

**FOR
SALE**

ST. JOHNS RIVER RANCH BETWEEN ORLANDO & EAST COAST BEACHES

859 Morgan Alderman Rd, Mims, FL 32754

**PRICE
REDUCED**



ABOUT THE PROPERTY

SIZE	257± acres
PRICE	\$700,000+ PRICE REDUCTION! NOW: \$4,495,000 (was \$5,200,000)
ZONING	RC (Resource Corridor) A-1 (1 dwelling unit/10 acres)
FLU	Environmental Systems Corridor Agricultural Resource
UTILITIES	Well and septic
FRONTAGE	330'± on Morgan Alderman Rd 1.5 miles on St. Johns River & Lake Harney
PARCEL IDs	032800000050, 32900000020, 032900000010, 032000000010, 032000000020

DESCRIPTION

Turn-key Riverfront Ranch! This 257± acre retreat is located in southwest Volusia County along the St. Johns River and Lake Harney. Property features improved pastures that are fenced for a cattle operation. Barndominium-style home on property with 2,100 sqft living quarters and 1,800 sqft enclosed garage. Home includes ample outdoor space for entertainment and cooking.

Must-have Opportunity! Purchase a working cattle ranch with established cow pens and fencing already in place. Just under one hour from downtown Orlando and New Smyrna Beach makes this property's location prime for a second home or recreational retreat. Property is nestled in between conservation lands on the eastern boundary as well as Lake Harney and the St. Johns River on the western boundary.

Do not miss this! Call for more information today!

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RIVER

This property is one of the last available large tracts with over 4000' of accessible river frontage on the historic and valuable St. Johns River. This area of the property is a true time capsule of "Old Florida" that still exists today for the owners. Arrowheads and pottery remains are common finds for this area once known as "Stone Island" in the 1800s, post Seminole War.



LOCATION

This river retreat is located only 12 miles from Publix, Tractor Supply and other modern conveniences. Just 3 miles to the St. Johns boat ramp and 16 miles from the world famous Mosquito Lagoon boat ramp. Trophy Turkey and Deer are just out of your back door, top tier bass and crappie are just a short ATV ride away. World-renowned redfish, snook, and tarpon only a short drive away.



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WILDLIFE & FARMING

This property is actively being used as a cow/calf and beef stocker operation. It's been the owner's mission to preserve the land's natural and native beauty while also stewarding an outstanding wildlife habitat. Rotational grazing and cross fencing have successfully created a peaceful blend of nature, beef production, wildlife and recreation.



HIGHER & BETTER USE

Unencumbered by any conservation easements, this property is highly desirable for state conservation programs of your choosing. Future home development is also a viable option for a great return of capital.



TURN-KEY

Whether you're looking for a safe haven to raise a family away from today's uncertainty, or a recreational property to be enjoyed for generations to come, or a profitable agriculture and cattle enterprise, this one-of-a-kind property has something for everyone.



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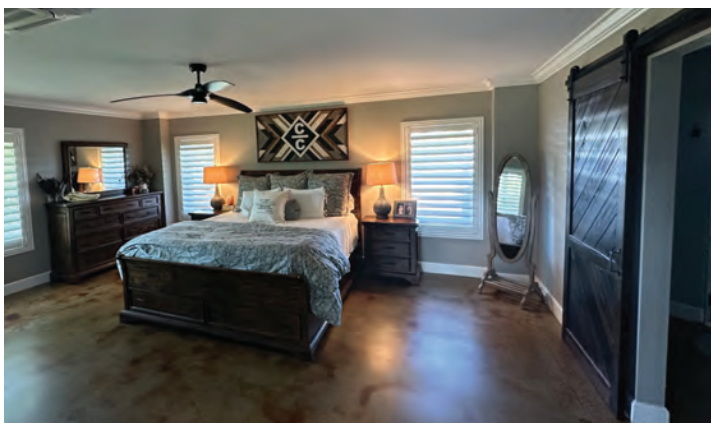
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PROPERTY MAP

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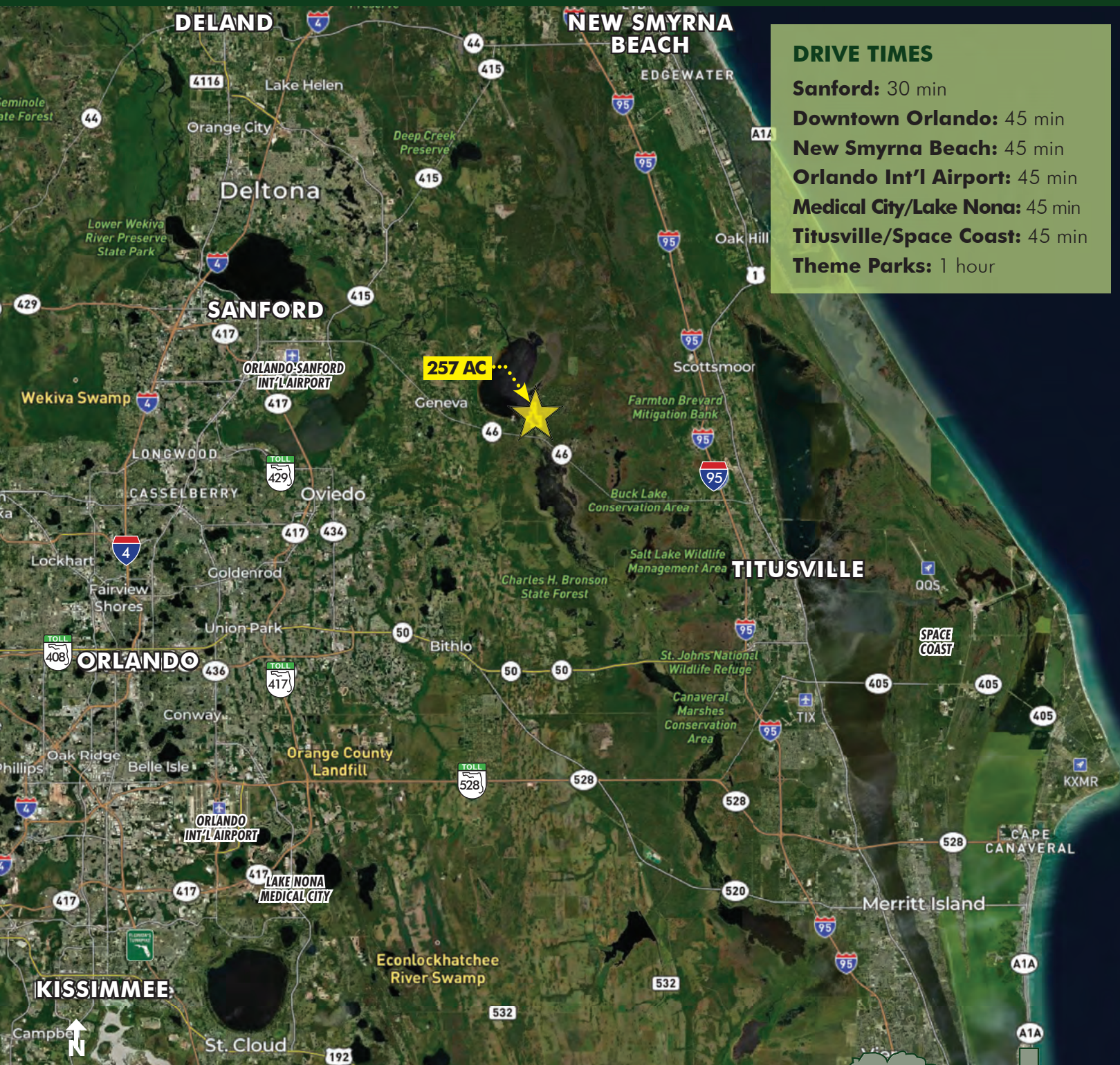
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LOCATION MAP

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CONSERVATION MAP

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CENTRAL FLORIDA'S JOB MARKET IS BOOMING!

UNDER 1 HOUR OF PROPERTY:

Space Coast: NASA, SpaceX, United Launch Alliance, Boeing, Blue Origin

Downtown Orlando: Professional population of 85,000 workers and 11 million sq.ft. of office space. Employers include: Darden Restaurants, HD Supply, Orlando Health, Tupperware Corp, AdventHealth, JetBlue, Mears Transportation Group, Bank of America

Orlando Int'l Airport (OIA): 15,783 employees, 50 million annual passengers

UCF: 71,948 enrolled students; 13,500 faculty/staff; top 10 innovative colleges

Central Florida Research Park: 145 companies, 1,027 acres, 10,000 employees. Companies include: Boeing, Northrop Grumman, L-3 Communications, Cisco Systems, AT&T, Raytheon, and more

Lake Nona: 11,000 acre planned community, 17,000 residents, 12,000 employees, 15,000 students. Employers include: UCF, Nemours, Johnson & Johnson, VA, US Tennis Assoc., Disney, Verizon

Theme Parks: Walt Disney World Resort employs 58,478 cast members; Universal Orlando Resort employs 21,143; SeaWorld Orlando employs 4,500

Lake Mary: 17,000 residents. Employers include Deloitte, Cigna, Liberty Mutual, AAA, Faro Technologies and more

Orlando is the 12th fastest growing metro in the U.S. (24/7 Wall St. 2021) and **the most-visited city in the U. S. with more than 75 million visitors each year** (Visit Orlando 2019). **Orlando is said to add 1,000 residents each week** (Orlando Economic Partnership), with a **job growth rate of 3.3%** (Bureau of Labor Statistics 2019).

UCF & Central Florida Research Park (CFRP): In 2020, U.S. News & World Report ranked UCF among the nation's top 10 most innovative colleges, above Harvard and Princeton. CFRP provides a campus-like environment for businesses and is adjacent to UCF.

Space Coast: The epicenter of big names in space including NASA, SpaceX, United Launch Alliance, Boeing, and Blue Origin. With commercial space flights and rovers on Mars, space exploration requires the best of the best and the Space Coast offers just that.

Downtown Orlando: Home to companies that span across many sectors including aerospace, logistics, healthcare, advanced manufacturing and more. **There are 1.2 million workers in the existing labor pool in Orlando** (FL Dept. of Economic Opportunity, LAUS, 2020).

Lake Nona/Medical City: The 11-000 acre planned community of Lake Nona offers top-rated technology, business and research clusters and sports complexes.

Lake Mary: Prominent businesses can be found in the well planned community. Companies such as Deloitte, Cigna, Verizon, Liberty Mutual and AAA call this area home.

Lockheed Martin: A global company with Florida operations that are home to the development and production of several key mission portfolios.

Orlando International Airport (OIA): The state's busiest airport, that serves more than 50 million passengers annually (2019) and sits at number 11 for the busiest airports in the U. S. OIA employs 15,783 full-time employees.

World-class theme parks along the I-4 corridor:

Walt Disney World continually tops the charts in attendance, with over 58.6 million visitors to their 4 parks in 2019 and over 70,000 cast members.

Universal Orlando Resort employs over 21,000 people and their 2-park attendance rate was 21.3 million in 2019.

SeaWorld Orlando employs 4,500 people and has an attendance rate of 4.6 million visitors (2019).

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