

BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

**UNDER
CONTRACT**

LAND FOR SALE



LOCATION/DESCRIPTION

Located on Howard Avenue in the historic Black Hammock agricultural area in Oviedo, Seminole County, Florida. This property would double perfectly as a hobby farm. Grow trees, 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. If buyer gets under contract, a lot search request at Seminole County will be required by Seller at Buyer's cost.

PARCEL A Parcel ID# 25-20-31-5BA-0000-165A

UNDER CONTRACT

4.36± acres - \$89,000 (WAS \$99,000)

Price includes all plant material except the *Livistona nitida*

PARCEL B Parcel ID# 25-20-31-5BA-0000-1650

UNDER CONTRACT

3.68± acres

Option 1: \$119,000 = Sales price with inventory (see below)

Option 2: **\$89,999** = Sales price without inventory. Lease of the property back to Black Hammock Tree Farms for a period of 12 months or until 12/31/2018 = (WAS \$97,000)

Option 3: **\$79,000** = Sales price without inventory. Lease of the property back to Black Hammock Tree Farms for a period of 30 months (WAS \$89,000)



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

PARCEL B INVENTORY - PLANT MATERIAL	QTY
Syagrus romanzoffiana - Queen Palms	650±
Phoenix roebelenii - Pygmy Date Palms	620±
Livistona chinensis - Chinese Fan Palms	365±
Butia capitata - Pindo Palms	65±
TOTAL TREES	1,700±

ZONING

A-5 Rural (1 du/5 acres)

UTILITIES

Electricity available to site. No septic on property.

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

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



Maury L. Carter & Associates, Inc.SM
Licensed Real Estate Broker

BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

**UNDER
CONTRACT**

LAND FOR SALE



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

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

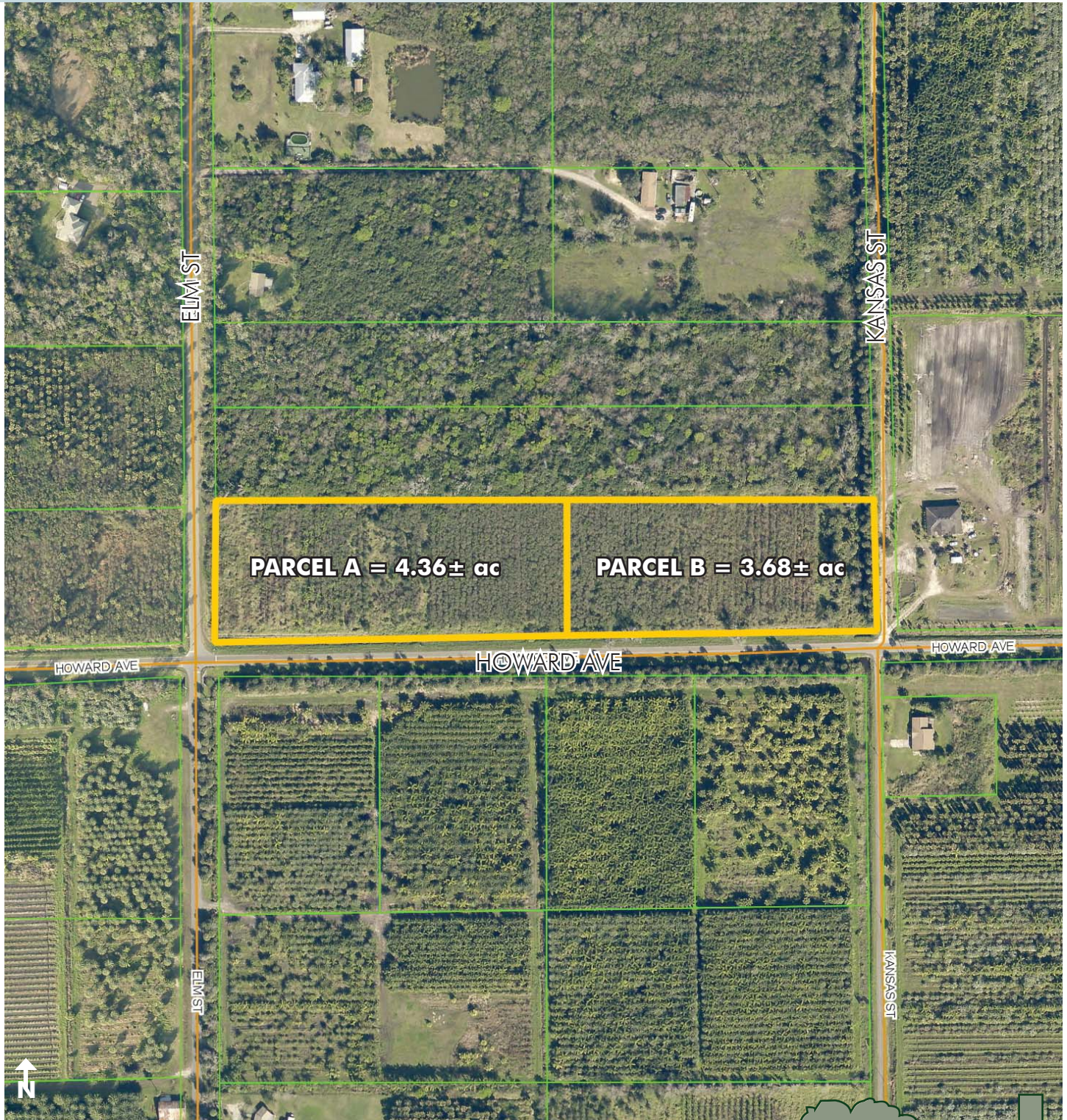


BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

**UNDER
CONTRACT**



PARCEL A = 4.36± ac

PARCEL B = 3.68± ac

PROPERTY MAP

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

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

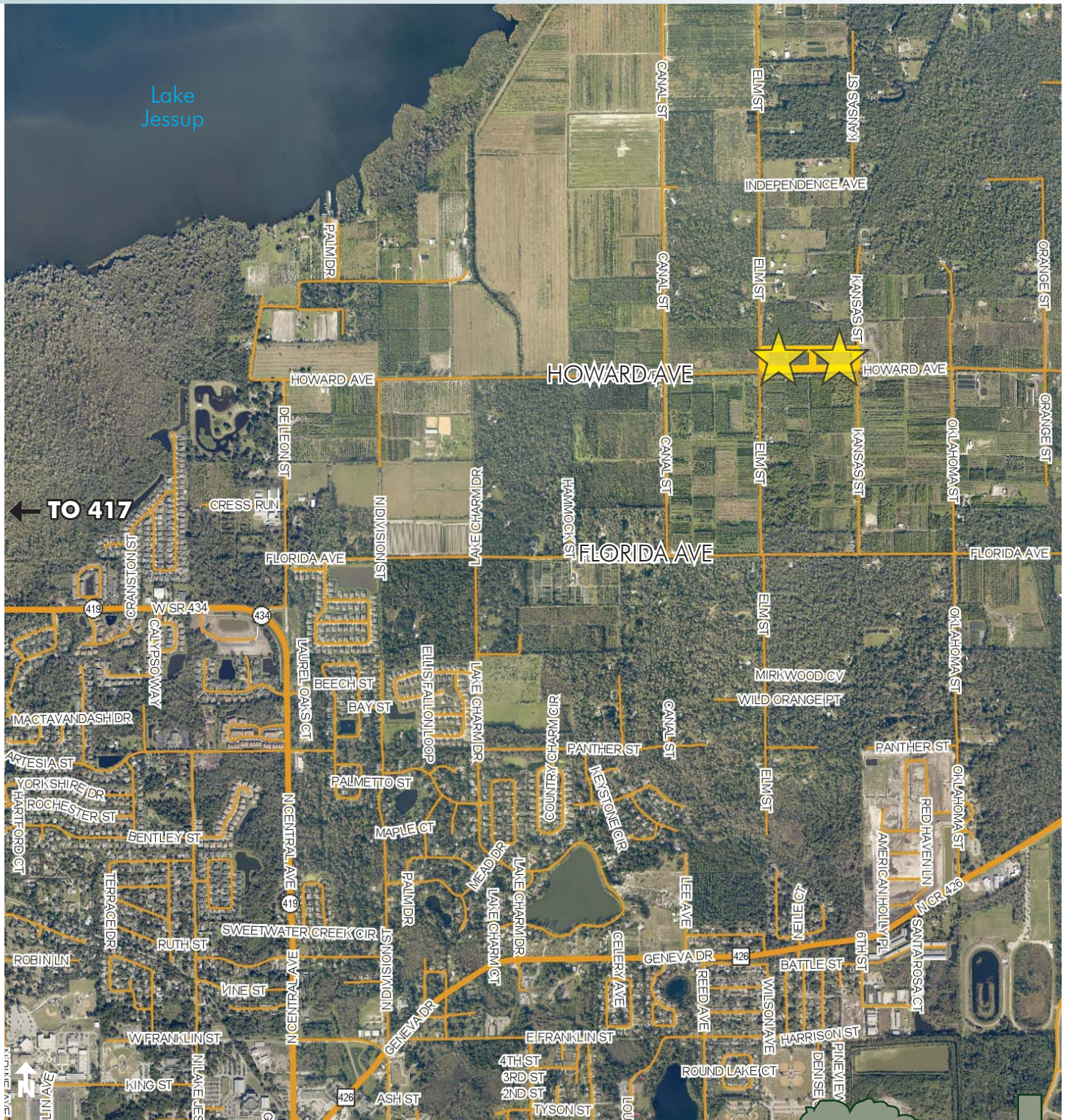


BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

**UNDER
CONTRACT**



REGIONAL MAP

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

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

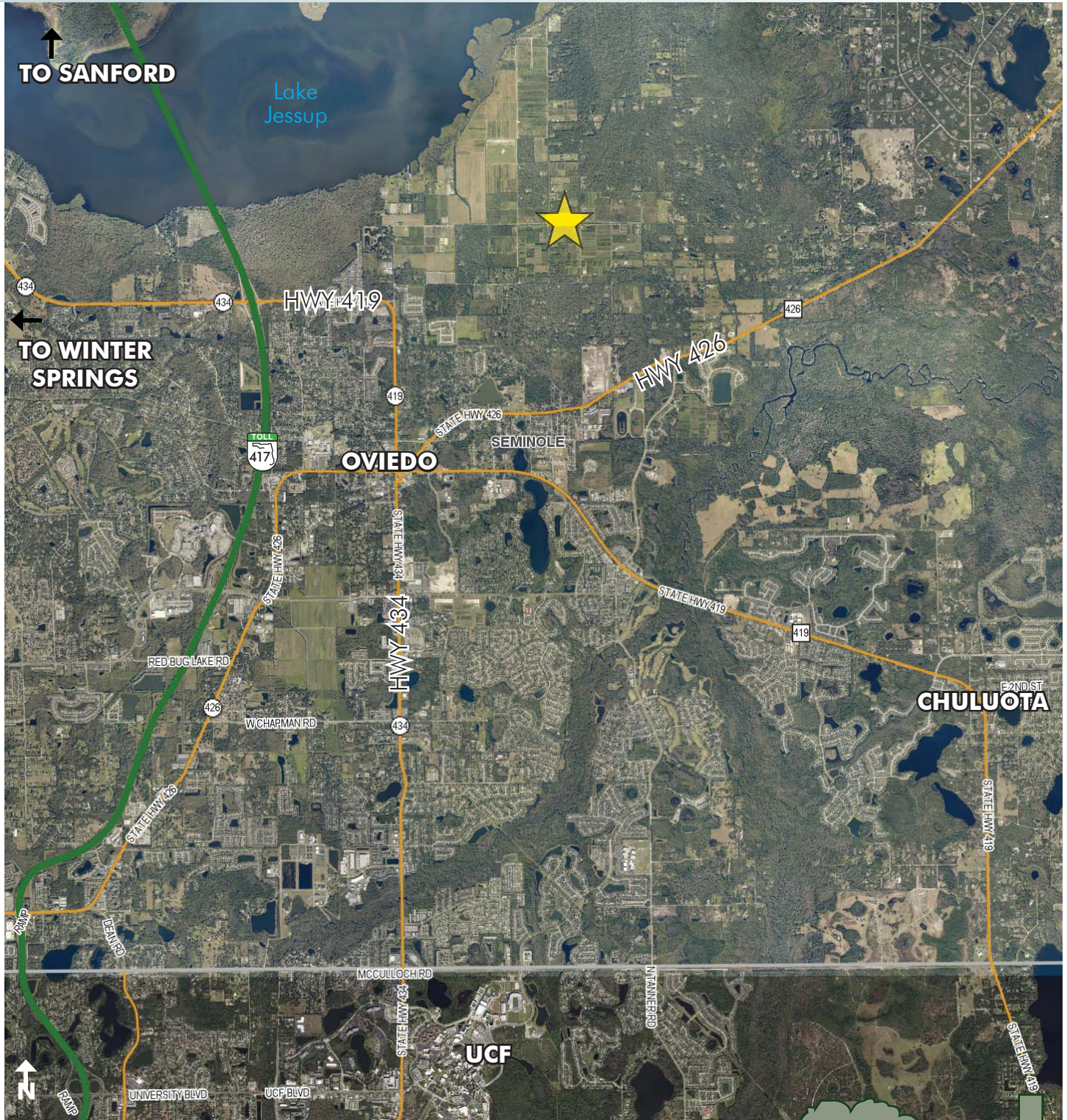


BLACK HAMMOCK AREA - 2 LOTS

8.04± total acres

Oviedo, Seminole County, FL

**UNDER
CONTRACT**



LOCATION MAP

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

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

