



# FLAGLER COUNTY LAND INVESTMENT AND RECREATIONAL TRACT

TWIN LAKES RD  
BUNNELL, FL 32110

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# Property Overview



## OFFERING SUMMARY

<b>Sale Price:</b>	<b>Call for Pricing</b>
<b>Acreage:</b>	<b>1,305 ± Acres</b>
City:	Bunnell
County:	Flagler
Property Type:	Land: Land Investment, Ranch

## PROPERTY OVERVIEW

Flagler County Land Investment and Recreational Tract is a 1,305 +/- acre purchase opportunity located on the southern end of Flagler County. This tract is located just outside Ormond Beach and is just minutes to the East Coast. The ranch is comprised of pine woods and some improved pasture on the north end. The subject property is accessed via easement. The ranch is a great candidate for a conservation easement. The subject property adjoins St. John's River Water Management District land and other private property that is encumbered by a conservation easement on its entire Western Boundary. While back to the East growth looms from nearby Daytona Beach, Ormond Beach, and Palm Coast. The property could provide income via timber, cattle, and hunting leases for someone looking for a long term hold. It also doubles nicely as an excellent recreational retreat for an individual who lives along along the I-95 corridor.

# Specifications & Features



## SPECIFICATIONS & FEATURES

Land Types:	<ul style="list-style-type: none"><li>• Hunting &amp; Recreation Properties</li><li>• Land Investment</li><li>• Ranch</li></ul>
Uplands / Wetlands:	uplands- 783 wetland 522
Taxes & Tax Year:	2023- \$4,141,16
Zoning / FLU:	City of Bunnell Zoning: Ag and Silviculture FLU: Ag and Silviculture 1 per 5 Flagler County Zoning: Ag FLU: Conservation
Nearest Point of Interest:	Ormond Beach, Daytona, Beach, and I-95
Fencing:	barbed wire fence
Current Use:	cattle ranch/ hunting tract
Grass Types:	bahai and native type grasses
Potential Recreational / Alt Uses:	land investment, hunting, ranching, timber
Game Populations Information:	Deer, turkey, and hogs





## LOCATION & DRIVING DIRECTIONS

Parcel:

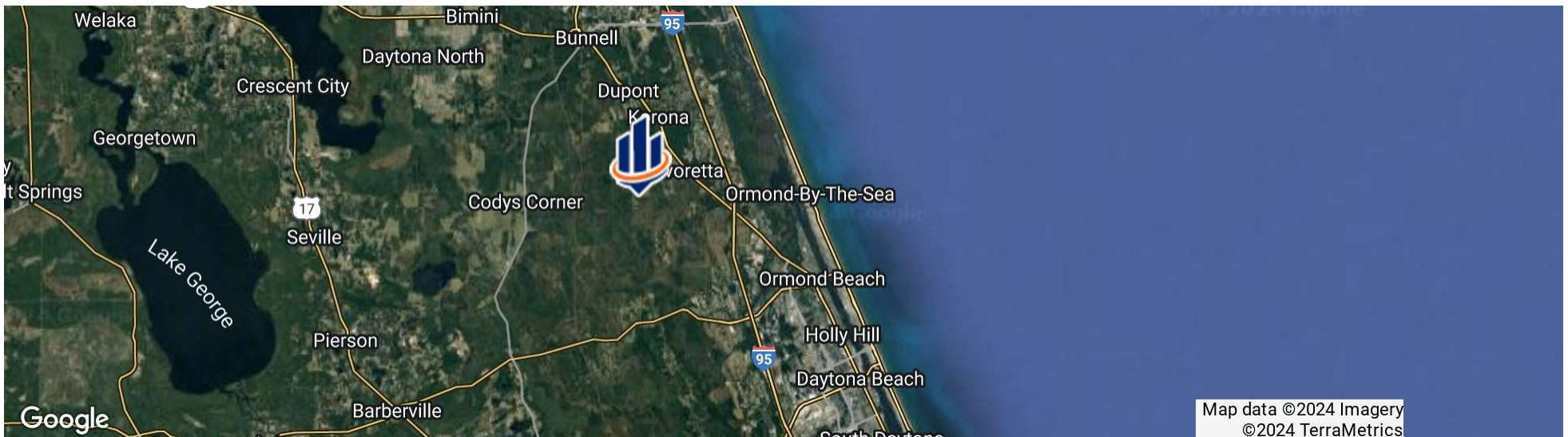
GPS: 29.3420907, -81.2107744

Driving Directions:

Contact Agent for driving directions

Showing Instructions:

Contact Zeb Griffin to set up a time to view the property.





# Boundary Map

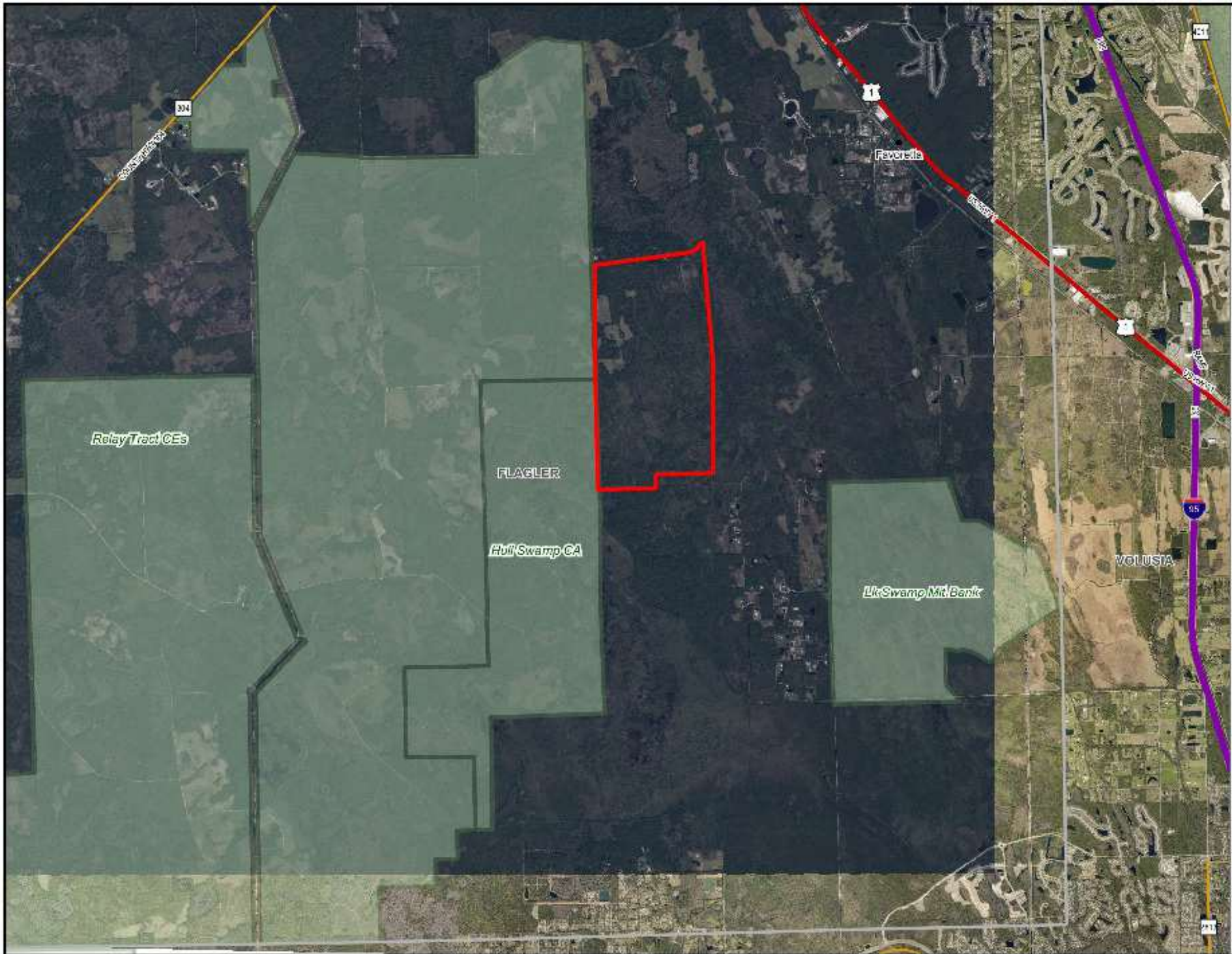


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Orlando, Florida 32801  
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**NORTH FLORIDA**

356 NW Lake City Avenue  
Lake City, Florida 32055  
352.364.0070

**GEORGIA**

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**ARKANSAS**

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