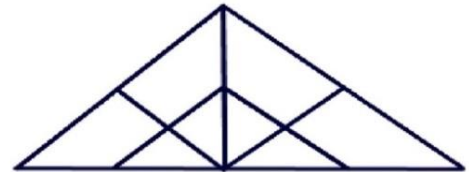


FOR SALE
3,215.27± ACRE RANCH
KENANSVILLE, FL



HARTMAN REAL ESTATE
COMMERCIAL • INDUSTRIAL • ACREAGE

3500 SW CORPORATE PKWY, SUITE 202
PALM CITY, FL 34990
772 287-4690 - 772 287-9643 (Fax)

PROPERTY INFORMATION

LOCATION:	2200 Ox Pond Road Kenansville, FL 34739
SIZE:	3,215.27± Acres
FRONTAGE:	3 miles of frontage on Ox Pond Road
IMPROVEMENTS:	Completely Fenced and Cross-Fenced 2 Wells
ZONING:	AC, Agricultural Development and Conservation (1 unit/5 acres)
FUTURE LAND USE:	Rural/ Agricultural (RA) (1 unit/5 acres)
TAXES:	\$5,893.71 (2018)
PRICE:	\$3,858,324.00 (\$1,200.00/acre)
COMMENTS:	This is a great get away property. Located only one hour from the Orlando Airport. Borders Three Lakes Wildlife Management area. Abundant wild life includes deer, turkey and quail.
DIRECTIONS:	Florida Turnpike Exit 193 Yeehaw Junction – head northwest on State Road 60 and turn slight right on to S Kenansville Rd/US-441N for 25 miles – Ox Pond Rd is on the left.

The above information has been obtained from sources we consider reliable, but we do not guarantee it; submitted subject to errors, prior sale, withdrawal, or change in price or terms and conditions without notice.











Zoning

Article 3.2 District Development Standards

3.2.1 RURAL/AGRICULTURAL DISTRICT DESCRIPTIONS

A. OBJECTIVE

1. Encourage the retention and development of suitable areas for agricultural production, the preservation of open spaces, preserve the rural lifestyle and the conservation and management of soil, water, air, game and other natural resources and amenities; and,
2. Discourage the creation or continuation of conditions which could detract from the function and/or operation, of agricultural lands and the appearance of rural areas; and to allow the opportunity to effectively compete with other regions in production of agricultural products. All development and divisions of land meeting the net residential density in Rural/Agricultural zoning district(s) (AC, RS, or ARE) shall comply with the requirements outlined herein. Specific uses permitted within the Rural/Agricultural Zoning Districts are those generally associated with agricultural uses and their support activities. Those uses that may require specific siting standards are outlined herein.

B. DISTRICTS

1. **Agricultural Development and Conservation (AC):** The AC District implements the Rural/Agricultural policies of the Osceola County Comprehensive Plan to allow agricultural areas to be developed in a manner consistent with the retention of agriculture, open space and rural character, and typically supports those land uses outside the Urban Growth Boundary. All properties within the AC district shall have a legal access to the property prior to any development activity or use request.
2. **Rural Settlement (RS):** The RS District implements the Rural Settlement policies of the Osceola County Comprehensive Plan to allow the preservation of historic rural communities and provide opportunities for a rural lifestyle.
3. **Agricultural Rural Estate (ARE):** The ARE District implements the Rural Enclave policies of the Osceola County Comprehensive Plan to allow the preservation of historic rural communities that are surrounded by the Urban Growth Boundary.

C. LOT SIZING, DENSITY CALCULATIONS AND SETBACK REQUIREMENTS

1. **Density Requirement:** Density requirements are consistent with the Osceola County Comprehensive Plan and are calculated on a net residential development basis and may vary from the maximum density levels for a single lot if the overall density is met for new development.

D. AGRICULTURAL DEVELOPMENT STANDARDS

Standards	AC	RS	ARE
Maximum residential density	1 du per 5 acres	2 du / 1 ac	1 du per 5 acres
Area, minimum (acres)	5 acres ¹	0.25 ac	1 acre
Lot width at front building line	N/A	N/A	N/A
Building height for residential structures	3 stories	3 stories	3 stories
Front setback	25	10	10
Rear setback	25	25	25
Interior side setback	20	10	10
Street side setback	25	15	15
Accessory buildings, from principal structure ²	5	5	5

N/A = not applicable

¹ Lots as small as one-quarter (0.25) acre may be permitted, upon approval by the County Manager, for up to two (2) splits of a parent parcel, where the overall parcel density requirements are met.

² Accessory uses listed as ancillary in the siting standards shall be placed a minimum of 5' behind the front entry of the principal structure and a minimum of five feet (5') from rear and side property lines. Accessory structures such as but not limited to garages, sheds, carports, accessory living units, or barns are exempt from this requirement.

Future Land Use

Policy 1.2.3: *Rural/Agricultural Future Land Use Map (FLUM) designation defined.*

Rural / Agricultural (RA)

The Rural / Agricultural designation provides for continuation of agricultural production and supporting land uses outside of the adopted Urban Growth Boundary. Maximum density allowed shall be 1 dwelling unit per 5 acres. Limited residential subdivision development is allowed based upon meeting the following criteria:

1. The number of units allowed for a development proposed as “ranchettes” shall be based upon net density defined as the total number of dwelling units divided by developable land, i.e., land area minus natural water bodies and wetlands.
2. The number of units allowed for a development proposed as a Conservation Subdivision shall be based upon gross density defined as the total number of dwelling units divided by the development’s total area.
 - a. At a minimum 50% of the land area shall be set aside as conservation, agricultural, or recreational open space.
 - b. Conservation Subdivisions shall optimize the land maintained as open space in order to retain agricultural functions, minimize fragmentation of area resources and/or preserve existing ecological connections. Open space within a Conservation Subdivision will be permanently preserved via easement and managed by the agricultural owner, homeowners association, property owners association, land trust, conservation organization, public agency, or other ownership and maintenance entity as defined on the plat. The easement or dedication shall remove all residential development rights from the open space, but shall not limit agricultural, conservation, or recreational uses.