

Crescent Lake

A Premier Florida Lakefront Property





Interior road system through pine flats.

The Property

The *Crescent Lake Property* is an exclusive 1,126 acre property nestled on the southwest shore of Crescent Lake. Located approximately one mile south of historic Crescent City, FL, the property has nearly 1.5 miles of contiguous lake frontage.

It includes an executive main lodge, guest house, horse barn, sheds, stocked ponds, and a licensed grass airstrip. Historically, the property has been used as a recreational retreat, tree farming (oaks, magnolias, cypress, etc...), agriculture operations, entertainment, hunting, fishing, and more.

Recreational Activities

The property provides all of the amenities for upscale recreational activities comparable to other hunting and recreational clubs located throughout the southeast. Fly, drive, or even yacht from the Atlantic Ocean via the St. Johns River waterway to the property to enjoy all the luxuries and opportunities that the property offers.

Mature pine stands, Florida scrub, and gorgeous oak hammocks offer some of the most pristine Osceola turkey, deer, dove, and quail hunting habitats to be found anywhere. Crescent Lake and a stocked pond on the property provide for excellent freshwater fishing.

The area is known as the *Bass Capital of the World*, where you will enjoy large mouth bass, crappie, and bream fishing. Crescent Lake, in particular, is considered one of Florida's premier trophy bass fishing lakes. A public boat ramp is available on the western side of the lake.

Development Opportunities

The property has been actively managed and zoned for future uses, which creates inherent long-term value.

It is reasonable to believe that a future development as a planned residential community, combining lakefront homes, multi-family style homes, "fly-in" homes located near the airstrip, and water-related housing would be very possible. The amenity package could also include an equestrian element, gun club, hunting, boating, tennis, and swimming. It is unusual that one parcel of land can offer all of these rural highlights and still have quick and easy access to such major population areas as Jacksonville, Orlando, and Daytona Beach.

The Lake

Crescent Lake is approximately 16,000 acres in size, 13 miles in length, 2 miles wide, and has an average depth of ten feet. It is networked to the St. Johns River that flows through Jacksonville and empties into the Atlantic Ocean, making the property accessible by yacht or boat from anywhere in the world.

Because of the dark, tannin lake water, Crescent Lake is considered one of the most pristine lakes in Florida. The tannin comes from Cypress trees and plants and is what keeps natural lakes pure and pristine.

The lake area is largely undeveloped. The entire eastern shore of Crescent Lake is in its natural state, much of it preserved through public ownership. The immediate area is characterized by large land owners with a limited number of small acreage homesites. Because of this, Crescent Lake is a valuable natural resource making the surrounding areas highly desirable for nature conservancy and private enjoyment.

The Wildlife

Shore birds, unique to natural Florida lands, make their homes in the Cypress trees of Crescent Lake. The property is teeming with wildlife due to the abundance of spectacular natural Florida habitats. Among the numerous species, you will find Osprey, Wood Ibis, Bald Eagles, wild quail, Swallow Tail Kites, deer, wild turkey, hogs, alligators, otters, and many others.



1,126 Acres

**Ranch, Executive Estate, Potential Fly-in Community, Water-related Activities,
Hunting Plantation, Equestrian Activities, Agricultural-based Ventures**

Only 1.5 hours to Jacksonville, FL • Only 1.25 hours to Orlando, FL

Parcel IDs:

041328000000100000, 051328000000100000,
051328000000100010, 061328000000100000,
061328000000200000, 061328000000210000,
061328000000210020, 081328000000100000,
081328000000100010, 081328000000300000,
0913280000001600000, 0913280000001600010

Reports Available Upon Request:

- PUD and conceptual documents
- FDOT Private airport registration and site approval
- Soil maps
- Floor plan of main lodge
- SJRWMD (Saint Johns River Water Management District) permits

Property Type:

- Ranch, executive estate, potential fly-in community, water-related activities, agricultural-based ventures, hunting

Total Acres: 1,126 acres

Price: ~~\$12,000,000~~ **NEW PRICE \$9,750,000**

Location:

- 350 Clifton Road, Crescent City, FL 32113
- Putnam County

Nearest Intersection:

- US 17 and Clifton Road

Current Uses:

- Family lodge/weekend get away
- 500 acres are in horticultural uses
- Personal aviation, fly-in
- Cattle, hay fields, farming

Future Uses:

- Executive retreat, planned residential community, hunting lodge

Permitted Uses under Existing Zoning:

- Airport, airport residential, airport hangers, nursery, hunting, commercial, low density residential, equestrian residential, lakefront residential, parks, recreational vehicle park, marina

Comprehensive Plan Designation:

- Rural Residential (RR)

PUD Zoning:

- PUD: gross density of 1 unit/2 acres
- PUD and conceptual material available
- PUD allows for a “fly-in community” and an RV community

Land Cover:

- A mix of semi-improved pasture, mature pine stands and oak hammocks

Soil Types: Map available

Entrances:

- One entrance on US 17
- Two entrances on Clifton Road

Road Frontage:

- 660 feet on US 17
- 7,315 feet on Clifton Road

Lake Frontage:

- 7,500 feet on Crescent Lake or approx. 1.5 miles

Fencing:

- Perimeter fencing and cross fencing are barbed wire

Uplands/Wetlands:

- 876 acres (78%) - Uplands
- 250 acres (22%) - Wetlands

Water Provided by:

- Well/Septic
- Potential water and sewer by City of Crescent City (not yet extended to the property)

Natural/Man-made Water on Site:

- Extensive ditch system throughout property
- Four man-made ponds on the northeast side

Irrigation:

- Significant water is allowed by SJRWMD permits to be drawn from pumps, wells, and Crescent Lake for consumptive use for irrigation

Utilities: Power is by Clay Electric Cooperative

Improvements:

- 4,400 ft. grass airstrip - registered DOT
- Main Lodge
 - Approx. 3,100 SF, 3 BR / 2 full BA / 2 half BA
- Guest Home (attached to main lodge)
 - 850 SF, 2 BR / 2 BA
- Manager's House
 - 2810 SF, 2 BR / 2 BA
- Three barns
- Office building



Access by Land, Air, and Sea

The Crescent Lake property offers exceptional access to the site for its owner. Families and business executives who require convenient travel will appreciate the easy access to this property via land, air, and sea.

By Land - Road System

The property has access via US 17, a major north-south highway linking Jacksonville to Orlando. Because of the past agriculture operations, there is an excellent internal road system that adds value to the property and permits the entire property to be easily driven.

By Air - 4,400 ft. x 150 ft. Improved Grass Airstrip

A 4,400 ft. improved, grass airstrip is located on the north boundary of the property and is used for a variety of personal aircraft takeoffs and landings. It is positioned for a beautiful east-to-west landing approach over Crescent Lake.

The airstrip is a Florida Department of Transportation-approved runway with a registration that can be renewed in March 2012. The existing lime rock sub-base would make paving this airstrip inexpensive. In addition, the airstrip is expandable to 5,200 ft. to accommodate larger personal aircraft and small jets.

The airstrip allows the owners to host private events, such as a “fly-in party,” where aviation friends fly in to the property. A myriad of private aircraft, including historic war birds of World War II vintage, and float planes that land on the lake, have landed here for these events.

For the developer, there is the potential for the development of a “fly-in community” for aviation enthusiasts. Members of the community can own a home adjacent to the runway and hangar their plane in their own aircraft garage.

By Sea - Connects to St. Johns River Waterway to the Atlantic Ocean

In addition to the runway and interior road system, the property can be accessed by sea.

Crescent Lake is part of the St. Johns River waterway that flows to Jacksonville and into the Atlantic Ocean. You could go anywhere in the world!



Improved grass airstrip.



Private aircraft, including historic war birds of World War II vintage, and float planes that land on the lake, have arrived at Crescent Lake for fly-in events!

Main Lodge and Guest House

The Crescent Lake property includes an incredible main lodge that is a custom-designed lakefront home. Its open floor plan is created for large family living and entertaining. The sleeping areas could easily accommodate up to a dozen people. There are large spacious living areas, including a theater room. Many rooms enjoy a panoramic lakefront vista with an incredible view. The lodge includes an indoor lap pool that is fed by an artesian well that is turned on and off by valve. You will find a full gourmet kitchen designed to accommodate large groups. As an extension to the kitchen, there is a gas grill on an attached back porch.



Guest House

For hunting, recreation, and gatherings, you will appreciate the enclosed outdoor game cleaning station to prepare your game for cooking.

Immediately adjacent to the main lodge (but very private) is the guest house. At 850 SF it offers two bedrooms, two baths, kitchen, living area, and a lakefront veranda.

Main Lodge

- 3,100 SF one-story home
- 3 BR / 2 Full BA / 2 Half BA
- 3-slip carport
- Full gourmet kitchen with gas grill
- Living room
- Home theater room
- Indoor lap pool fed by an artesian well with valve

- Brick and carved wood working fireplace
- Outdoor enclosed game cleaning station
- Panoramic vistas over-looking Crescent Lake

Guest House

- 850 SF one-story house
- 2 BR / 2 BA
- Living area, kitchen
- Veranda overlooking the lake





Main lodge with view from lake.



Manager's home with balcony view of lake.

Manager's House

The property includes a beautiful, modern, two-story manager's or guest house about one mile from the main house. The home has two bedrooms, two baths, kitchen, living areas, and garage. Soaring ceilings, neutral color scheme, and abundance of windows make this home light and bright, inviting, and spacious!

The Manager's house has magnificent lake views from the back screened porch that overlooks Crescent Lake. It includes a large back yard that goes to the lake's shore that is perfect for family gatherings, BBQs, and activities.

The house is located at south end of the property and is perfect a Manager's house or for visiting guests.

- Located next to the main lodge
- 2,180 SF
- 2 BR / 2 BA
- Full kitchen
- Great room
- Brick and carved wood working fireplace
- French doors and windows
- Upstairs living area
- Spacious open floor plan
- Screened porch over-looking Crescent Lake









Great Hunting, Fishing, and Equestrian Opportunities

Osceola turkey and wild quail are plentiful! With an abundance of fertile natural habitats on the property, stocked ponds, and Crescent Lake, one can enjoy a variety of outdoor sports.

The property is perfect for raising cattle and horses. The property is especially appropriate for participating in equestrian activities, as the property is only 45 minutes from Ocala, FL, where you will find equestrian clubs, horse shows, and horse farms.





Office Building, Equipment Sheds, and Shop

Included on the property are many other auxiliary structures:

- Office building
- One barn steel frame, one barn wood frame, one barn is enclosed
- Equipment shed with 40-foot span on concrete slab, separate workshop building with three-phase power
- Steel storage shed
- Horse stable with 3 stalls
- Campsite and cabin on the water sleeps up to six
- Dock and boathouse

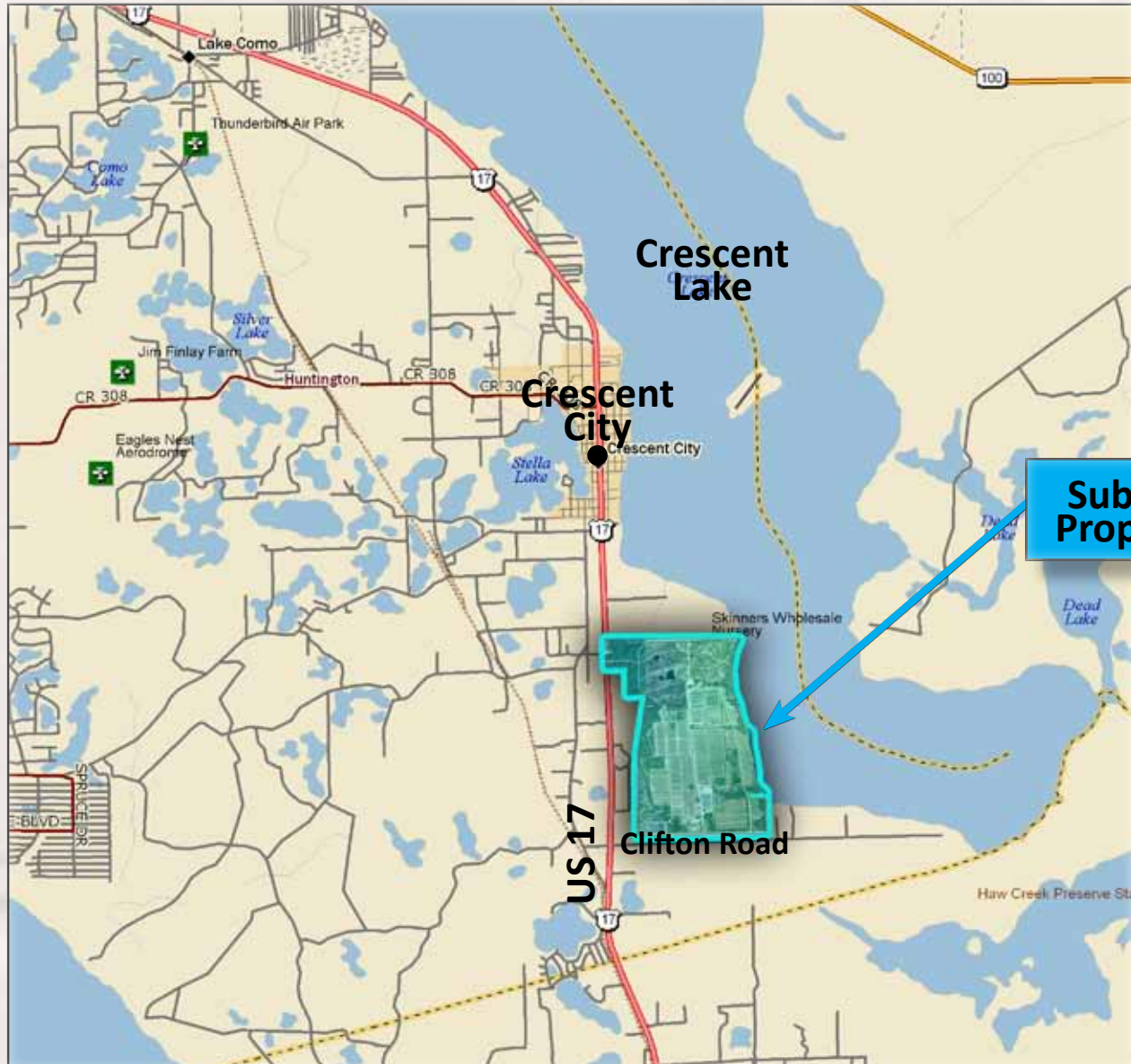




Lakefront campsite adjacent to main lodge.



Area Map



Driving Directions to Property

From Deland

- Go north on US 17 for approximately 30 miles (pass through Barberville and Pearson - if you get to Crescent City, you have gone too far)
- Turn right on Clifton Road (east)
- Go $\frac{3}{4}$ of a mile to property on left side of road

From Crescent City

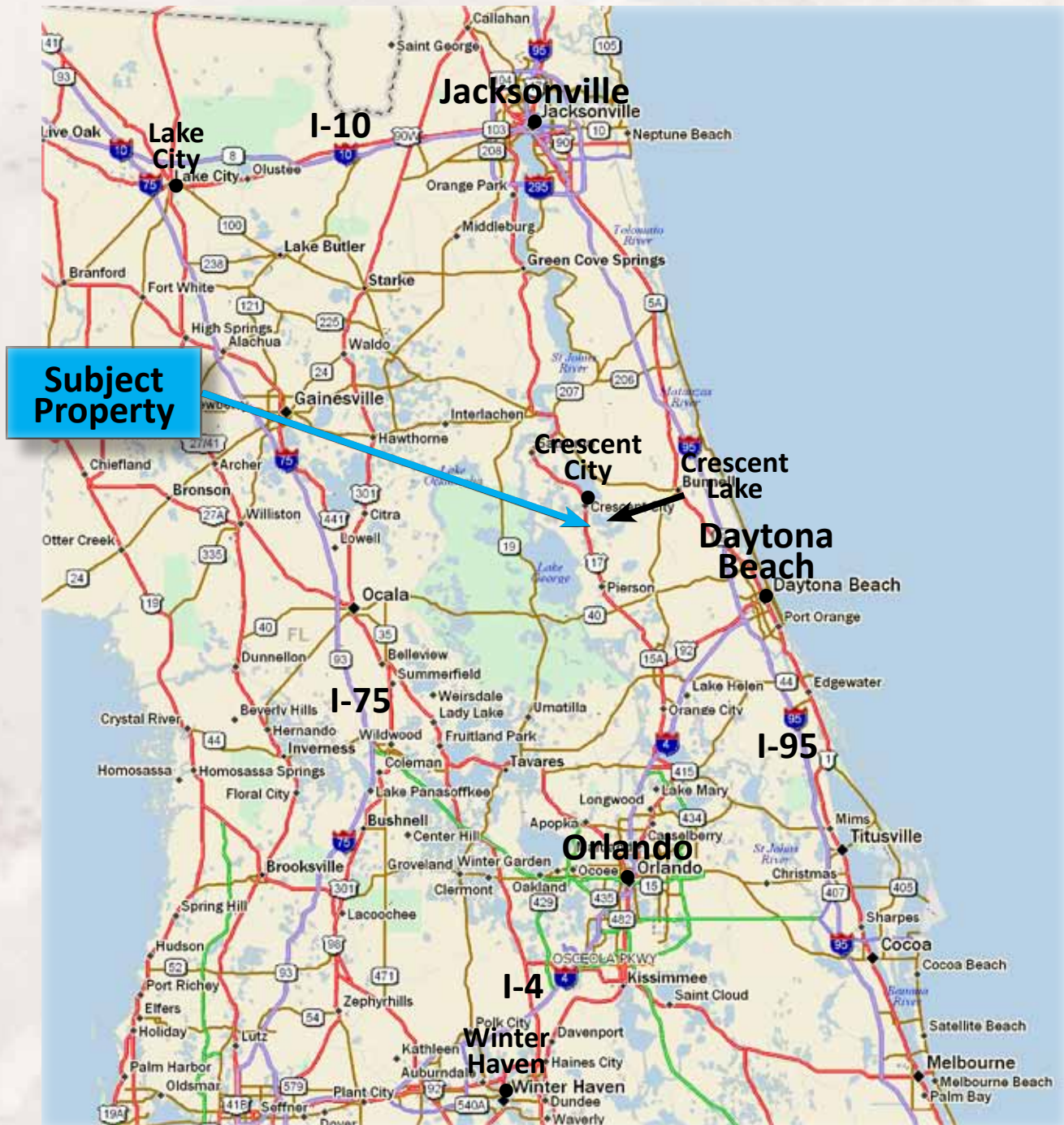
- Go south on US 17 approximately 3 miles
- Turn left on Clifton Road (heading east)
- Go $\frac{3}{4}$ of a mile to property on left side of road

GPS Coordinates

Main entrance coordinates: Lat: 29.38044 Lon: -81.4945

Property Showing by Appointment Only

Regional Map



The Crescent Lake property is located on the southwest shore of Crescent Lake in northeast Florida.

- 70 miles south of Jacksonville
- 80 miles north of Orlando



Private dock at main lodge



Crescent City History

The town of Crescent City, Florida, is historic. Located in south Putnam County, the county was settled in the 1700s when English landowners established rice and indigo plantations along the shores of the St. Johns River. In 1876, an area of the lakeshore was surveyed and platted as the town of Crescent City.

The primary route for settlers was on the St. Johns River by steamship from Jacksonville. This made Crescent City a port-of-call for steamships to pick up citrus and to deliver passengers.

Rail service to the community began in 1886 and provided the transport of local goods and increased traffic to the area. By 1890, the population had grown to 554. The "Great Freeze" of the winter of 1894-95 wiped out the citrus groves and caused many of the city's residents to abandon their holdings.

Crescent City's history is evident today and can be seen in its Victorian opulence associated with the local buildings.

Welcome to Historic Crescent City *The Bass Capital of the World*

The *Crescent Lake Property* is located approximately one mile south of Florida's historic Crescent City.

Known as the *Bass Capital of the World*, the city lies on the west side of Crescent Lake and has a current population of 1,776. It is a remarkable, quaint, and eloquent town that is appreciated for its rich history associated with its agricultural past.

Here, you will find antique shopping, grocery store, pharmacy, emergency medical clinic, fire department, police department, church, Rotary Civic Club, and other conveniences and city services.

The city welcomes visitors and is host to the annual *St. Johns River Catfish Festival*. This well-known two-day festival offers an array of entertainment, music, food, and arts to those in the area and beyond.

Crescent City still remains a rural area whose cut foliage (fern) crop occupies approximately 2,000 acres. Those acres, under natural and artificial shade, have created a productive cut foliage (fern) agricultural industry. This cut foliage industry supplies approximately 84% of the US with cut foliage. The foliage is also shipped overseas and is one of Florida's leading export commodities.

The year-round mild Florida climate results in predictable pleasant temperatures with a cooling breeze off of Crescent Lake. This keeps the summer average high at about 89 degrees and winter lows at 40 degrees.

Crescent City, with all of its rich heritage and services, is located within a few minutes-drive of the property.



The Crescent Lake Property

is represented by:



SAUNDERS
REAL ESTATE

863-648-1528 • www.saundersrealestate.com



The Charles Skinner Company
904-519-8002 • www.skinnerlands.com