

Lake Disston Ranch and Nursery

3,626 +/- Acres

**Lake Frontage, Hunting, Nursery Operation, Timber
Will Divide!
Bunnell, FL, Flagler County**

Lake Disston Ranch and Nursery

Location:

13000 Hwy 11, Bunnell, FL Flagler County

Total Acreage & Pricing:

3,626+/- acres total - owners will consider financing and will divide

- 3,626+/- acres total • \$2,964 per acre
- 1,140+/- acres fee simple ranchland • \$2,800 per acre
- 665+/- acres fully operational nursery • \$6,000 per acre
- 1,821+/- acres under a conservation easement

**1.8 Miles
Lakefront!**

Improved Acreage:

- 665+/- acres of improved acreage, nursery infrastructure in place
- 350 +/- acres of improved pasture
- 200+/- acres of semi improved pasture

Available Upon Request:

- Timber reports
- SJRWMD water permits
- Conservation easement
- Soil surveys

Uses:

Agricultural based (exception for parcel with industrial land use), timber, cattle, nursery, farming, etc.

Lake Frontage:

- * 1.8 +/- mile on Lake Disston

Road Frontage:

- 1.6 miles on FL-11 with access point of entrance on County Road 2009
- 4 accessible entrances to the property; three on FL-11 and one on County Road 2009

Land Cover:

Florida natural flat-woods, oak hammocks, pines, scrub, cypress stands

Fencing:

- 665+/- acres of nursery is high fenced with hog wire
- Barbed wire cross fencing outside of the nursery

Water Provided by:

- Most of the water for irrigation for agriculture activities is pumped via the canal from Lake Disston
- 3 wells (two 8" wells and one 6" well)



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Natural /Man-Made Water on Site:

- A canal runs from Lake Disston to the nursery site and provides water to the nursery
- 4 man-made ponds on the nursery site
- Little Haw Creek (not man-made) runs from the southeast of the property and empties into Lake Disston on the Northwest of the property

Utilities Provided By:

- The property has a strong power grid in place
- The nursery has a 3-phase grid in place
- Electricity goes further into the property to pumps and hunting cabin

Income Producing!
Large Nursery Operation!
Pines for Timber Harvest
Pine Straw Rake Setup

Improvements:

- Large office building at nursery entrance
- Large loading docks for semi tractor trailers
- The nursery site is high fenced, irrigated and ready to continue as a viable commercial nursery operation.
- Hunting cabin with amenities; sleeps 10
- Large tool barn/shed
- Enclosed game cleaning facility



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Ranchland, Hunting, Huge Nursery Operation, Timber



Driving Directions:

Head north on Hwy 17 out of DeLeon Springs and travel approximately 6 miles
At the intersection of Hwy 17 and FL-40, go right (east) on FL 40 for approximately 7 miles
At FL-11, head north 5.5 miles and property will be on the left



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