

INTEREST IN LAND FOR SALE

HONEY HOLE RANCH

LLOYD ST AND D. JOHNSON AVE.

Mims, FL 32754

PRESENTED BY:

JEFF CUSSON

Senior Advisor

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PROPERTY DESCRIPTION

Honey Hole Ranch is an outstanding hunting and sportsman retreat with an abundant population of wild turkey, deer, hog, and bear. The ranch is mostly an unspoiled piece of old Florida that has a hardwood creek and wetland crossing that provide a scenic natural wildlife corridor. The remainder of the ranch is mostly pine and palmetto with potential for timber harvesting, farming, and the adjacent power lines provide the potential for a solar farm. Located less than an hour from the Orlando International Airport, the ranch is easily accessible from Central or East Florida. It's also adjacent to the Miami Corp. Farmton Project, a planned sustainable community that incorporates nearly 40,000 acres of conservation land. The single largest private conservation easement in Florida history!

The Honey Hole Ranch listing is a 60% ownership interest in Honey Hole Ranch LLC, a Florida limited liability corporation, whose sole asset consists of 378.89 ± acres of land in Brevard County, Florida.

PROPERTY HIGHLIGHTS

- \$885,000 for 60% interest in Honey Hole Ranch LLC
- \$295,000 for each 20% owner interest

OFFERING SUMMARY

SALE PRICE:	\$885,000
LOT SIZE:	378.89 ± Acres
PRICE / ACRE:	\$2,336
CITY:	Mims
COUNTY:	Brevard
PROPERTY TYPE:	Land Investment, Ranch, & Timberland

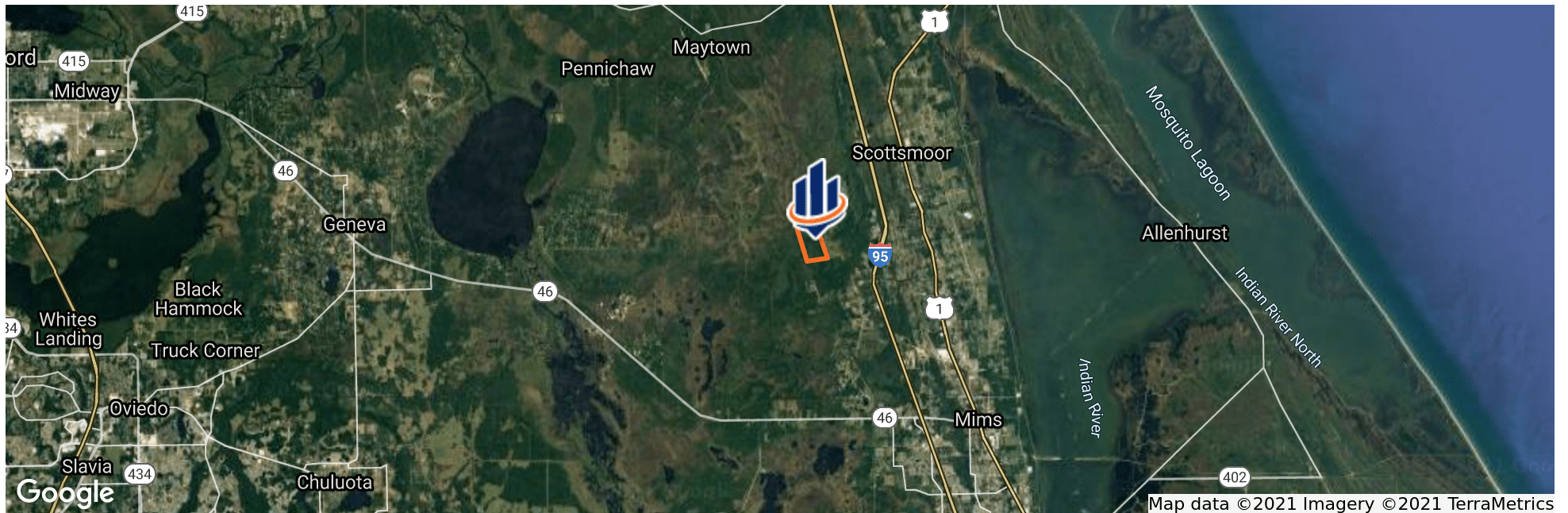
SPECIFICATIONS & FEATURES

LAND TYPES:	<ul style="list-style-type: none"> • Land Investment • Ranch • Timberland 	GAME POPULATIONS INFORMATION:	Deer, Turkey, Bear and Hogs
UPLANDS / WETLANDS:	128 ± Upland Acres / 257 ± Wetland Acres		
SOIL TYPES:	<ul style="list-style-type: none"> • Samsula Muck Depressional 12 acres • Eaugallie Sand 102 acres • Malabar Sand • High 73 acres • Malabar Holopaw And Pineda Soils 73 acres • Terra Ceia Muck Frequently Flooded 9 acres • St. Johns Sand 5 acres • Pineda Sand 2 acres 		
TAXES & TAX YEAR:	\$179.38 [2020]		
ZONING / FLU:	Current Zoning GU allowing 1 unit per 5 acres, FLU of Agriculture allowing 1 unit per 2.5 acres		
WATER SOURCE & UTILITIES:	2" well at camp		
CURRENT USE:	Hunting, Recreation, and Timber		
POTENTIAL RECREATIONAL / ALT USES:	Hunting, ATV, Shooting, Horseback Riding		
LAND COVER:	Wetland Hardwoods, Pine, and Palmetto		
STRUCTURES & YEAR BUILT:	Bunk House		
MAIN INFRASTRUCTURE:	Property has a road network, feeders, and small hunting camp		



LOCATION & DRIVING DIRECTIONS

PARCEL:	20G-34-14-AI-2-1
GPS:	28.7313131, -80.9144782
DRIVING DIRECTIONS:	From the intersection of SR46 and I-95 in Mims, Head East toward US-1 - 1.5 mi, Turn left onto US-1 N - 4.8 mi, Turn left onto Aurantia Rd - 1.7 mi, Meadow Green Rd turns right and becomes Harrison Rd - 1.4 mi, Turn right onto D Johnson Ave and go straight for 1 mile to the entrance gate of the property

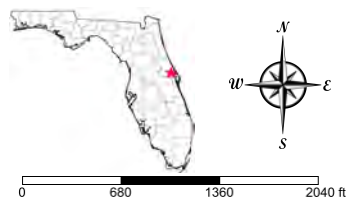




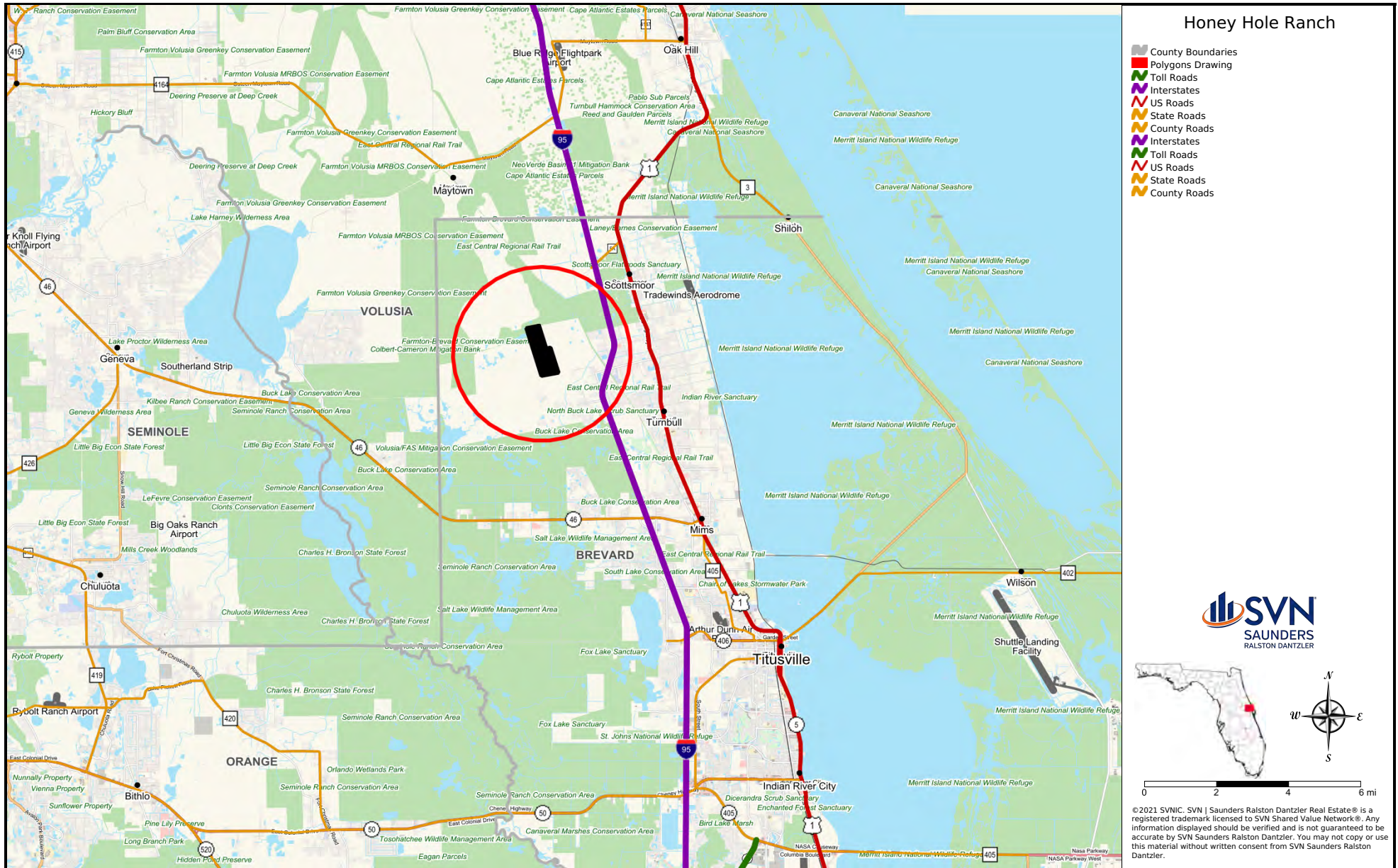


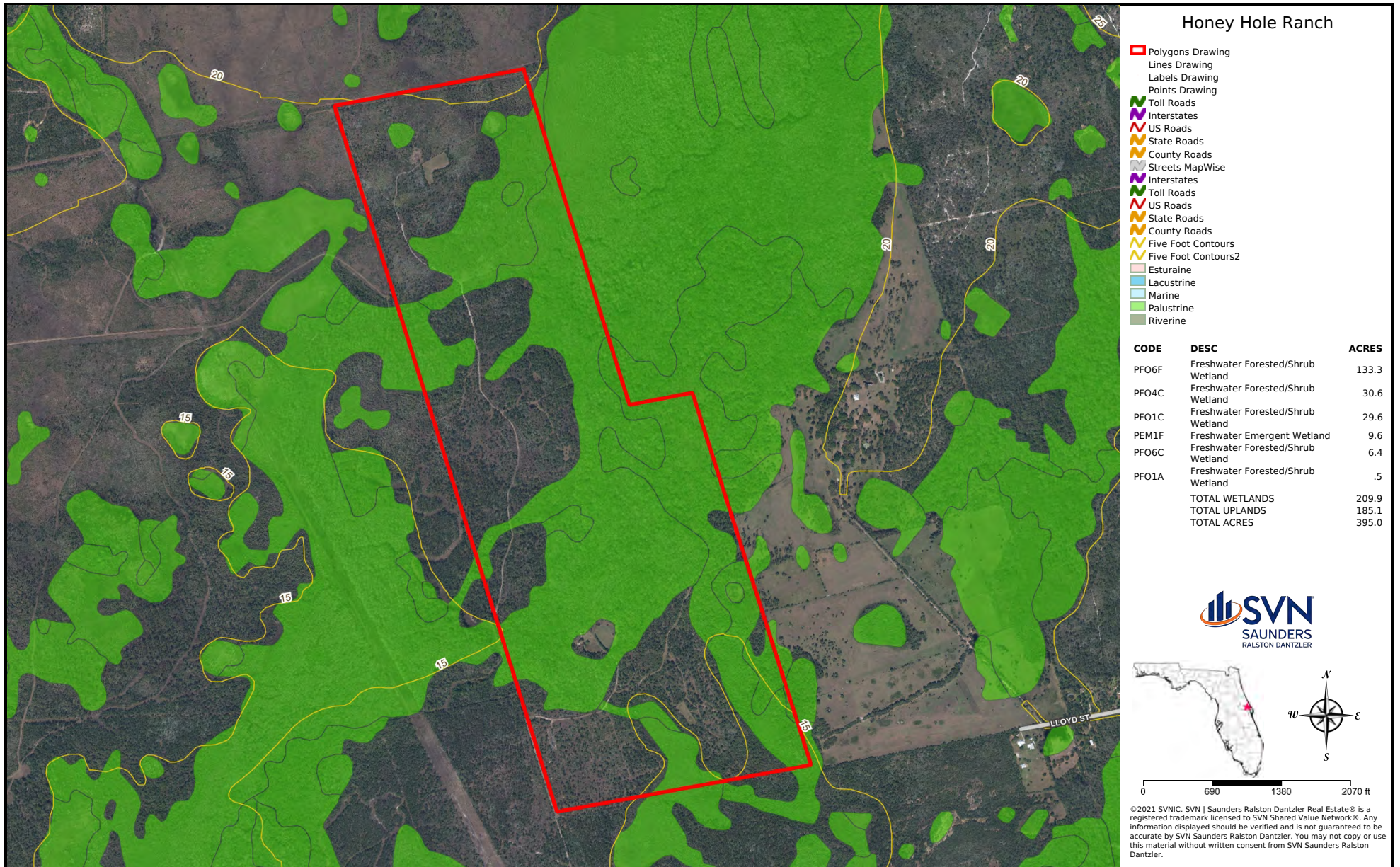
Honey Hole Ranch

- County Boundaries
- Polygons Drawing
- Toll Roads
- Interstates
- US Roads
- State Roads
- County Roads
- Interstates
- Toll Roads
- US Roads
- State Roads
- County Roads



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