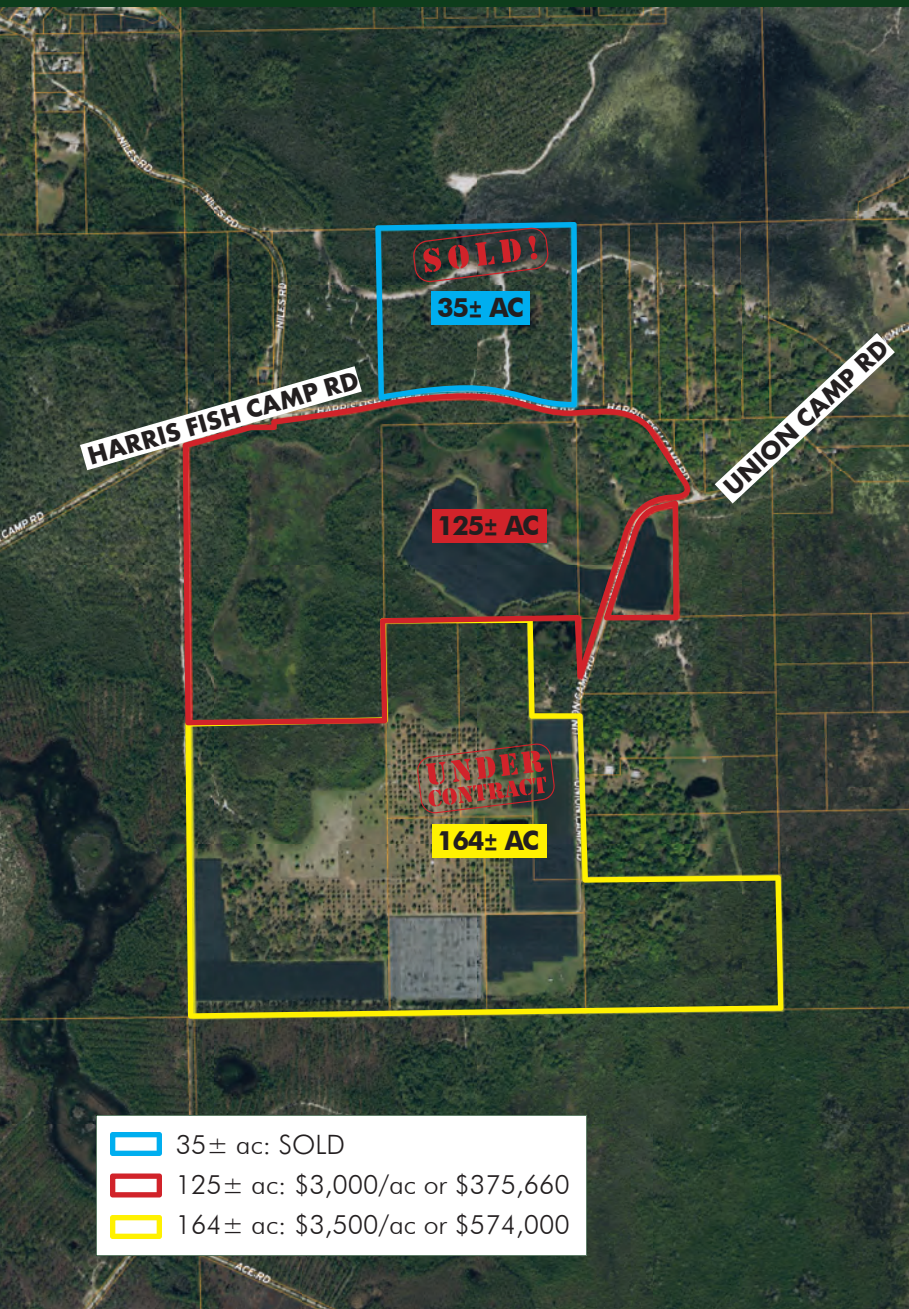


**FOR
SALE**

289± AC AGRICULTURE & RECREATION RETREAT

Harris Fish Camp Rd, Crescent City, FL 32112



ABOUT THE PROPERTY

TOTAL SIZE & PRICE

289± total acres
\$949,660 total

PARCEL BREAKDOWN

125± ac: \$375,660
164± ac: \$574,000 *Under Contract*

ZONING

Agricultural

ROAD FRONTAGE

3,770'± on Harris Fish
Camp Rd; 2,500'± on
Union Camp Rd

UTILITIES

6 individual 8" permitted wells
with diesel powered pumps.
Add'l surface water well on site.
Ample power to site off Harris Fish
Camp Rd and Union Camp Rd

DESCRIPTION

Take a step back in time and experience Old Florida at its finest! This 289± acre property (portion sold) is an outdoor enthusiast's dream with recreational opportunities galore including wild turkey, deer and hog hunting right on site. ***This property is surrounded by thousands upon thousands of acres of St. Johns Water Management District Conservation areas that are home to some of the largest deer in northern Central Florida!*** Plus, fishing can take place in one of the ponds on property. Currently used as a ranch and nursery operation, this property provides endless agricultural opportunities with 6 wells already in place, as well as a surface water well. This property would be a perfect place to build your dream home and create your own rural retreat or to operate a major agricultural venture if desired! ***Call for a showing today!***

DRIVE TIMES

Crescent City: 8 min
Palatka: 35 min
Flagler Beach: 50 min
Daytona Beach: 1 hour

Gainesville or Ocala: 1.5 hours
Downtown Orlando: 1.5 hours
Orlando Int'l Airport: 1.5 hours
Jacksonville: 1.5 hours

MAURY L. CARTER & ASSOCIATES, INC.

Licensed Real Estate Brokers | www.maurycarter.com | 407-422-3144



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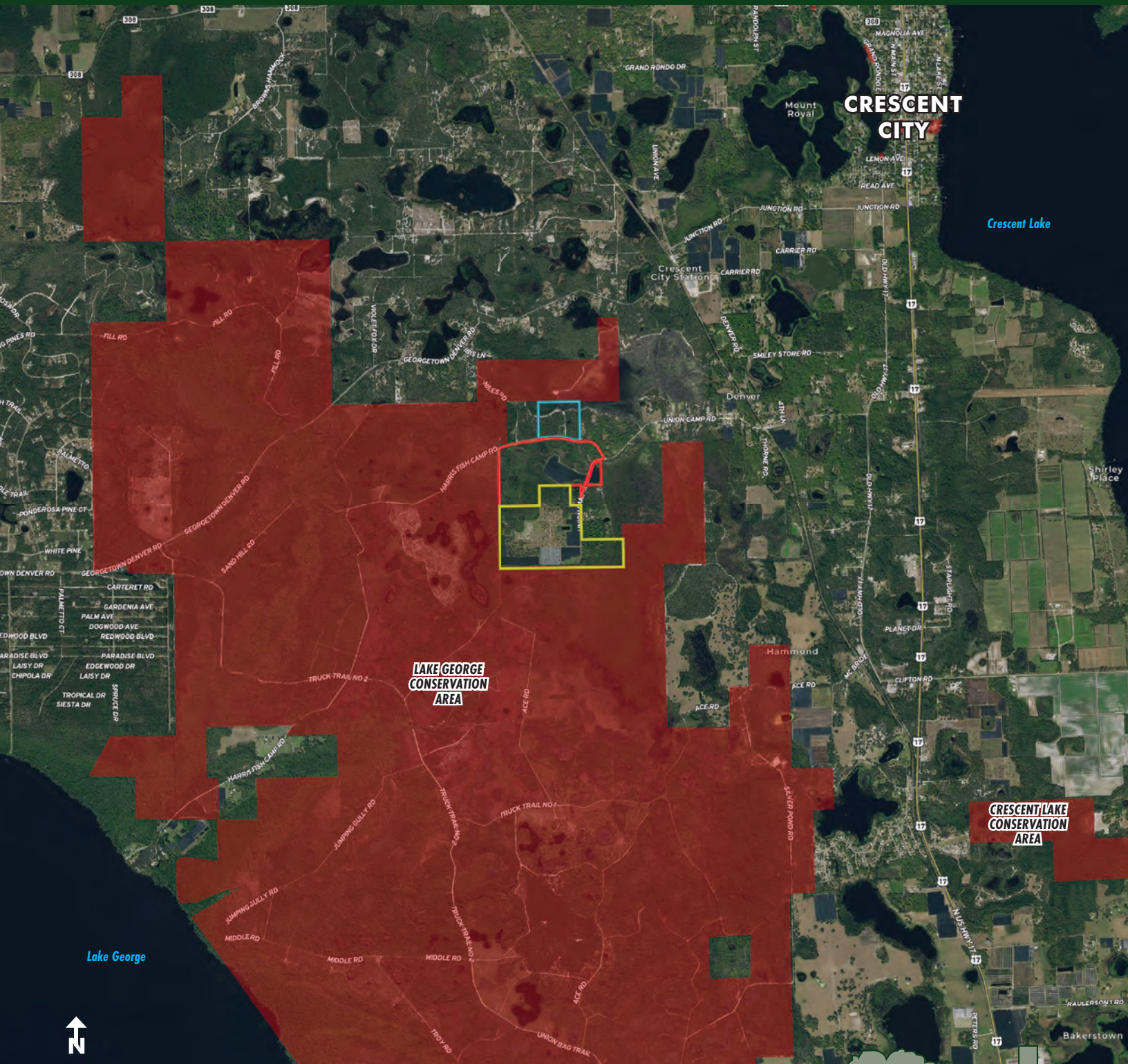
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REGIONAL MAP

MAURY L. CARTER & ASSOCIATES, INC.

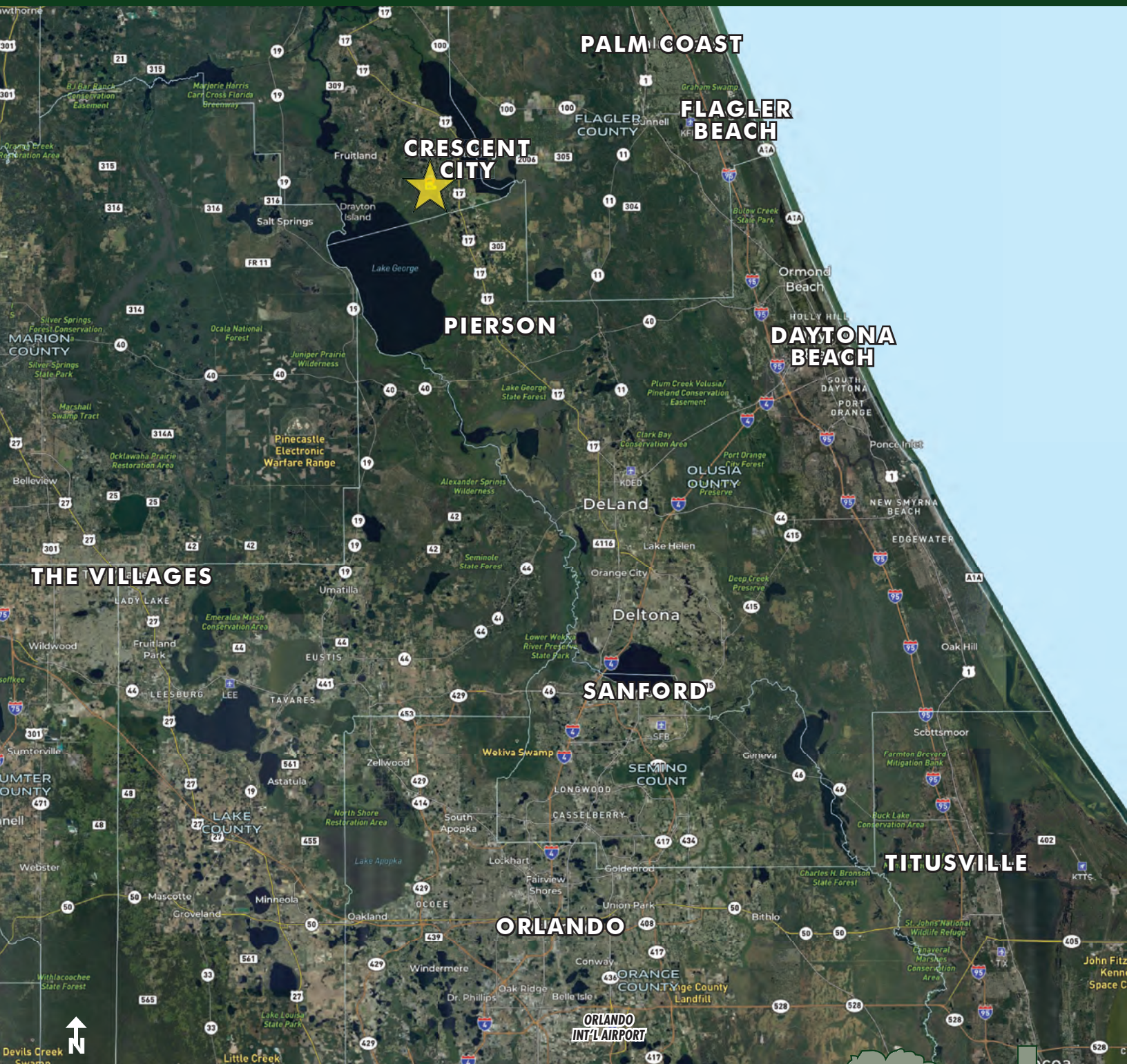
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LOCATION MAP

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