

TTT Ranch

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PROPERTY OVERVIEW



Sale Price

\$8,750,000

Offering Summary

Acreage:	557 Acres
Price / Acre:	\$15,709
State:	Florida
City:	Osteen
County:	Volusia
Property Type:	Ranches and Pastureland, Hunting and Recreational Land

Property Overview

Located just north of Orlando and conveniently situated near I-95, the TTT Ranch offers an outstanding combination of productive ranchland, quality wildlife habitat, and excellent accessibility. This ranch is a near perfect blend of well managed woods and pasture that can serve both the cowman and the outdoor enthusiast.

One unique feature of the ranch is the large landownership it adjoins. The vast majority of the Western Boundary touches the Wiregrass Prairie Preserve, which receives no hunting pressure. This adjacent 1,423 ± acre preserve is co-owned by Volusia County and the SJRWMD. To the north and east is a 6,000 acre private owned tract. Connectivity to these large tracts make TTT Ranch a great candidate for a conservation easement.

The property features a diverse mix of improved pasture, mature pine woods, and a well-connected network of internal roads, providing both functionality and recreational appeal. The ranch has historically been managed with wildlife in mind. Land management practices such as prescribed fire, forestry mulching, and strategically placed food plots have been implemented throughout the property.

Beyond its recreational qualities this tract is also a highly functional cattle ranch with substantial improved pasture, cross fencing, and water holes and wells located throughout the ranch. Cross fences divide the ranch into four different sections allowing one to move cattle around easily, rest pastures from grazing, and keep cattle out of food plots during hunting season.



Property Overview Continued

The structural improvements are what really sets this property apart from other ranches and recreational tracts. There are two homes on the property as well as some other agricultural structures. The Jim Walters Stilt home provides tremendous elevated views of the ranch and would make for a great place for extended family or a care taker to stay while out at the ranch. The camp house is located just to the north of the stilt house and is the more modern and improved of the two. The camp house features a 3 bed/2 bath home on one side and 1 bed/1 bath apartment on the other side of the structure. They are separated by an open air bays for parking equipment or personal vehicles. One of the bays features a station to clean and process game with a skinning rack, washout drain, and outdoor sink and table. On the far side of the apartment there is built in a four stall horse barn that turns directly out to the east side of the camp house.

Whether you're looking for a productive cattle ranch, a well-managed hunting property, a private recreational retreat, or a combination of all three, this 557 ± acre ranch checks all of the boxes. Its size, location, diversity, and versatility make it a compelling land investment in Central Florida.

Property Highlights

- Perfect mix of improved woods and pasture
- Multiple homes and structures on site
- Great candidate for a conservation easement

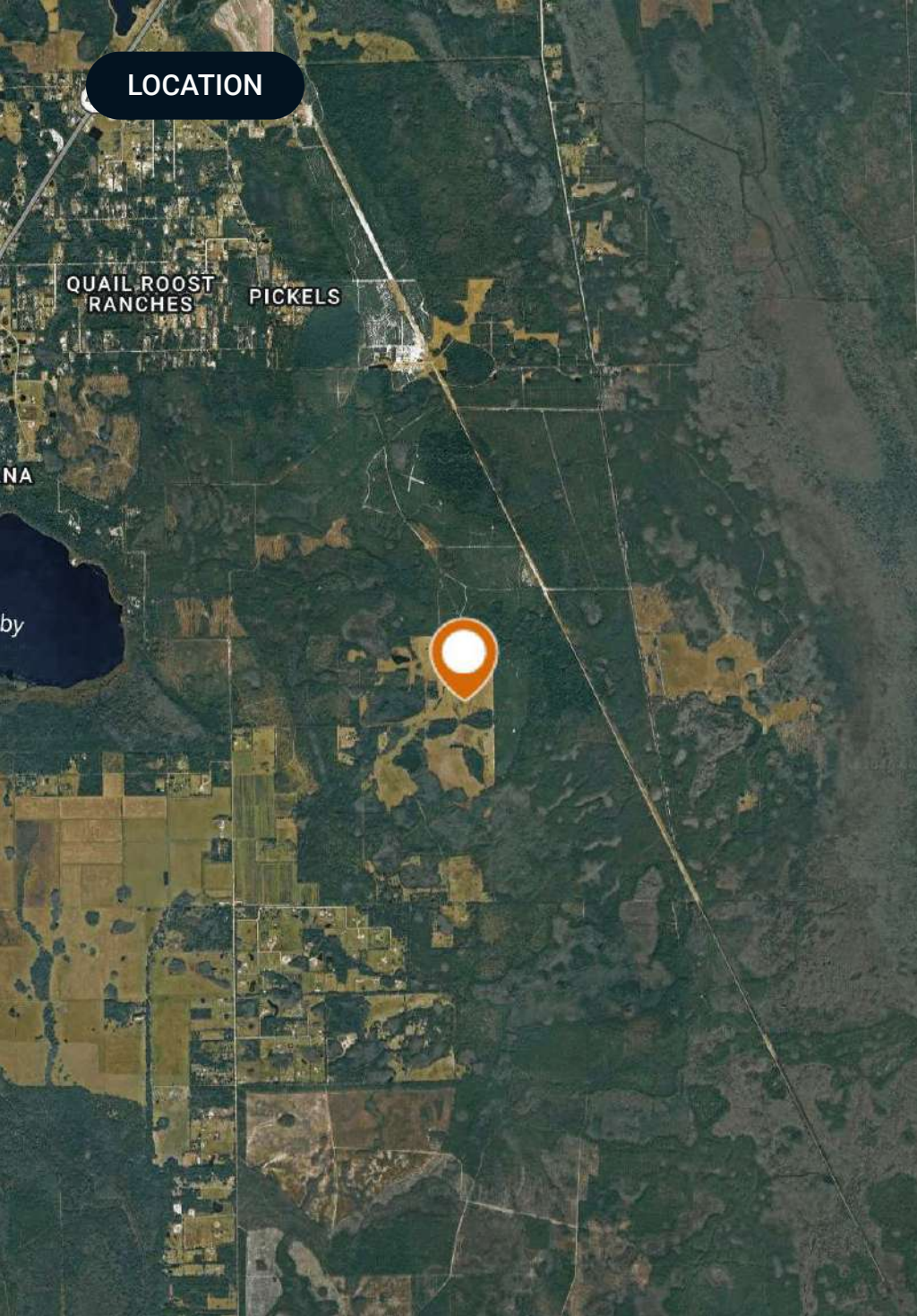
SPECIFICATIONS & FEATURES



Specifications & Features

Uplands / Wetlands:	60% uplands / 40% wetlands
Zoning / FLU:	Zoning - FR & RC / FLU- FR & ESC
Nearest Point of Interest:	Multiple private fishing and wildlife ponds
Fencing:	Perimeter and cross fencing
Current Use:	Cattle and recreational property
Grass Types:	Bahai and other native grasses. Winter grazing has historically been planted.
Structures & Year Built:	1990 - 1638 ± square foot Jim Walter stilt home 40 X 128 camp house with a 3 bed/ 2 bath home and a 1 bed/ 1 bath apartment
Survey or Site Testing Reports:	Boundary survey and title work available to qualified buyers

LOCATION



Location & Driving Directions

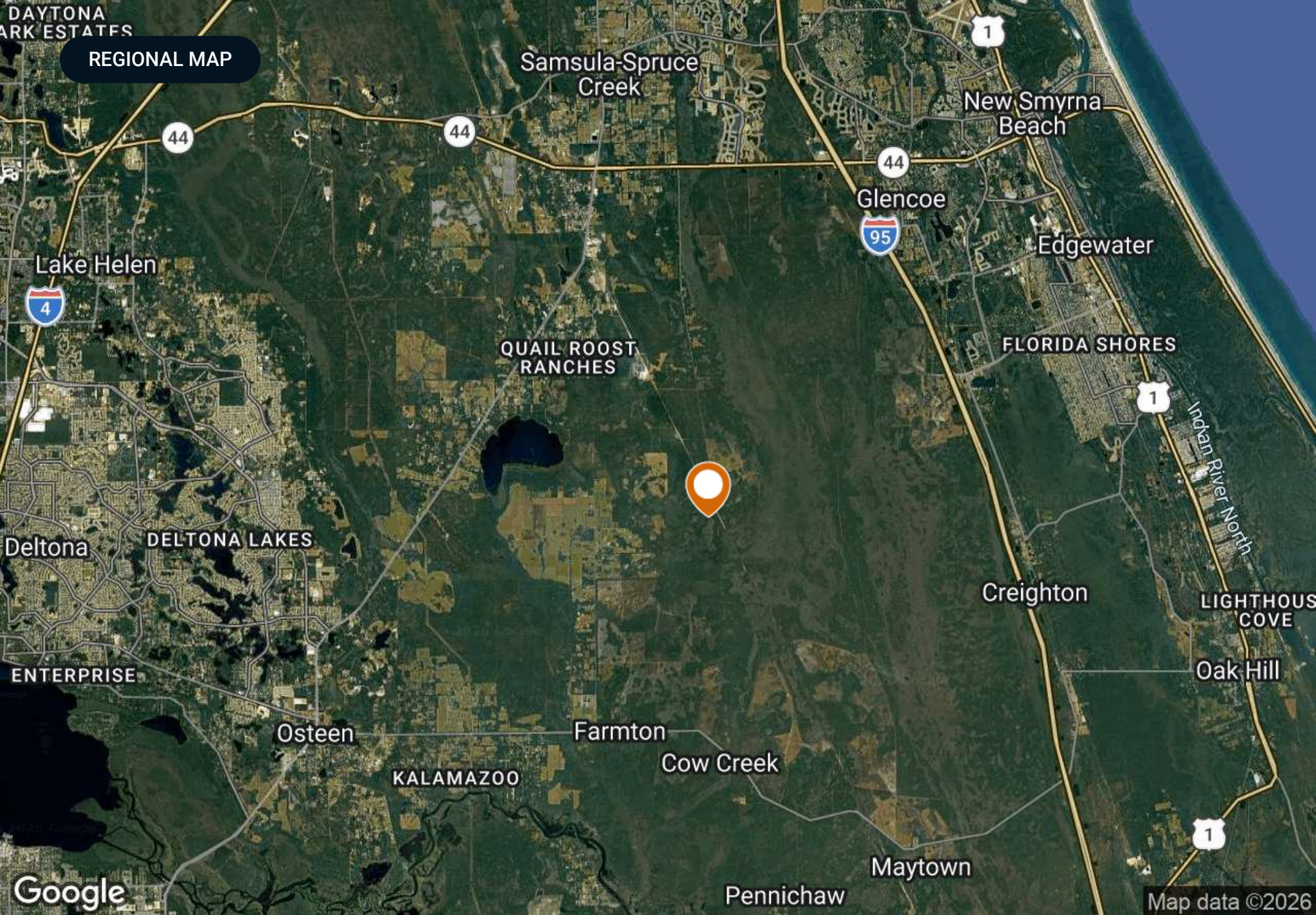
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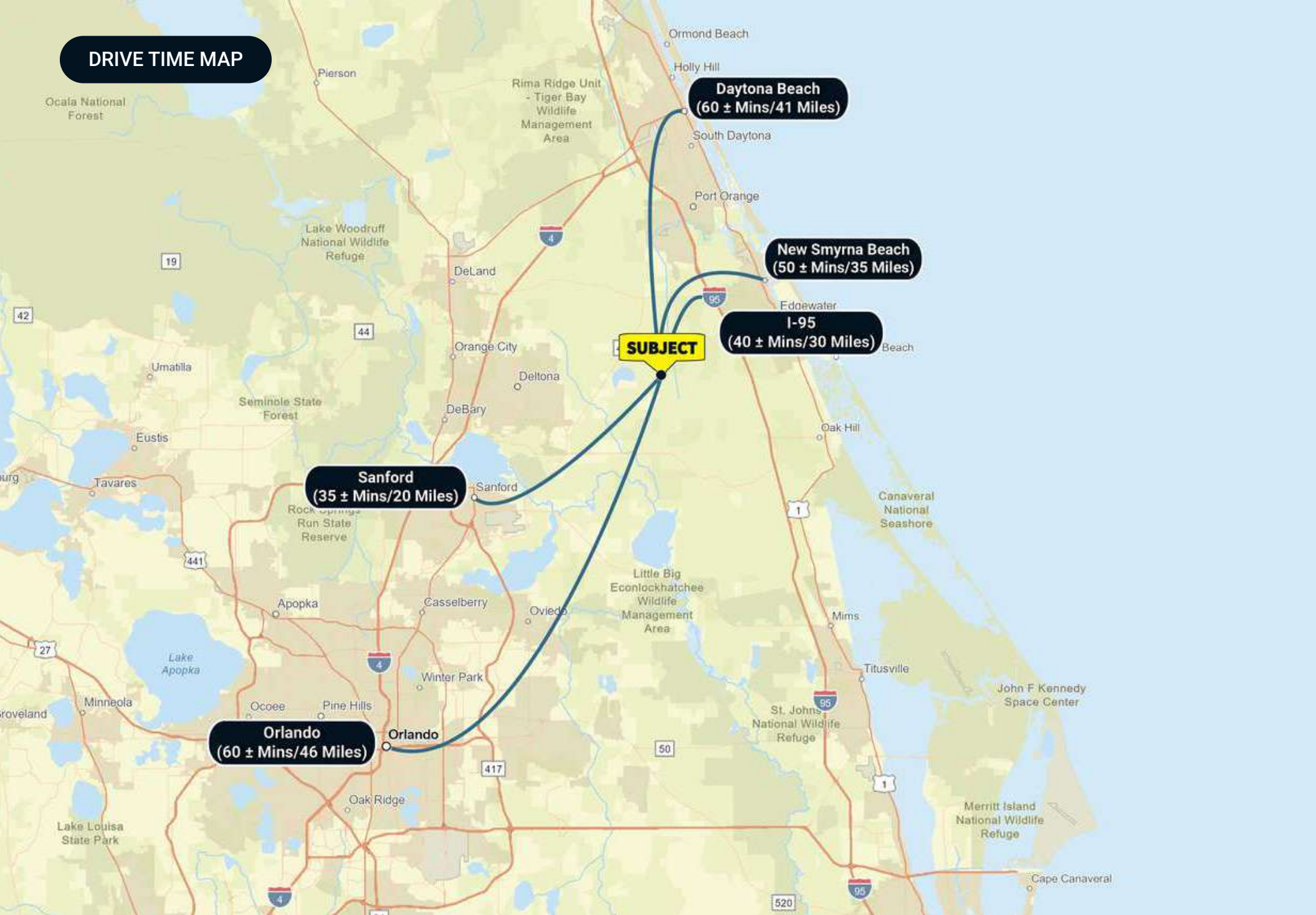
Driving Directions:

- Shown by appointment only
- Contact Zeb Griffin at (352) 630 7547

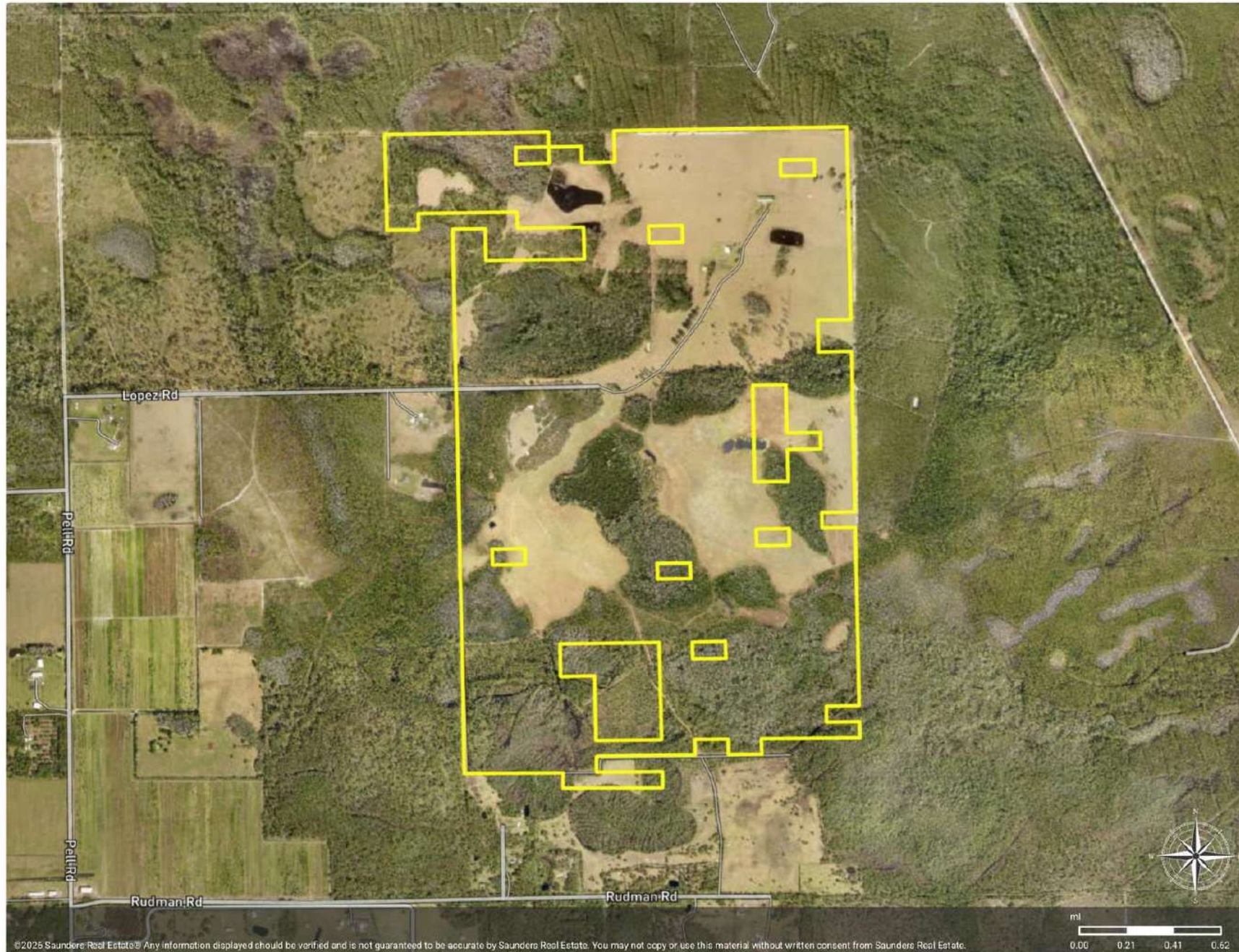
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DRIVE TIME MAP



AERIAL MAP



TTT Ranch

- Polygon
- Polygon



CAMP HOUSE



CAMP HOUSE



CAMP HOUSE



CAMP HOUSE - 1 BED/1 BATH APARTMENT AND SHOP



STILT HOUSE



STILT HOUSE











TTT RANCH WILDLIFE











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