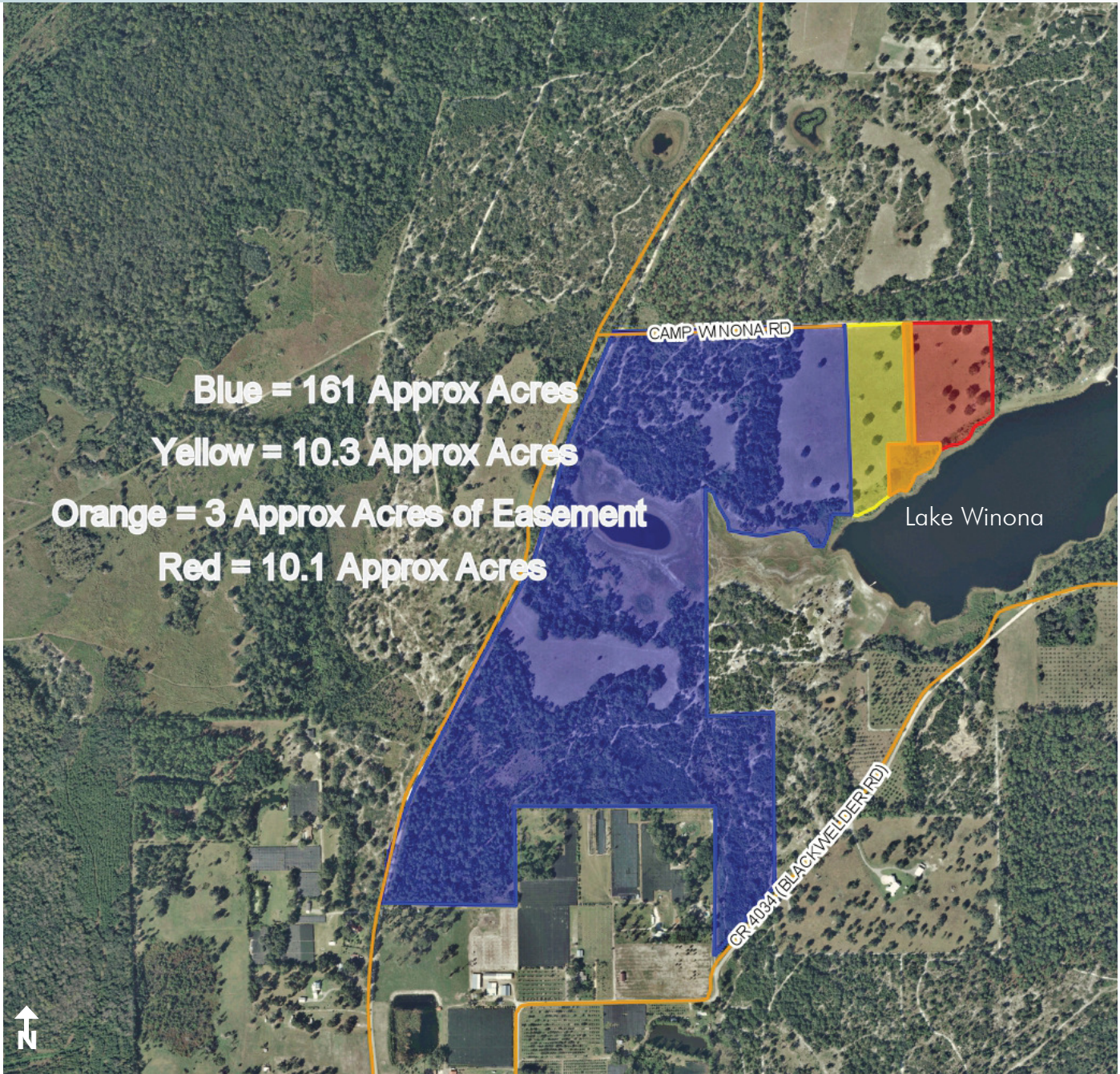
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



WINONA RANCH

185± acres available • 165± acres and 2 10± acre Lakefront Lots
Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

**PRICE
REDUCED**



EASEMENT MAP

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

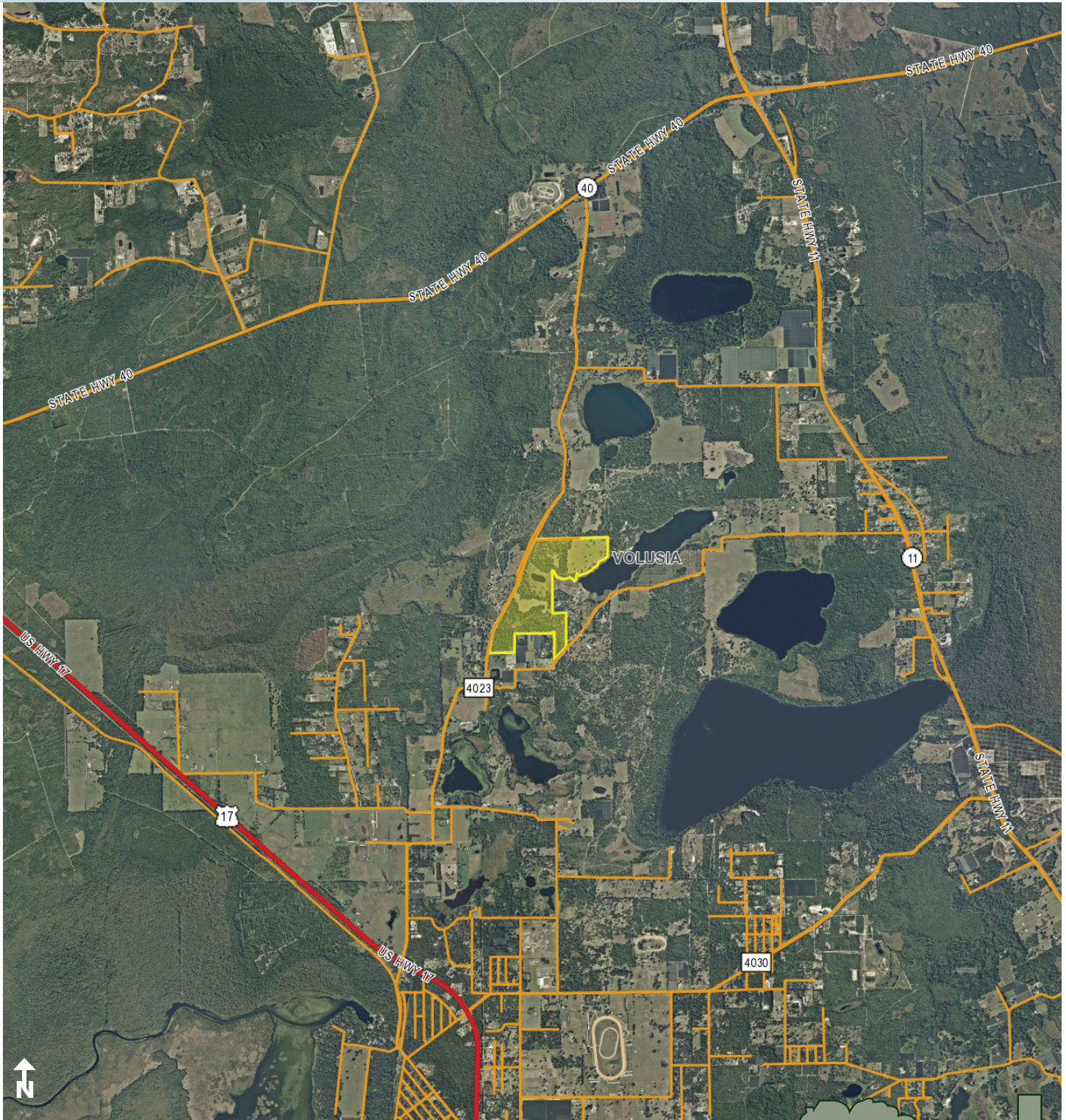
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



WINONA RANCH

185± acres available • 165± acres and 2 10± acre Lakefront Lots
Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

**PRICE
REDUCED**



REGIONAL MAP

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

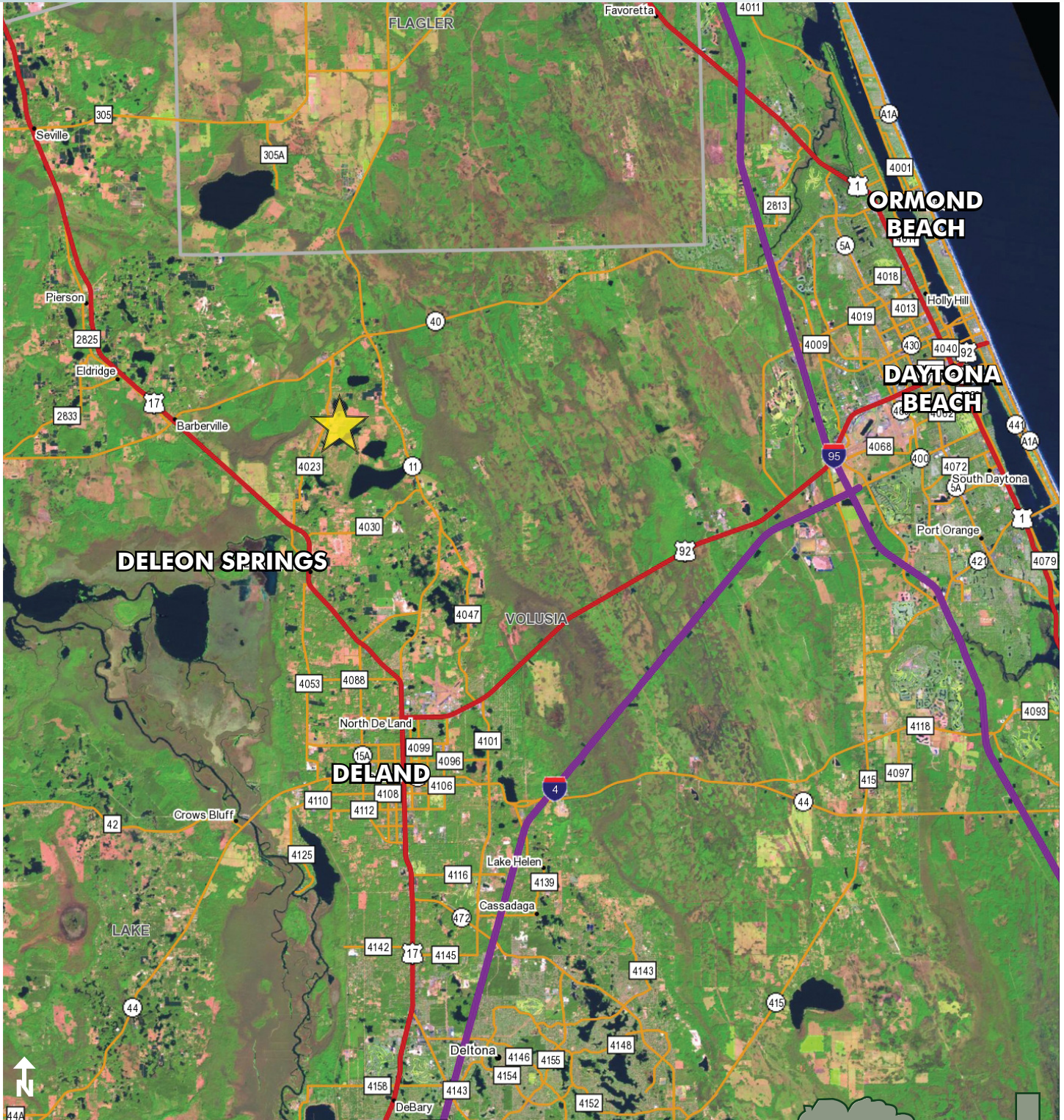
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



WINONA RANCH

185± acres available • 165± acres and 2 10± acre Lakefront Lots
Part of Deep Creek Ranch (750± acres total) • Volusia County, FL

**PRICE
REDUCED**



LOCATION MAP

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

Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com

