

Carter Island Ranch & Hunting

390 +/- acres

**Willing
to Divide
Property**

***Only 50
minutes from
Downtown
Orlando***

***New Price
August 2011***

Land · Commercial · Conservation · Land Management
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www.saundersrealestate.com



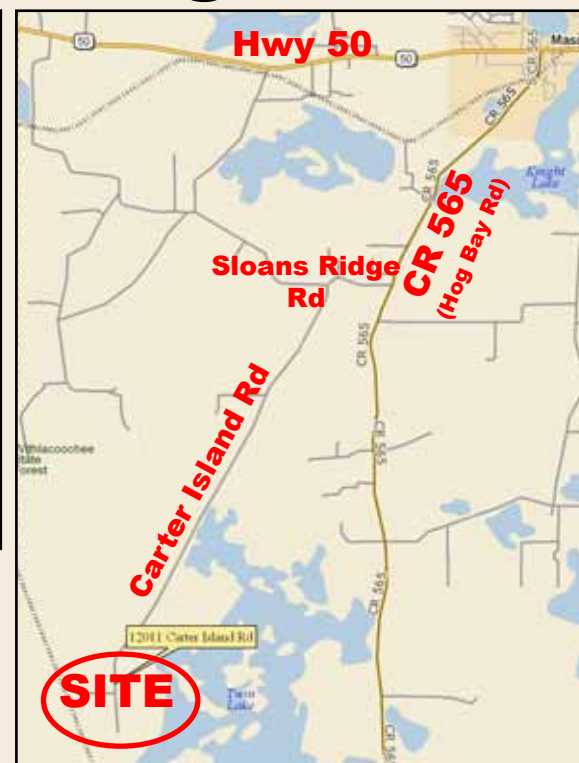
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Carter Island Ranch & Hunting

This property is teeming with a wide variety of wildlife; excellent hunting property! Scattered oaks, hammocks, mixed uplands and wetlands with several lakes. Property is contiguous with Withlacoochee State Forest and Green Swamp.

Size: 390 +/- acres (**Sell whole or will divide**)
Price: ~~\$3,400~~ per ac
NEW PRICE \$2,999 per ac - August 2011
Frontage: 1,600 +/- ft. on Carter Island Road
Location: 12011 Carter Island Road
 Groveland, FL 34736
Close Intersection: Sloans Ridge Rd & Carter Island Rd
Use: Ag; cattle, horses, sod, hunting, hay, fishing
Fence: Barbed wire for cattle
Natural Water: Several small acreage bass lakes and a canal system throughout property.
Water/Utilities: Two 4" wells, Two 6" wells, septic; SECO
Improvements: Mobile home with 2" well; garage
Uplands: Approximately 50% wetlands
Parcel #: 312224000300000100



Driving Directions:

- From Hwy 50 head south on 565 (Hog Bay Road).
- Go approximately 2 miles.
- Turn right on Sloans Ridge Road.
- Go approximately 1/2 mile and turn left on Carter Island Road.

**Seller
Extremely
Motivated**



863-648-1528

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