

# Beautiful Land Bank

**\$183,600-\$385,200 in annual income while holding**

**1,343+/- acres**

**Near Daytona Beach**





## **Future-PUD, Subdivision, Country Commercial Activities, Recreation**

**Buy all or Part**

**Pristine lakes and several water ways**

**All zoned FR and RC-Agricultural**

**94 acres with 2 lakes \$590,000**

**672 acres with 2 lakes at \$6,394,000**

**102 acres asking \$714,000 or buy parts  
(a 20 ac, 42 ac or 40 ac parcel).**

**475 acres-all or part starting at \$2,800,000**

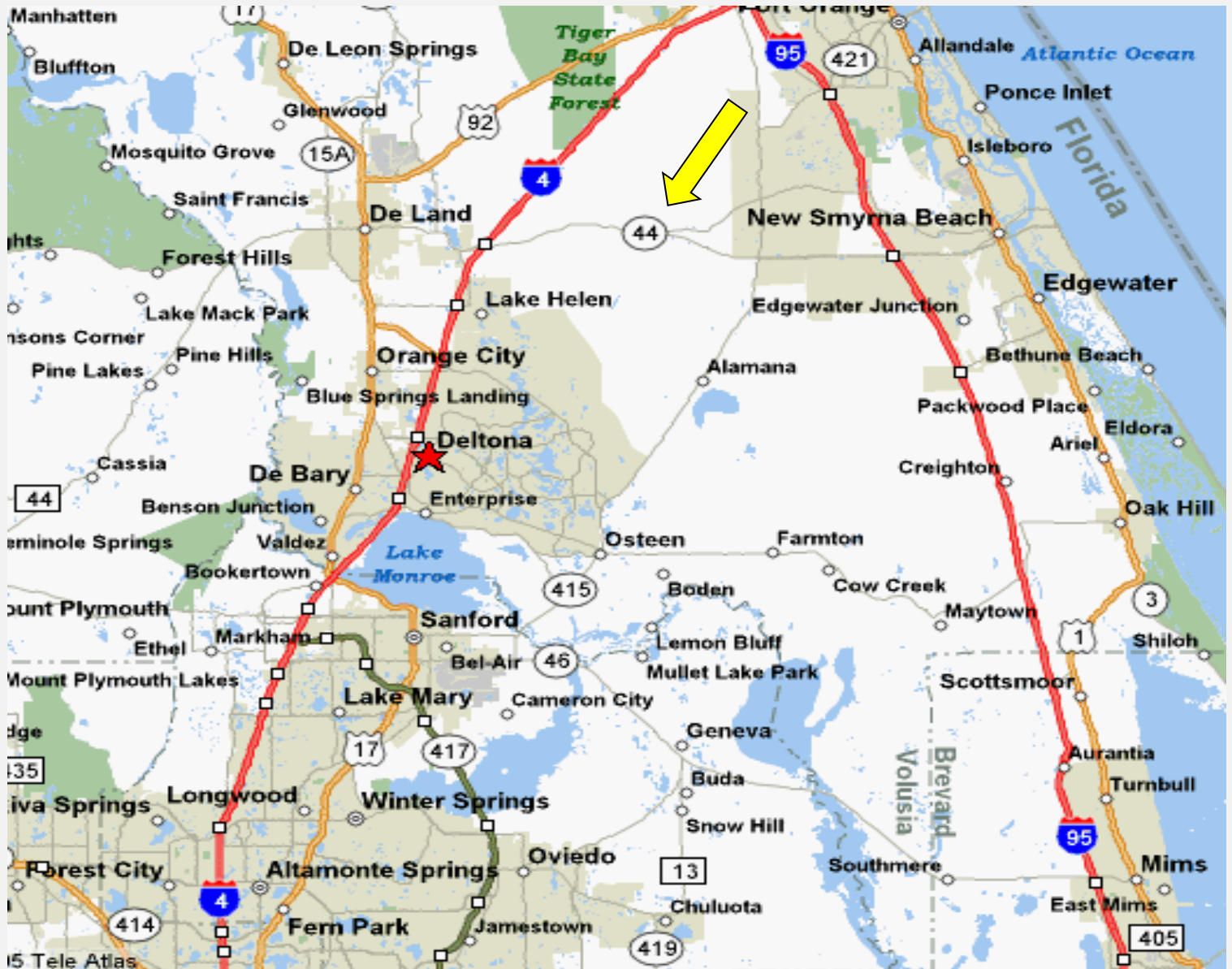
**Total \$10,498,000**

**Buy all \$9,400,000**

**All information is subject to errors and omissions.**



The ranches are ideally located between Orlando and Daytona on both sides of SR 44 in Volusia County. Just east of Pioneer Trail on the North side of the road (between Deland and New Smyrna Beach), 5 miles west of the intersection of SR 415 and SR 44. SR 415 runs from Sanford (Lake Mary Blvd.) to Daytona Beach SR 92. This 1,330 +/- acres is one of the few larger parcels left along the I-4 and SR 44 tourist corridors that has not been purchased by conservation groups or developers yet. Other lands in the area have sold for \$25,000+ per acre to developers and \$7,000-\$10,000 per acre for conservation land in larger parcels as part of the 100,000+ acre of conservation lands known as Tiger Bay Reserve. We also have two median cuts and turn lanes.



**With or without income while you Land Bank:** As the growth from Daytona, Orlando and other cities spreads towards these ranches with projects like VVVV just a few miles away, the owner can pick the level of income from 3 categories:

1. As is
2. With 3-year leases
3. With a few improvements (heading towards the entitlement process).

<b><i>Current</i></b>					
<b><u>672 acres</u></b>	<b><u>Monthly</u></b>	<b><u>Anually</u></b>	<b><u>475 acres</u></b>	<b><u>Monthly</u></b>	<b><u>Anually</u></b>
Gun Range	\$6,000	\$72,000	Private ranges	\$1,200	\$14,400
Hunting	\$3,000	\$36,000	Hunting	\$500	\$6,000
Long Range	\$700	\$8,400	Long Range	\$400	\$4,800
RV sites	\$800	\$9,600	RV sites	\$1,200	\$14,400
			<u>Camp Omega</u>	<u>\$1,500</u>	<u>\$18,000</u>
<b>Totals</b>	<b>\$10,500</b>	<b>\$126,000</b>		<b>\$4,800</b>	<b>\$57,600</b>
<b>Total both ranches</b>			<b>\$183,600</b>		
<b><i>With a 3 yr+ Land lease</i></b>					
<b><u>672 acres</u></b>	<b><u>Monthly</u></b>	<b><u>Anually</u></b>	<b><u>475 acres</u></b>	<b><u>Monthly</u></b>	<b><u>Anually</u></b>
Gun Range	\$6,500	\$78,000	Private ranges	\$1,400	\$16,800
Hunting	\$3,500	\$42,000	Hunting	\$500	\$6,000
Long Range	\$900	\$10,800	Long Range	\$600	\$7,200
RV sites	\$1,400	\$16,800	RV sites	\$2,000	\$24,000
			Motor Cross	\$1,000	\$12,000
			ATV Club	\$1,200	\$14,400
			<u>Camp Omega</u>	<u>\$1,800</u>	<u>\$21,600</u>
<b>Totals</b>	<b>\$12,300</b>	<b>\$147,600</b>		<b>\$8,500</b>	<b>\$102,000</b>
<b>Total both ranches</b>			<b>\$249,600</b>		
<b><i>5 Yr lease, PUD-150k, dirt/ponds/septics/wells-300k, Rds-275k/Elect 350k=\$1,075k</i></b>					
<b><u>672 acres</u></b>	<b><u>Monthly</u></b>	<b><u>Anually</u></b>	<b><u>475 acres</u></b>	<b><u>Monthly</u></b>	<b><u>Anually</u></b>
Gun Range	\$7,500	\$90,000	Private Range	\$2,200	\$26,400
Hunting	\$4,000	\$48,000	Hunting	\$700	\$8,400
Long Range	\$1,200	\$14,400	Long Range	\$900	\$10,800
RV sites	\$3,500	\$42,000	RV sites	\$4,200	\$50,400
Camping	\$1,500	\$18,000	Motor Cross	\$1,800	\$21,600
			ATV Club	\$2,200	\$26,400
			<u>Camp Omega</u>	<u>\$2,400</u>	<u>\$28,800</u>
<b>Totals</b>	<b>\$17,700</b>	<b>\$212,400</b>		<b>\$14,400</b>	<b>\$172,800</b>
<b>Total both ranches</b>			<b>\$385,200</b>		
<b>Added income from Improvements</b>			<b>\$135,600</b>		

This 672 acre parcel boasts 1.5 miles of frontage with approximately 200 acres of pastures and dry land including 2 beautiful lakes (40' deep barrow pits).

The owners enjoy several outdoor recreational activities on site with cattle which also provide agricultural exemptions for low real estate tax bills. We also have income from the largest gun range in the state to 150 acres fenced in for the largest wild hog hunt operation in the state. Note all of the current uses can be relocated as you develop the property.





**200+ acres of pasture**







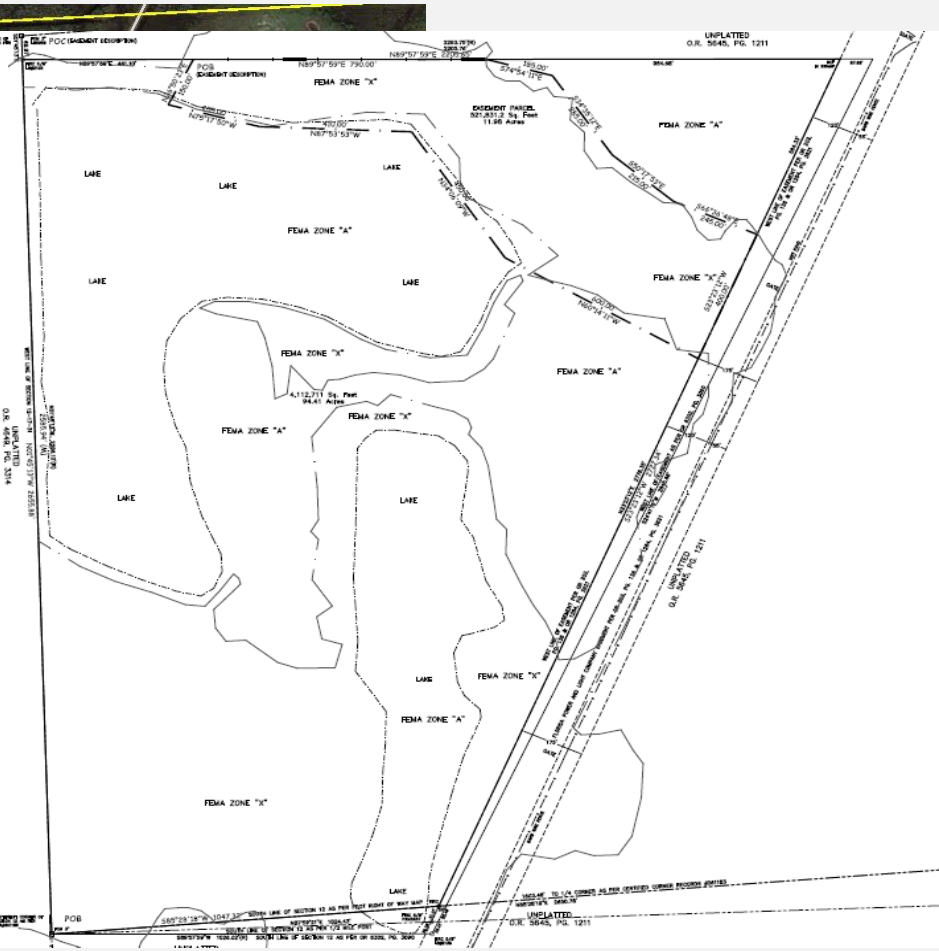


## **94 acres**

This gorgeous 94-acre parcel has 2 lakes that are about 40-foot-deep, with a conservation easement on most of it but excludes the northerly 12 acres of high land fronting on the lake and allows use of the lakes. The District has said they will negotiate a release of a portion of the conservation easement to also allow use of the uplands around the lakes. the 94 acres fits into the westerly side of the 672 tract.









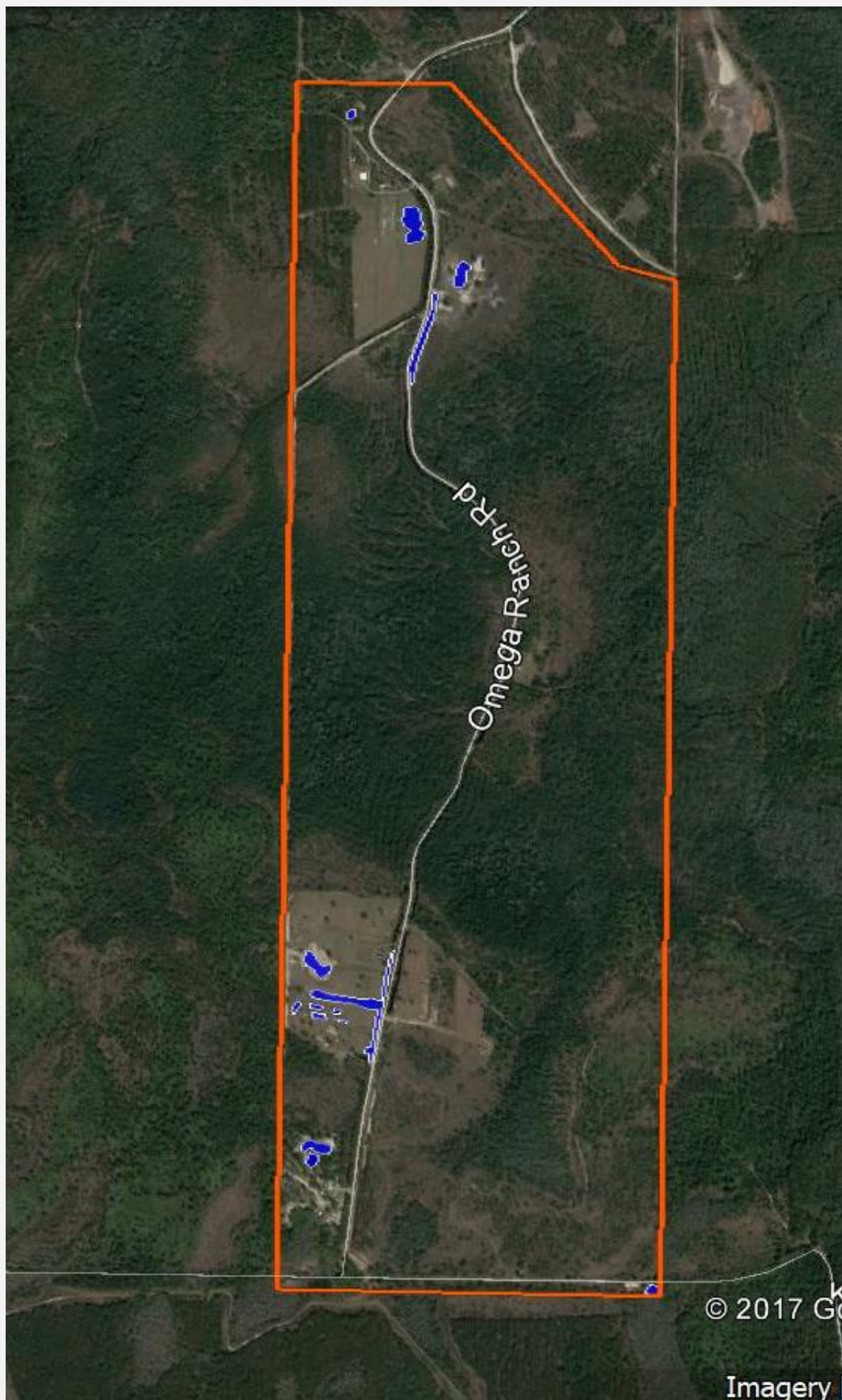
# 102 acres (20, 40 and 42 ac)

County parcel (made up of 3 lots) 7124-00-00-0011 and 0012 and 0017





**475 acres**













## Wholesome Country Living









**Camp Omega has been used as an off-grid retreat area for years  
with several buildings, a barn and solar system**

