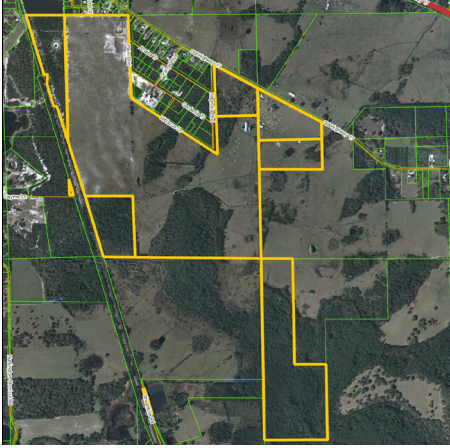


CRESCENT LAKE RANCH

497± Acres in Putnam County
405 Old Hwy 17, Crescent City, FL 32112

**UNDER
CONTRACT**

LAND FOR SALE



DESCRIPTION

Crescent City Ranch offers all the necessities to run a successful ranching and agricultural operation. This farm has cow pens in place, fencing and cross fencing, drainage and cross ditching and barns that can be used for the maintenance of the property.

In addition to the agricultural opportunities, abundant populations of game are on the property (deer and turkey). This property is great for hunters.

This property boasts nearly 300± acres of cleared ground or improved pasture and multiple ponds located on the property for livestock.

LOCATION

Located just minutes north of historical Crescent City. Make this the headquarters of your next agricultural adventure or your private "estate getaway" from the big city. 1.5 hours from Orlando and Tampa.

SIZE

497± Acres

PRICE

\$1,486,927 or \$2,990/acre

ZONING

Agricultural - 1 unit/parcel

UTILITIES

Electricity to site. Wells on site 4 - 4" wells and two agricultural wells on remainder of property. Seller has not used any wells and can't verify permitting.

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



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

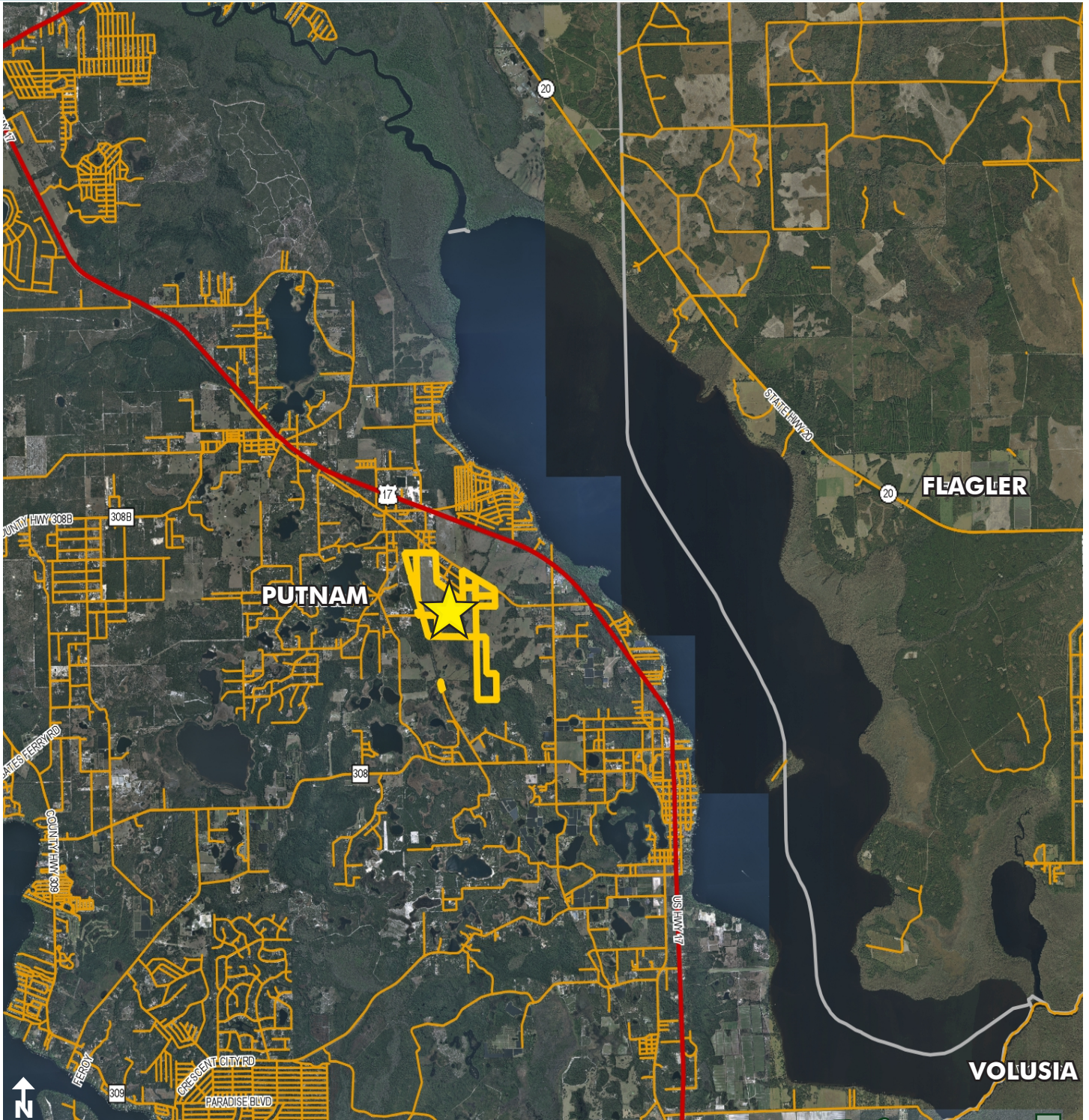
Maury L. Carter & Associates, Inc.
407-422-3144 | www.maurycarter.com



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LOCATION MAP

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

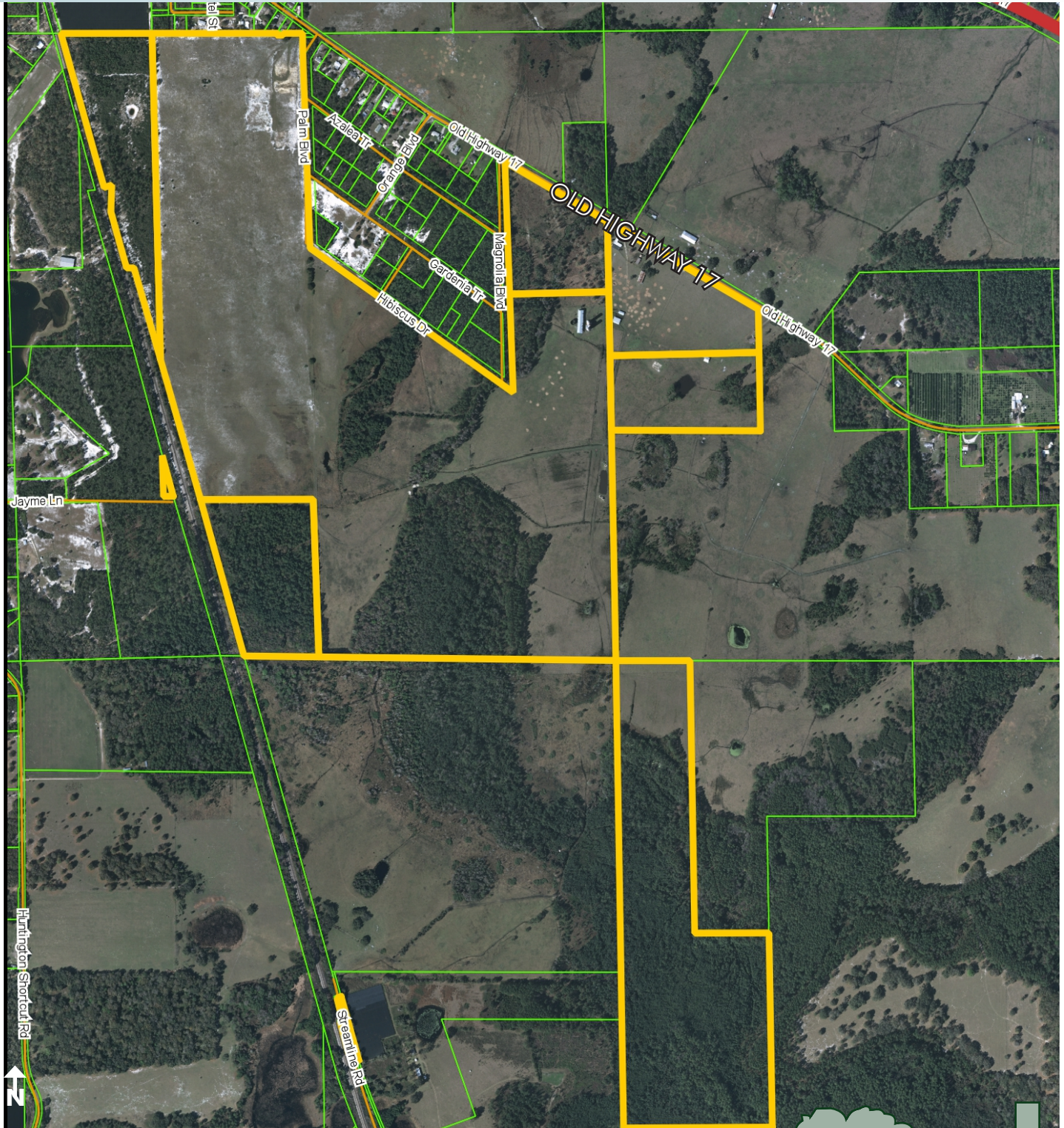
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PROPERTY MAP

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