

# MIDDLE HAW CREEK RANCH & TIMBERLAND

1,200± acres  
Flagler County, FL

**PRICE  
REDUCED**

**WILL  
DIVIDE!**

**IMMEDIATE  
income  
FROM TIMBER!**



## OLD FLORIDA CHARM WITH ALL THE PERKS

Located in Flagler County, Florida, Middle Haw Creek Ranch and Timberland offers a variety of uses. Whether you are an avid outdoor enthusiast, a hunter, a cattle rancher, or a timber investor, this property offers it all. The property is located near large metropolitan areas and Florida's east coast, making it easily accessible. The land can be described as "Old Florida" Pine Flatwoods with scattered cypress heads, oak hammocks and palmetto stands.

## RECREATION & WILDLIFE

This property is teeming with wildlife. Deer, turkey, hogs, and other Florida wildlife species call this property home. Middle Haw Creek traverses through a portion of the property and serves as a wildlife corridor for the area; in turn, there are large populations of wild animals. Hunting, fishing, camping, and other outdoor activities are readily available and ideal for this site.

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

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

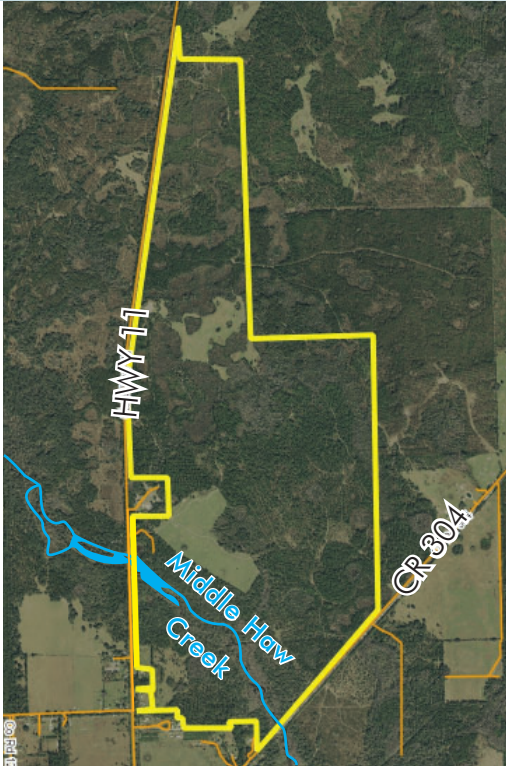


# MIDDLE HAW CREEK RANCH & TIMBERLAND

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**PRICE  
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LAND FOR SALE



## LOCATION

Flagler County, Florida

## SIZE

1,200± acres (approx.)

**WILL DIVIDE in large sections - please see Property Division Map.** Division to be negotiated and confirmed by Seller.

## PRICE

**MAJOR PRICE REDUCTION ON BULK PURCHASE - APPROX. 15%! NOW \$4200/acre or \$5,040,000**  
(WAS \$5,880,000 or \$4,900/acre)

## CREEK FRONTAGE

5,000'± approx. frontage on Middle Haw Creek

## ROAD FRONTAGE

This property has major road frontage on two highways. 2.6± miles on Hwy 11 (paved); 4,000'± on Hwy 304 (paved)

## IMPROVED PASTURE

80± acres improved pasture currently exist on site

## PASTURE CONVERSION

If you are a buyer that needs more pastureland, this property would be a good candidate to execute a conversion from timber to improved pasture. Use the proceeds from the timber harvested to convert to pasture.

## TIMBER

This property has a hundreds of acres of viable timber stands on site, all in various age stages (from pulp wood to saw timber). Much of the property has been planted with pines, but some of the timber cultivation is considered "volunteer" stands. This property has *immediate income* from timber.

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

## DRIVE TIMES

- 1 hr, 20 min to Orlando
- 1 hr, 30 min to Jacksonville
- 30 min to Deland
- 40 min to Daytona Beach
- 50 min to New Smyrna Beach

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Maury L. Carter & Associates, Inc.<sup>SM</sup>  
Licensed Real Estate Broker

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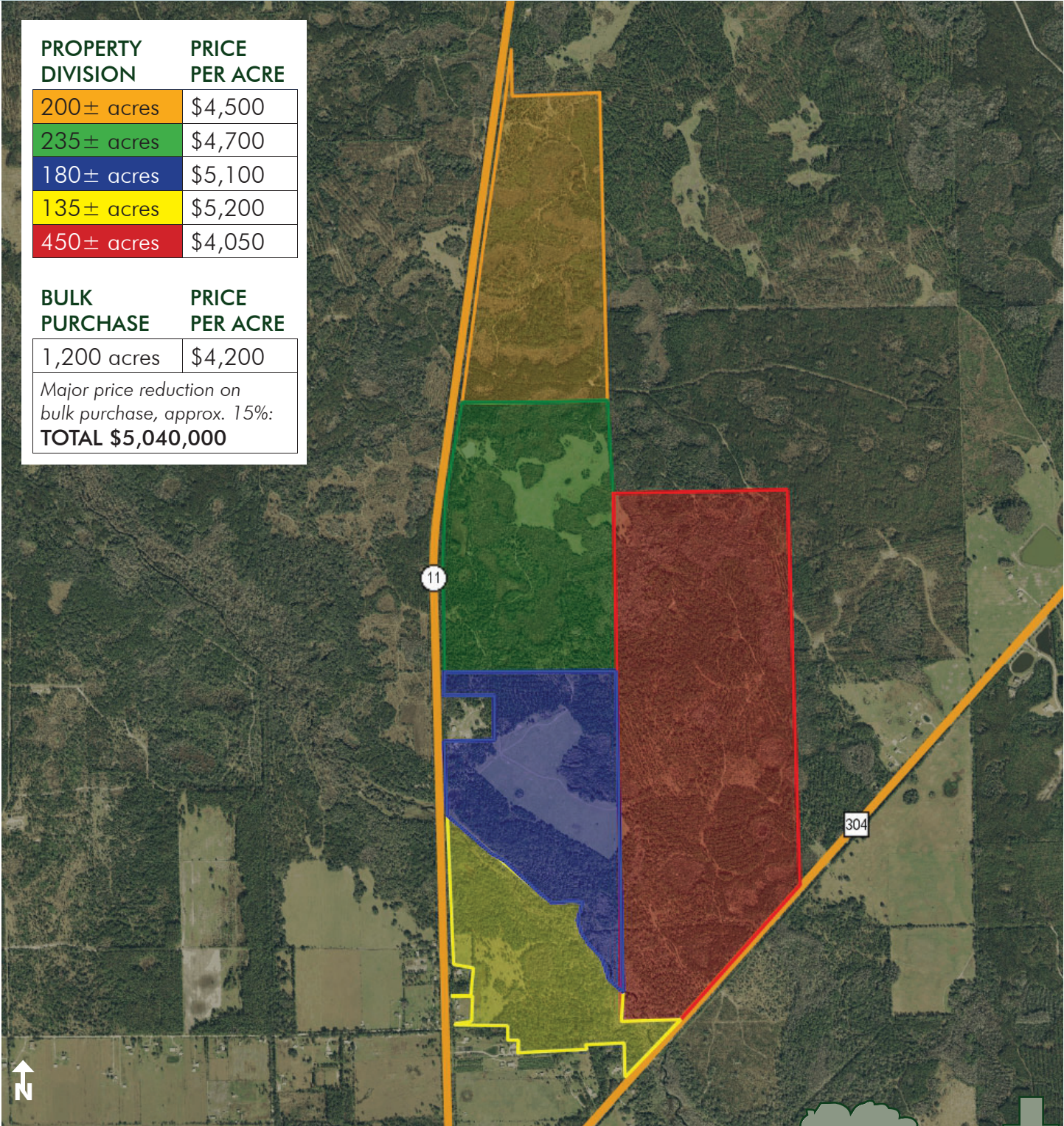
**PRICE  
REDUCED**

PROPERTY DIVISION	PRICE PER ACRE
200± acres	\$4,500
235± acres	\$4,700
180± acres	\$5,100
135± acres	\$5,200
450± acres	\$4,050

BULK PURCHASE	PRICE PER ACRE
1,200 acres	\$4,200

*Major price reduction on bulk purchase, approx. 15%:*  
**TOTAL \$5,040,000**



PROPERTY DIVISION MAP

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

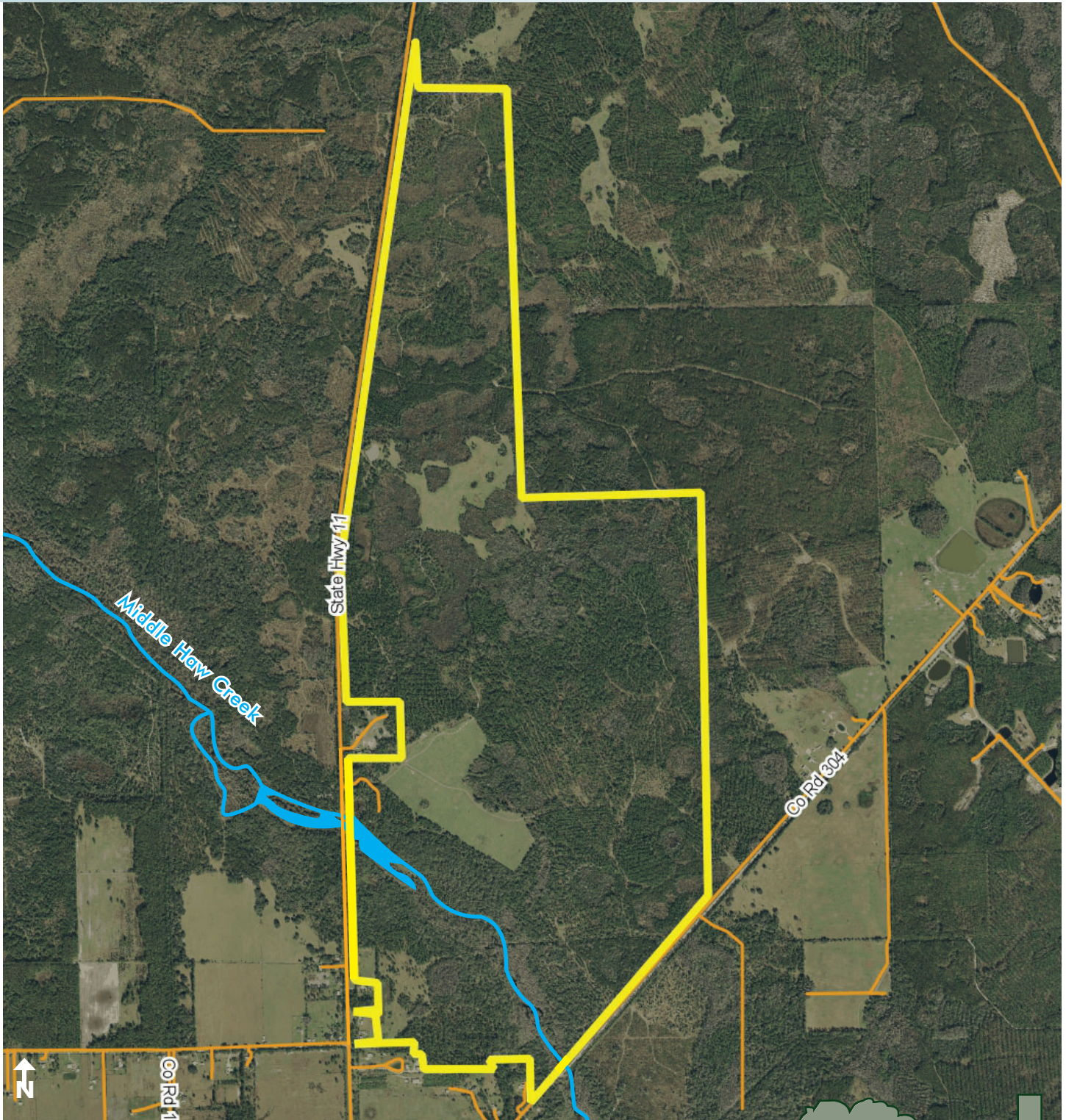
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PROPERTY MAP

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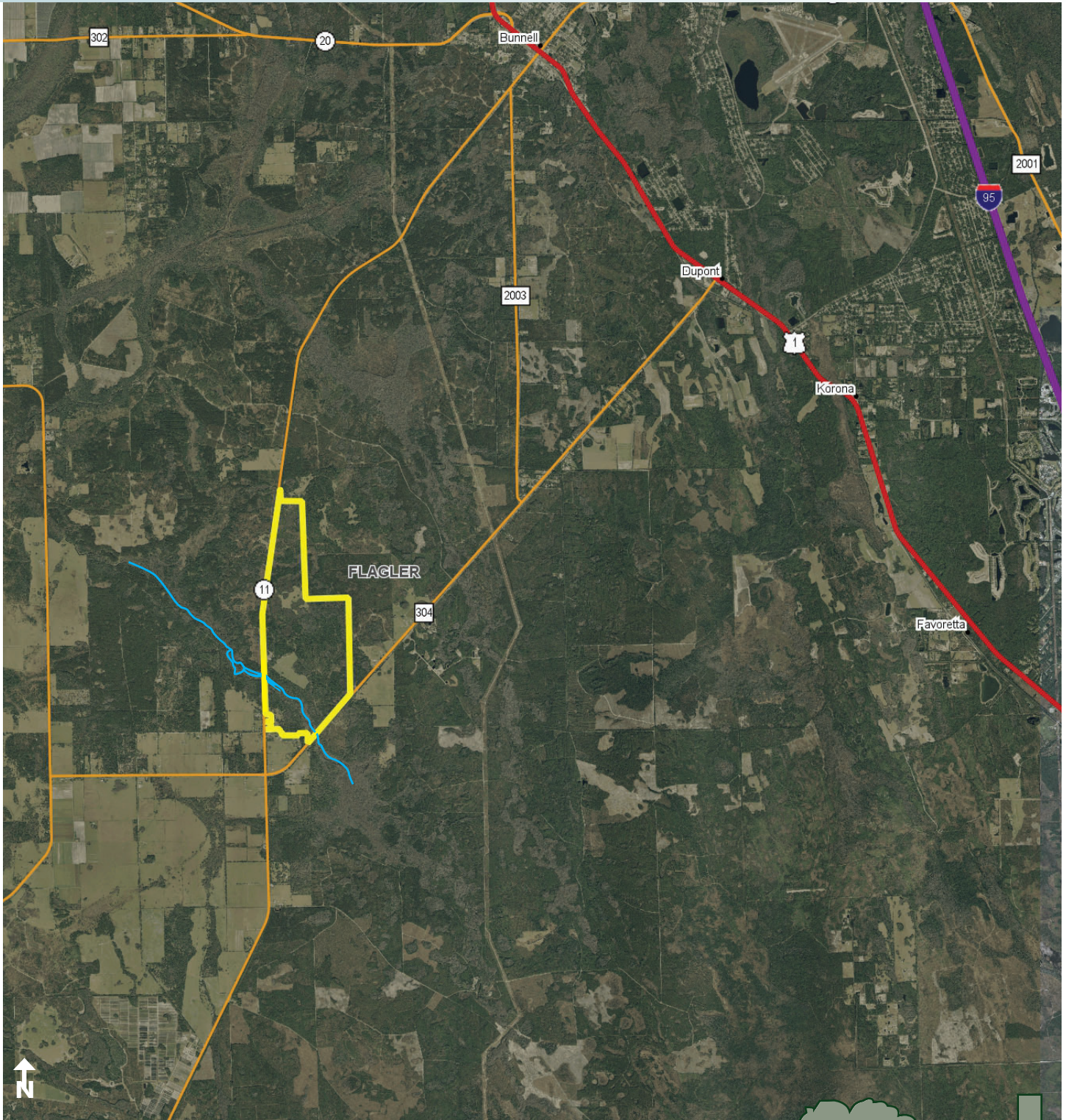
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REGIONAL MAP

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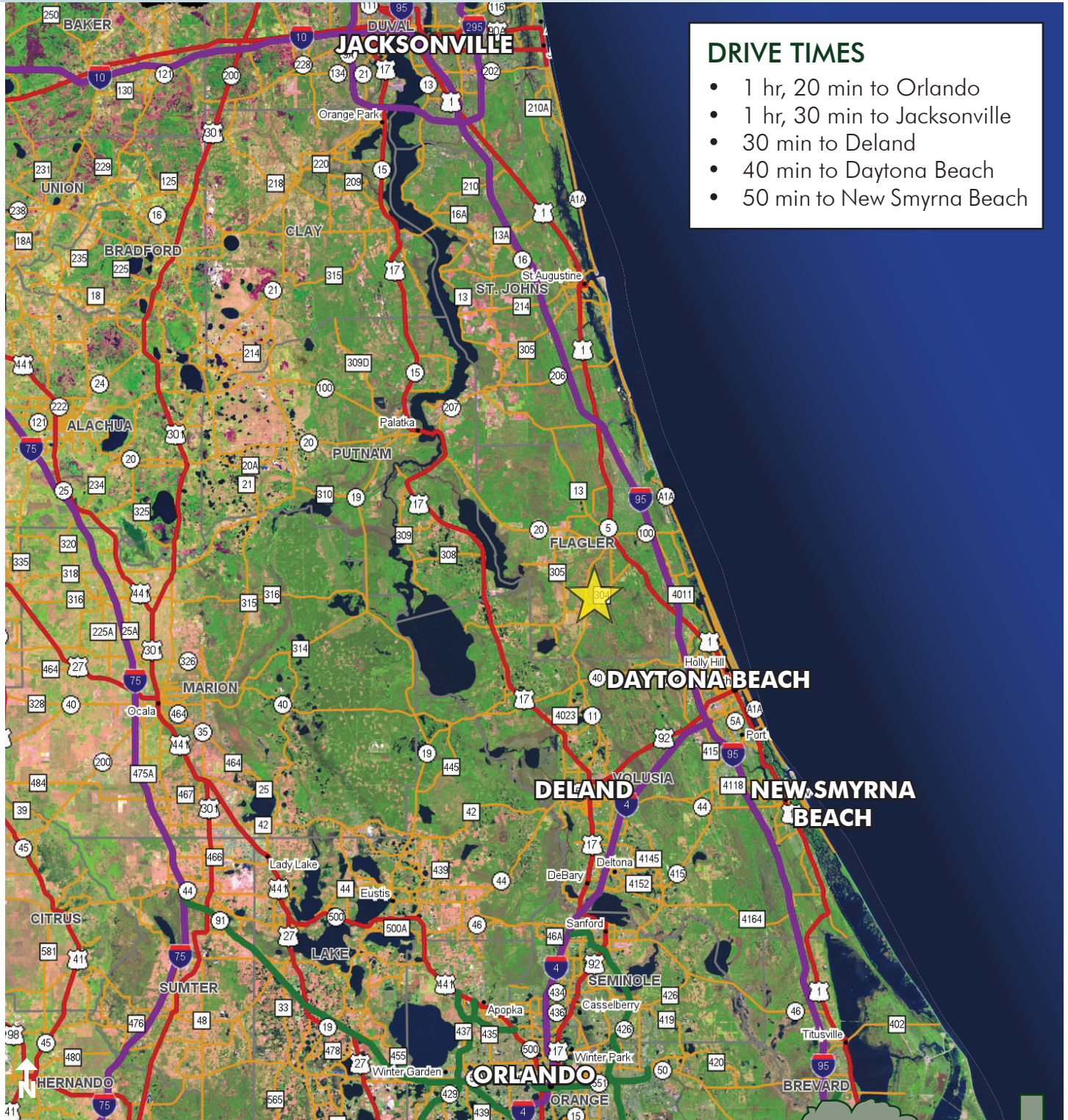
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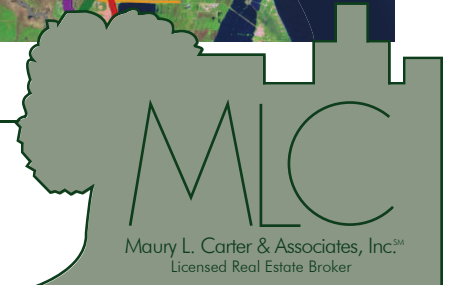
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