

# THREE LAKES RANCH

758± acres

Volusia County, FL

Over 1.7± MILES  
of WATER FRONTAGE  
on 3 lakes!

Development  
POTENTIAL!



*Invest • Play • Hunt • Live Outdoors*

**WATER FRONTAGE, HUNTING & RECREATION** Have you been searching for that perfect property for hunting, recreational activities, water frontage, *with* medium to long term development potential? **Look no further.** Three Lakes Ranch, located in Volusia County, Florida, boasts some of the highest quality land in our state.

**TIMELESS TREASURE** The property has been owned by the same family for generations, and is being offered for sale for the first time in over 100 years. This property consists of ≈91% uplands and is covered in majestic oak hammocks, long leaf pine, and pasture. Three Lakes Ranch is covered in Florida wildlife. Whether you are interested in deer hunting, turkey hunting, or fishing, Three Lakes Ranch offers premier outdoor activities for any outdoor enthusiast!

**DEVELOPMENT POTENTIAL** Three Lakes Ranch has been divided into and approved for **62 buildable – 10+ acre lots**. Need an eventual exit plan on this land? No problem. Sell off approved 10± acre lots. There is an enormous demand for lots of this size in the area. Most agricultural properties we sell don't have an exit plan, but this one has a great one already in place.

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

Maury L. Carter & Associates, Inc.  
407-422-3144 | [www.maurycarter.com](http://www.maurycarter.com)

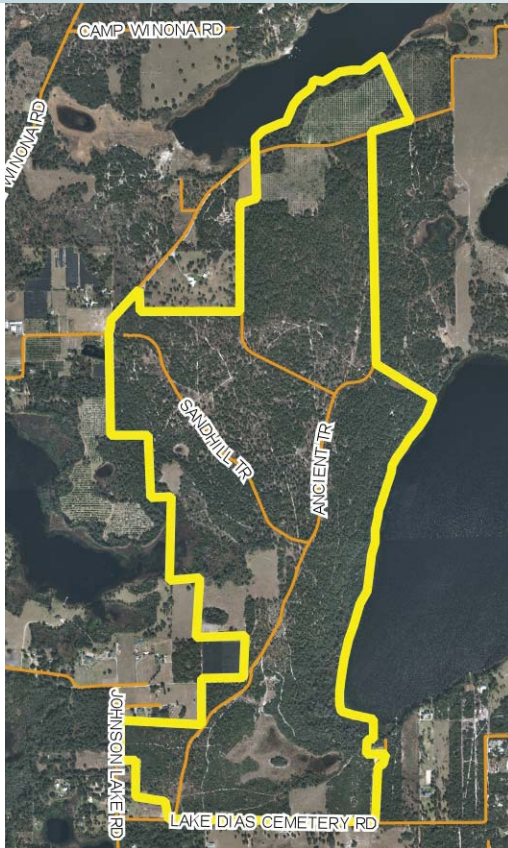




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## LOCATION/DRIVE TIMES

Located in northern Volusia County, Florida.

- 1 hour to Orlando
- 45 min to Daytona/New Smyrna Beach
- 1.5 hours to Jacksonville
- 35 min to I-95

## SIZE

758± acres

## PRICE

\$5,500,000 or \$7,253/acre - BRING OFFERS!

## ZONING

A-1 (1 unit per 10 acres)

## ROAD FRONTAGE

3,300'± on Clifton Road  
4,000'± on Lake Dias Cemetery Road  
590'± on Johnson Lake Road

## LAKE FRONTAGE

**FRONTAGE ON THREE LAKES** – Lake Dias, Lake Winona and Lake Clifton. Each of these lakes can be described as high banked, sand bottom, “walk off into the water” **PRISTINE** lake frontage.

- Lake Dias (≈715 acres in size): 1.1± miles of frontage
- Lake Winona (≈100 acres in size): 2,705' of frontage
- Lake Clifton (≈130 acres in size): 500' of frontage

## UTILITIES

- Electric is to the site
- Agricultural well for irrigation available
- Well and septic to be installed for future development of homes and barns

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

LAND FOR SALE

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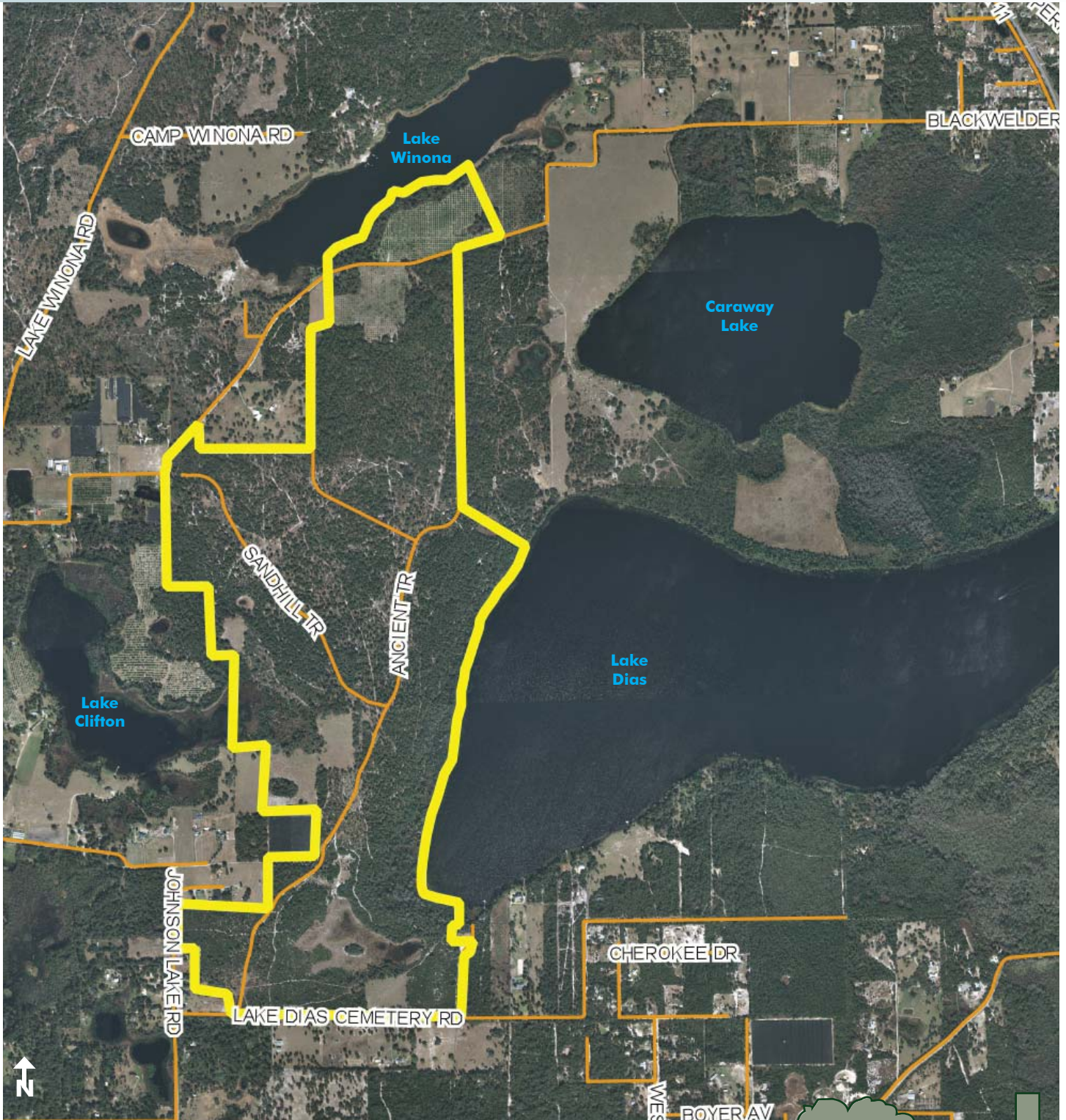




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PROPERTY MAP

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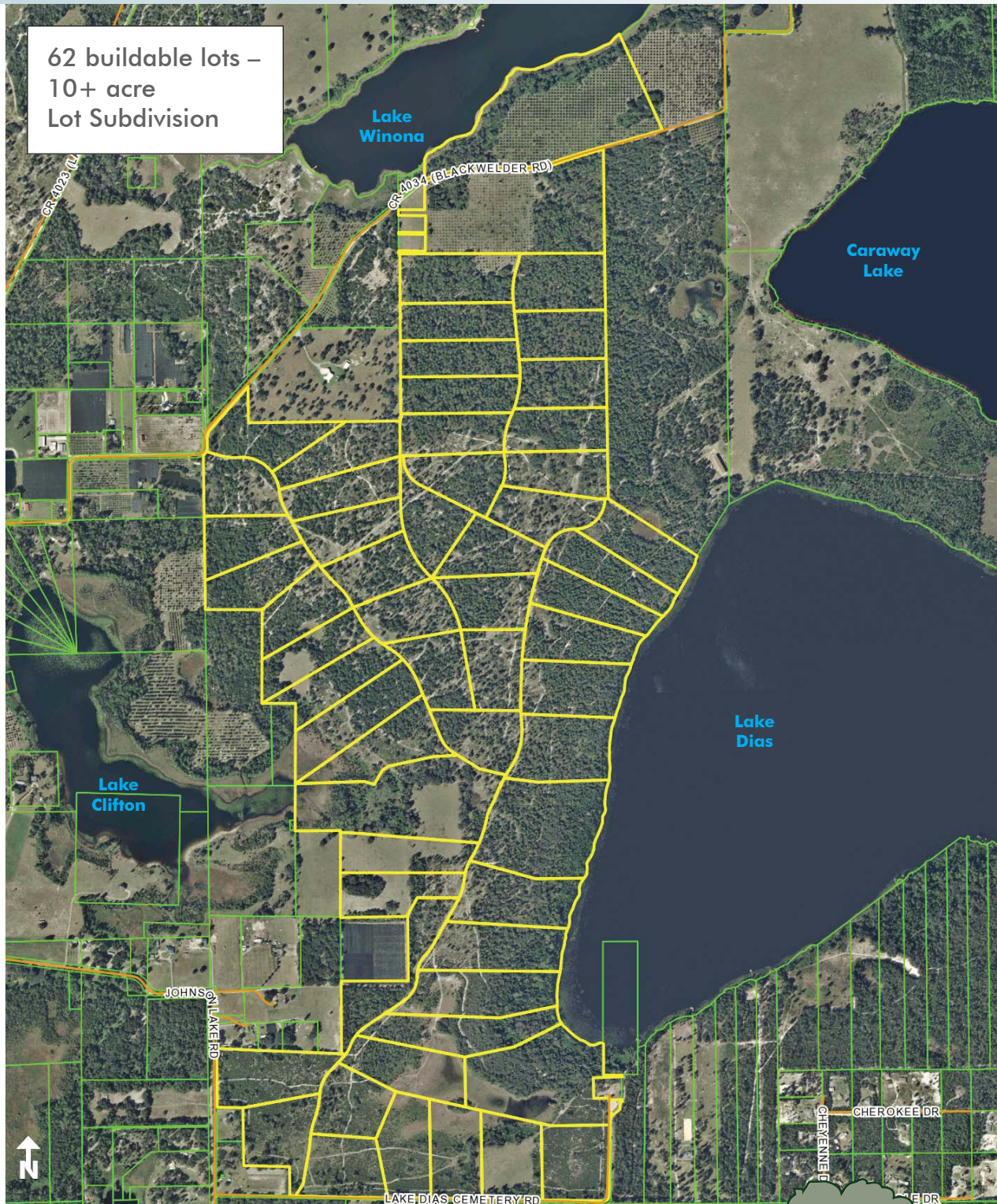




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62 buildable lots –  
10+ acre  
Lot Subdivision

SUBDIVISION MAP

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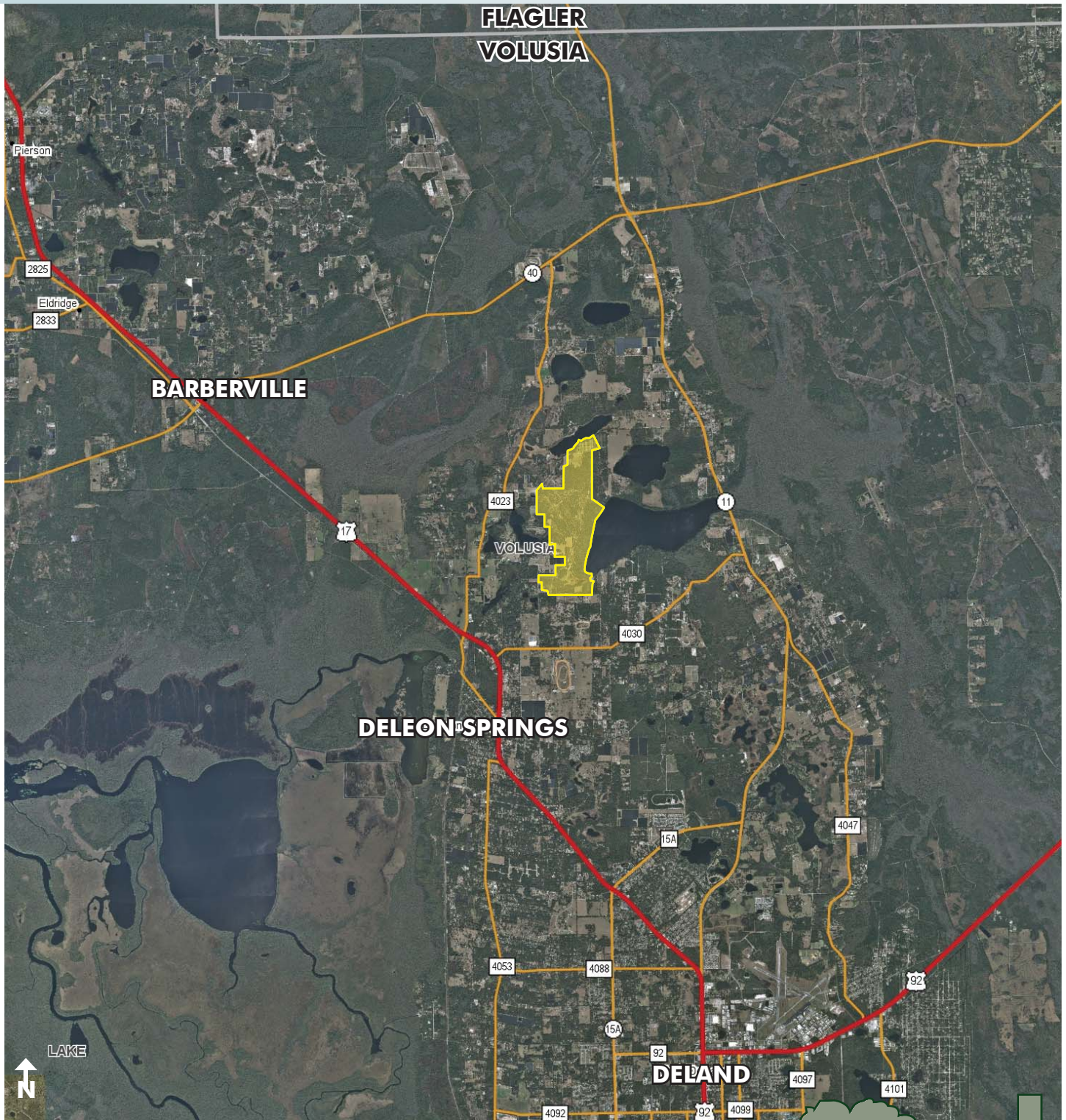




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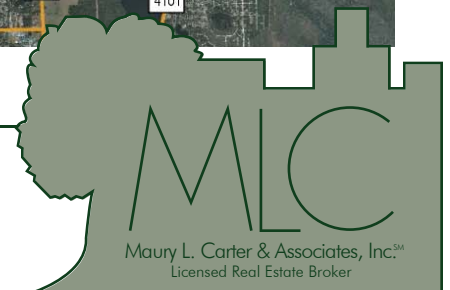
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REGIONAL MAP

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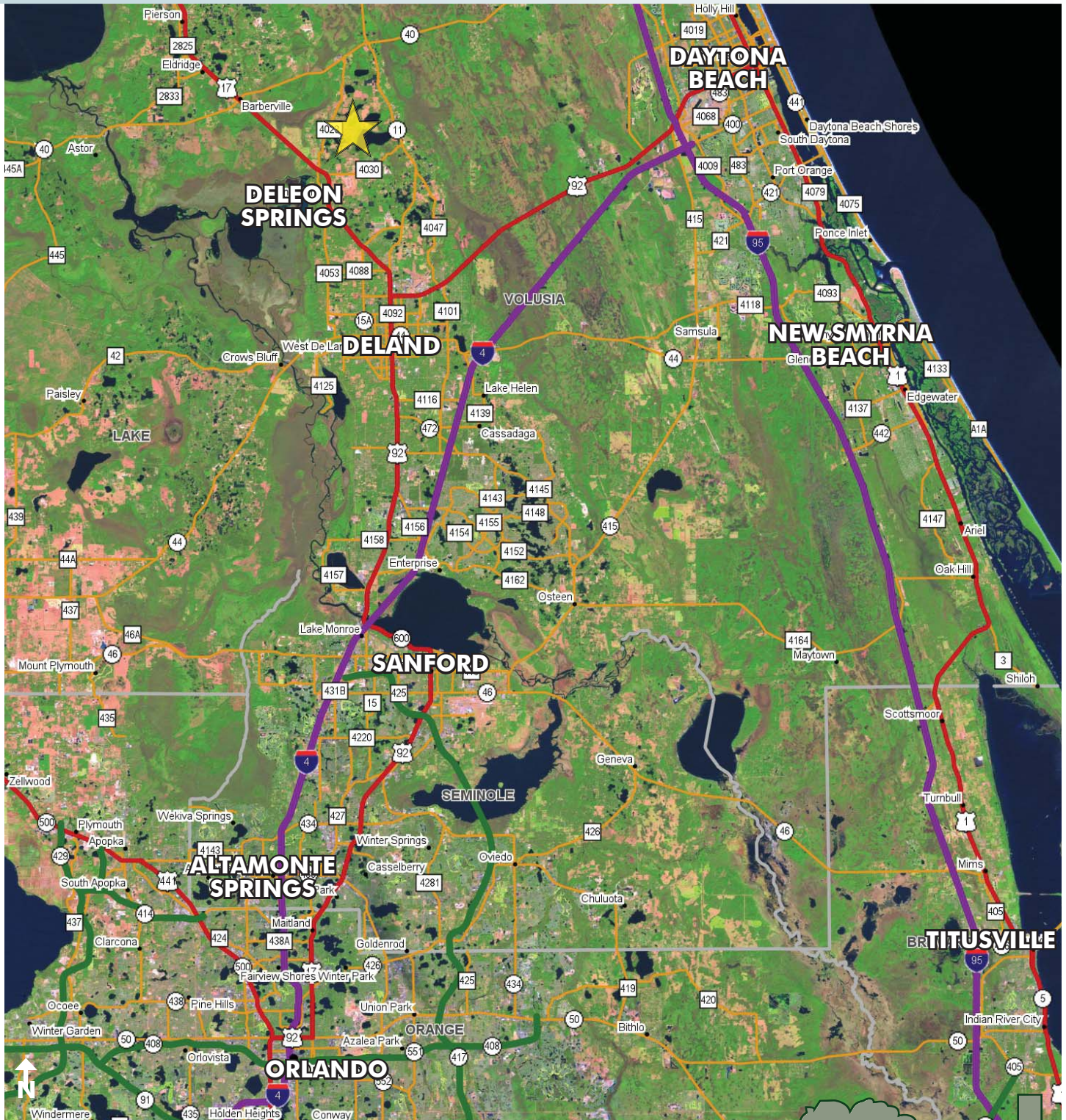




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LOCATION MAP

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