

BLACK HAMMOCK TREE FARM & BUILDABLE LOTS

11.23± total acres • Oviedo, Seminole County, FL



LOCATION

Located in the historic Black Hammock agricultural area in Oviedo, Seminole County, Florida.

SIZE/PRICING

PARCEL A: 5.83± acres = ~~WAS \$119,000~~
Price reduced! NOW \$99,000

PARCEL B: 5.4± acres = \$175,000

ZONING

A-5 Rural (1 du/5 acres)

UTILITIES

Electricity and septic available on site to both properties

DESCRIPTION

Located in the historic Black Hammock agricultural area, these two lots are perfect for someone looking to purchase/operate an existing tree farm. Both farms have various varieties of palm trees on site. Immediate income is available to a new owner after purchase. See *attached information sheet for more details*.

This property would double perfectly as a hobby farm. Grow vegetables, fruits and other items on site. In addition, one could raise sheep, goats, horse or cattle on these sites. The soil consists of some of the richest growing soil in the region.

Both sites are zoned to build one home. Build your home and have room to enjoy your land. Parcel B has an existing small one bedroom living space. See *attached information sheet for more details*.

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

LAND FOR SALE

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

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



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LAND FOR SALE

PARCEL A: 5.83± ACRES

PLANT MATERIAL	QTY	YEAR PLANTED	CURRENT SIZE	YEAR READY FOR MARKET
Livistona decora - Ribbon Palm	25	2007	20'+ OA	Mkt Size
Livistona decora - Ribbon Palm	250	2009	14-16' OA	Mkt Size
Livistona decora - Ribbon Palm	25	2012	4-6' OA	2018
TOTAL		300		

INVENTORY:

- 3 wells
- Septic tank and drain field for 3 BR house (installed but never used)

PARCEL B: 5.4± ACRES

PLANT MATERIAL	QTY	YEAR PLANTED	CURRENT SIZE	YEAR READY FOR MARKET
Livistona nitida - Shiny Fan Palm	225	2009	14-16' OA	Mkt Size
Livistona mariae - Central Australian Fan Palm	100	2009	16-18' OA	Mkt Size
Livistona nitida - Shiny Fan Palm	450	2010	14-16' OA	Mkt Size
Livistona decora - Ribbon Fan Palm (Double)	125	2016	3 gal	2018/19
Livistona australis - Australian Fan Palm	60	2016	3 gal	2019
TOTAL		960		

INVENTORY:

- 1 well
- House: 600± sq.ft. One bedroom, with additional room (8'x11') that could be used as bedroom. Built 1941 as officer's quarters at McCoy Army Air Corps base (now OIA). Moved to Black Hammock in early 1980s.

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PROPERTY MAP

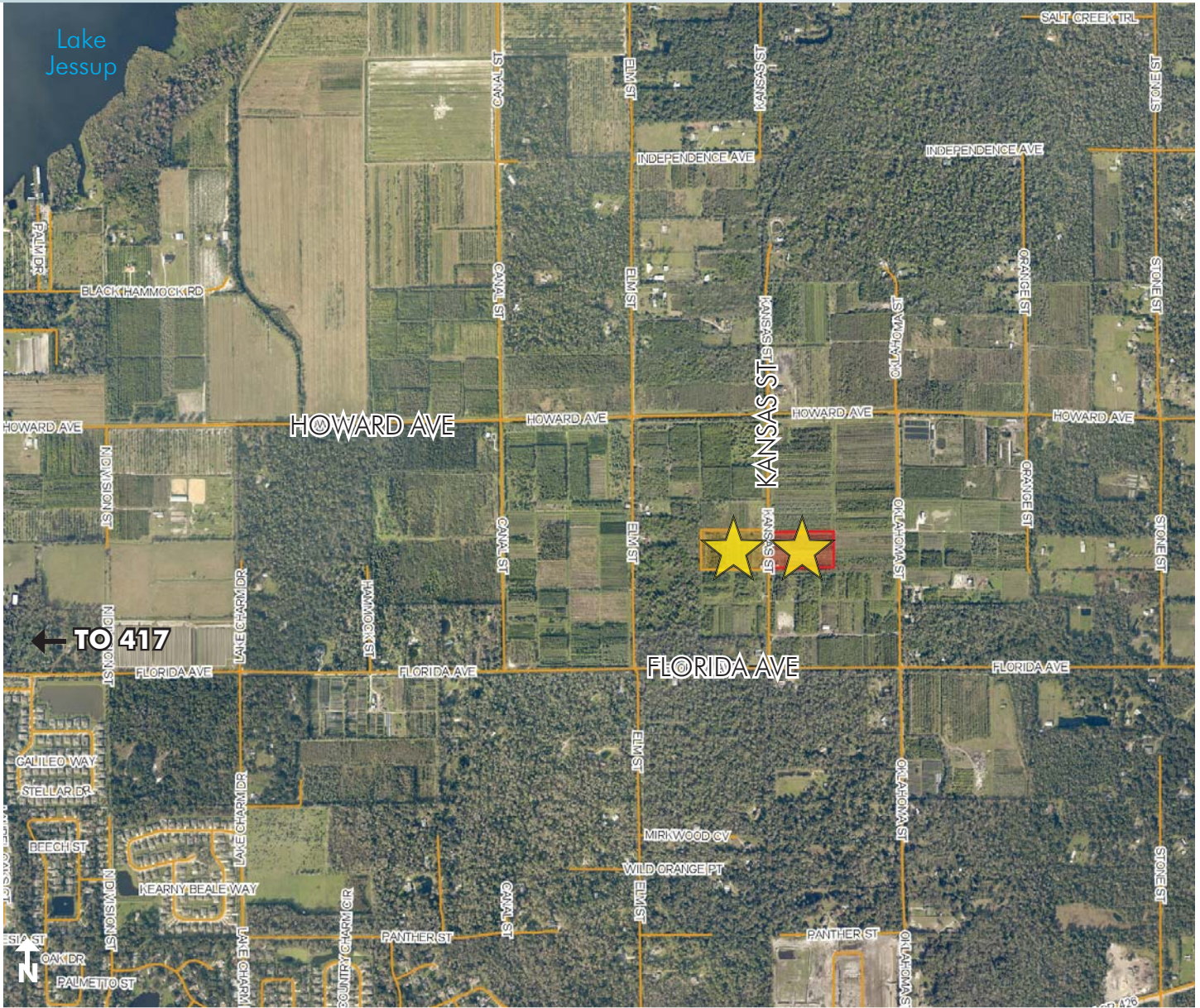
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REGIONAL MAP

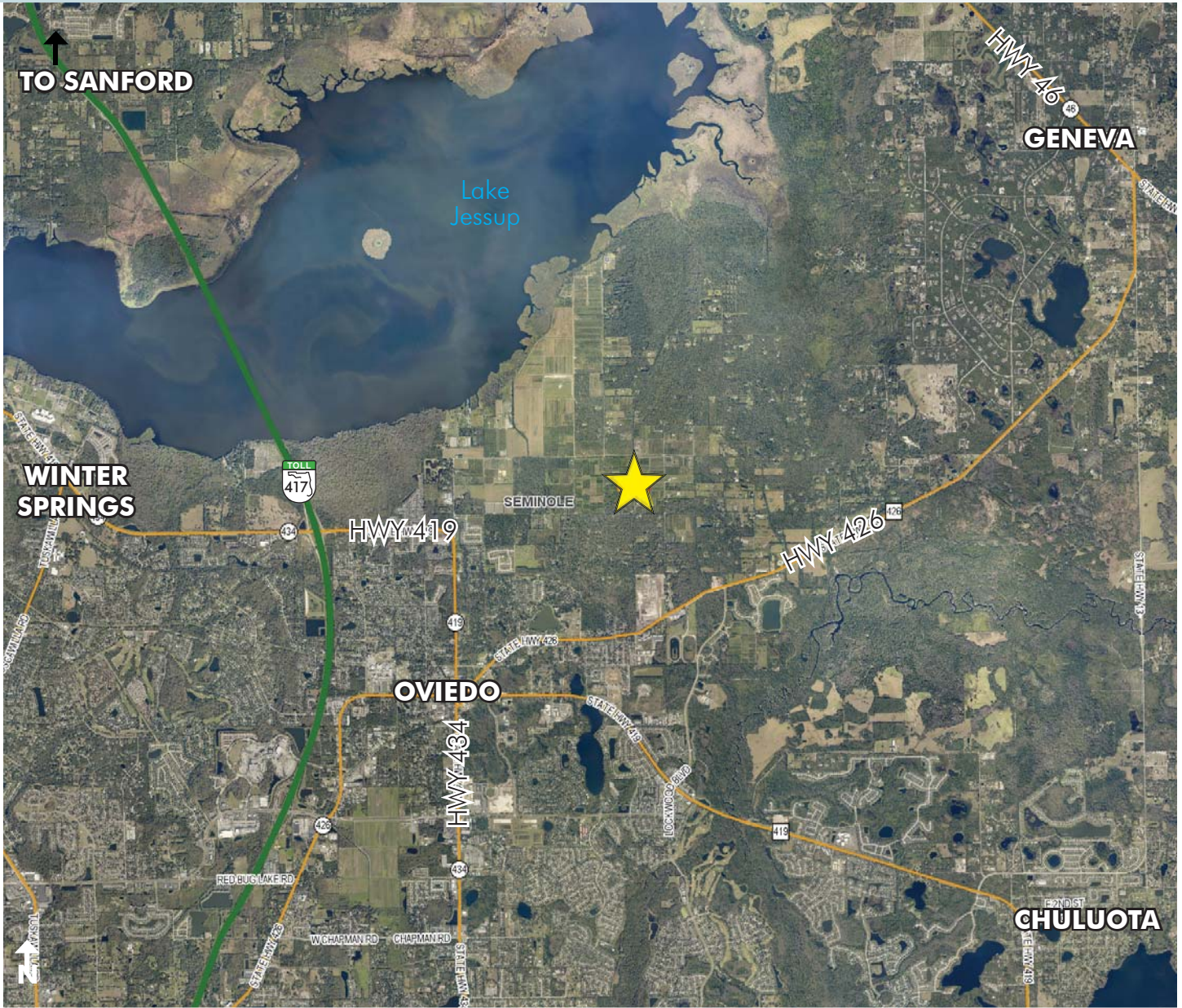
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